

DATED

27th July

1994

BROADLAND DISTRICT COUNCIL

and

NORFOLK COUNTY COUNCIL

and

TAVERHAM PARISH COUNCIL

PLANNING OBLIGATIONS

under Section 106 of the Town & Country
Planning Act 1990 as amended by Section
12 of the Planning and Land Compensation
Act 1991, relating to land at Beech
Avenue, Taverham, Norfolk

STEELE & CO.
2 The Norwich Business Park,
Whiting Road,
Norwich,
NR4 6DJ

Ref.9401-181T

THIS AGREEMENT

is made the

Twenty-seventh

day of

July

One thousand nine hundred and ninety-four **BETWEEN** **BROADLAND**

DISTRICT COUNCIL of Thorpe Lodge Yarmouth Road Thorpe St.

Andrew in the County of Norfolk (hereinafter called "the

District Council") of the first part **NORFOLK COUNTY COUNCIL** of

County Hall Martineau Lane in the City of Norwich (hereinafter

called "the County Council") of the second part and **TAVERHAM**

PARISH COUNCIL of Taverham in the County of Norfolk

(hereinafter called "the Parish Council") of the third part.

W H E R E A S :-

(1) The obligations imposed by this Deed are both planning obligations for the purposes of Section 106 of the Town & Country Planning Act 1990 as amended by Section 12 of the Planning and Compensation Act 1991

(2) The District Council is the Local Planning Authority by whom these obligations are enforceable

(3) The Parish Council is seised in fee simple absolute in possession of the land shown for identification purposes only edged red on the plan annexed hereto (hereinafter called "Plan A") situate off Beech Avenue in the Parish of Taverham in the County of Norfolk (hereinafter called "the red land")

(4) The County Council is seised in fee simple absolute in possession of (inter alia) the land shown for identification purposes only edged blue on the plan annexed hereto (hereinafter called "Plan B") situate off Beech Avenue aforesaid (hereinafter called "the blue land")

(5) The Parish Council has applied to the District Council under reference number 940465 for planning permission for the

SCHOOL CAR PARK USED BY HOCKEY CLUBS. ANTICIPATED MAX. NUMBER OF CARS 20-40. EXISTING CAPACITY APPROX 80 CARS. SCHOOL CHANGING FACILITIES TO BE USED BY HOCKEY CLUBS.

