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THIS AGREEMENT is made the 14th day of March 1984 BETWEEN BROADLAND
DISTRICT COUNCIL of Thorpe Lodge Yarmouth Road Norwich in the County of
Norfolk (hereinafter called "the Council") of the one part and DRAYTON
FARMS LIMITED whose registered office is at 7 The Close Norwich
(hereinafter called "the Owner") of the other part



WHEREAS

1. The Council is the Local Planning Authority for the purpose of this Agreement
2. The Owner is seised in fee simple absolute in possession of the property described in the First Schedule hereto (hereinafter called "the property") free from incumbrances
3. The Owner has applied to the Council under reference number 83.1331 for Planning Permission for development to be carried out on the property hereinafter described in two phases as more particularly set out in Schedule 1 hereto
4. The Council and the Owner have agreed subject to Planning Permission being granted in consequence of the aforesaid application to enter into this agreement pursuant to Section 52 of the Town and Country Planning Act 1971 and Section 33 of the Local Government (Miscellaneous Provisions) Act 1982

NOW THIS DEED WITNESSETH as follows:

1. Subject to Planning Permission being granted in consequence of Application Number 83.1331 and pursuant to Section 52 of the said Act the Owner hereby agrees declares and covenants with the Council that from the date on which the aforesaid Planning Permission shall be granted the property shall be subject to the conditions restricting or regulating the development or use of the property specified in the Second Schedule hereto
2. The expressions "the Council" and "the Owner" shall where the context so admits include their respective successors in title and assigns

IN WITNESS whereof the Council has hereunto caused its Common Seal to be affixed and the Owner has hereunto set his hand and seal the day and year first before written

THE FIRST SCHEDULE REFERRED TO