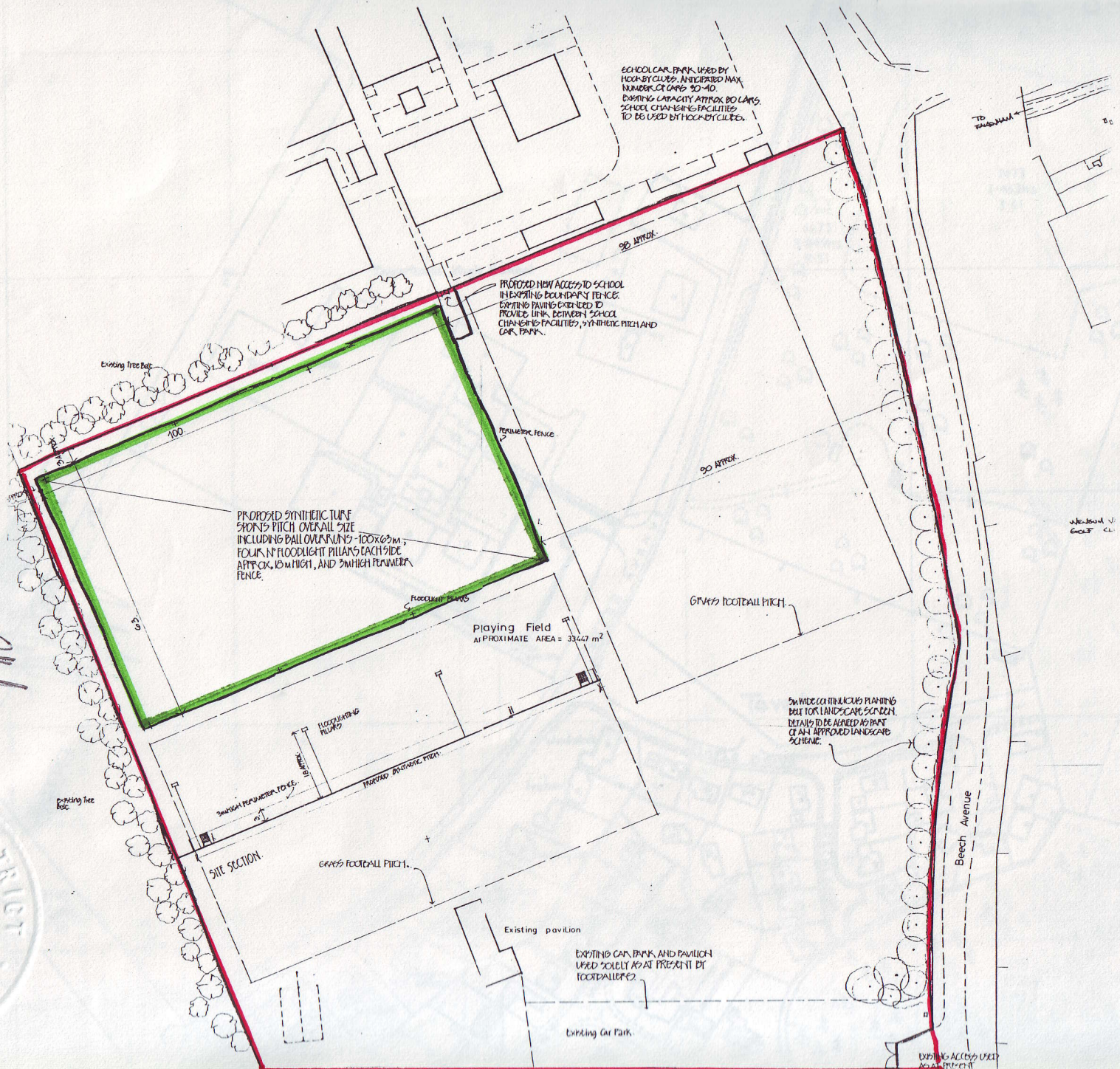
PROPOSED NEW ACCESS TO SCHOOL
IN EXISTING BOUNDARY FENCE.
EXISTING PAVING EXTENDED TO
PROVIDE LINK BETWEEN SCHOOL
CHANGING FACILITIES, SYNTHETIC PITCH AND
CAR PARK.

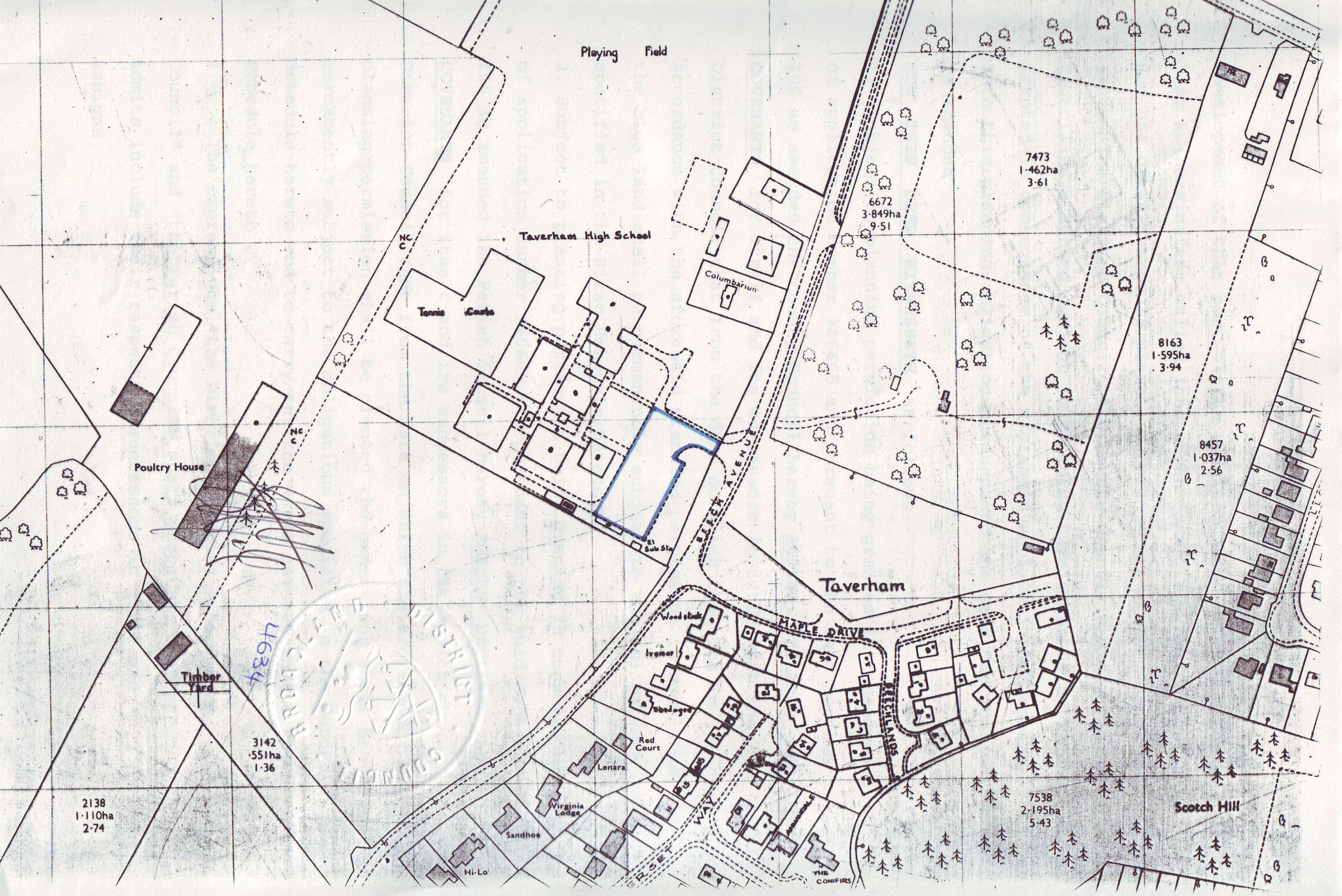
PROPOSED SYNTHETIC TURF
SPORTS PITCH OVERALL SIZE
INCLUDING BALL OVERRUNS - 100x62m.
FOUR 11' FLOODLIGHT PILLARS EACH SIDE
APPROX 13m TALL, AND 3m HIGH PERIMETER
FENCE.

Playing Field
APPROXIMATE AREA = 33647 m²

5m WIDE CONTINUOUS PLANTING
BETWEEN LANDSCAPE SCREEN.
DETAILS TO BE AGREED AS PART
OF AN APPROVED LANDSCAPE
SCHEME.

EXISTING CAR PARK AND PAVILION
USED SOLELY AS AT PRESENT BY
FOOTBALLERS.





Playing Field

Taverham High School

Tennis Courts

Columbarium

Poultry House

Timber Yard

Taverham

MAPLE DRIVE

Woodstock

Ismer

Woodstock

Red Court

Lenora

Virginia Lodge

Sandhoe

Hi-Lo

Scotch Hill

THE CONIFERS

7473
1.462ha
3.61

6672
3.849ha
9.51

8163
1.595ha
3.94

8457
1.037ha
2.56

7538
2.195ha
5.43

3142
551ha
1.36

2138
1.110ha
2.74

4634



development of that part of the red land shown hatched green on Plan A (hereinafter called "the green land") for the provision and use of an Astroturf pitch

(6) The District Council the County Council and the Parish Council have agreed subject to planning permission being granted in consequence of the aforesaid application to enter into this planning obligation pursuant to the said Section 106 as amended

NOW THIS DEED WITNESSETH as follows:-

1. Subject to planning permission being granted in consequence of application number 940465 and pursuant to the said Section 106 as amended the County Council hereby **AGREES DECLARES AND COVENANTS** for itself and its successors in title with the District Council that from the date on which the work in accordance with the aforesaid planning permission is completed the blue land shall be permanently subject to the obligations specified in the First Schedule hereto.

2. Subject to planning permission being granted in consequence of application number 940465 and pursuant to the said Section 106 as amended the Parish Council hereby **AGREES DECLARES AND COVENANTS** for itself and its successors in title with the District Council that from the date on which the aforesaid planning permission shall be granted the green land shall be permanently subject to the obligations specified in the Second Schedule hereto and to carry out the works set out in the Third Schedule hereto

3. The expressions "the District Council" "the County Council" and "the Parish Council" shall where the context so admits include their respective successors in Title and assigns.

3. This document is executed as a Deed and is delivered on the date stated at the beginning of this Deed

I N W I T N E S S whereof the District Council and the County Council have caused their respective Common Seals to be hereunto affixed and two members of the Parish Council have executed this deed in pursuance of Section 14 (3) of the Local Government Act 1972 the day and year first before written

THE FIRST SCHEDULE referred to

To take all possible steps to ensure that parking spaces are reserved for the stipulated number of vehicles (thirty) in an appropriate part of the blue land as shall from time to time be identified by the Governing Body of Taverham High School and designated for use in connection with the green land during such periods of time as the car parking spaces are required by the users of the green land

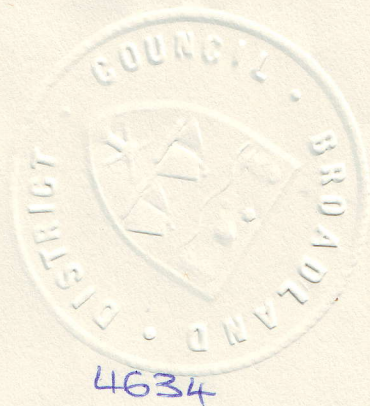
THE SECOND SCHEDULE referred to

To give priority of use of the Astroturf pitch to the Governing Body of Taverham High School and all others authorised by it during normal school terms until 5.30 p.m. on weekdays. At other times such use will be by agreement.

THE THIRD SCHEDULE referred to

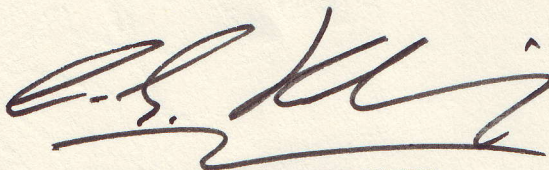
1. To define on the ground the car parking area referred to in the First Schedule.
2. To provide and display a means of informing all other car park users the days dates and times that the car parking spaces are required by the users of the green land.

THE COMMON SEAL of BROADLAND)
DISTRICT COUNCIL was hereunto)
affixed in the presence of:-)




Assistant Chief Executive and Solicitor to the Council

THE COMMON SEAL of NORFOLK)
COUNTY COUNCIL was hereunto)
affixed in the presence of:-)

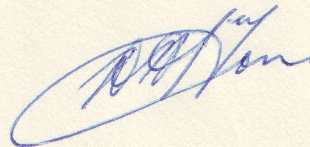


ASSISTANT CHIEF EXECUTIVE AND
CORPORATE SOLICITOR



SIGNED SEALED AND DELIVERED by)
a member of the Parish Council) (DENIS ANDREW GRAHAM FOX)
in the presence of:-)

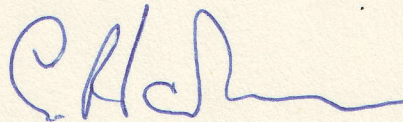
SANDRA PARKINSON
7 BINYON Gdns
TAVERHAM
NORWICH



CLERK TO THE COUNCIL

SIGNED SEALED AND DELIVERED by)
a member of the Parish Council) (GEOFFREY ROBIN PARKINSON)
in the presence of:-)

JEAN HUNTER
67 SHAKESPEARE WAY
TAVERHAM, NORWICH



ASSISTANT TO THE CLERK
TO THE COUNCIL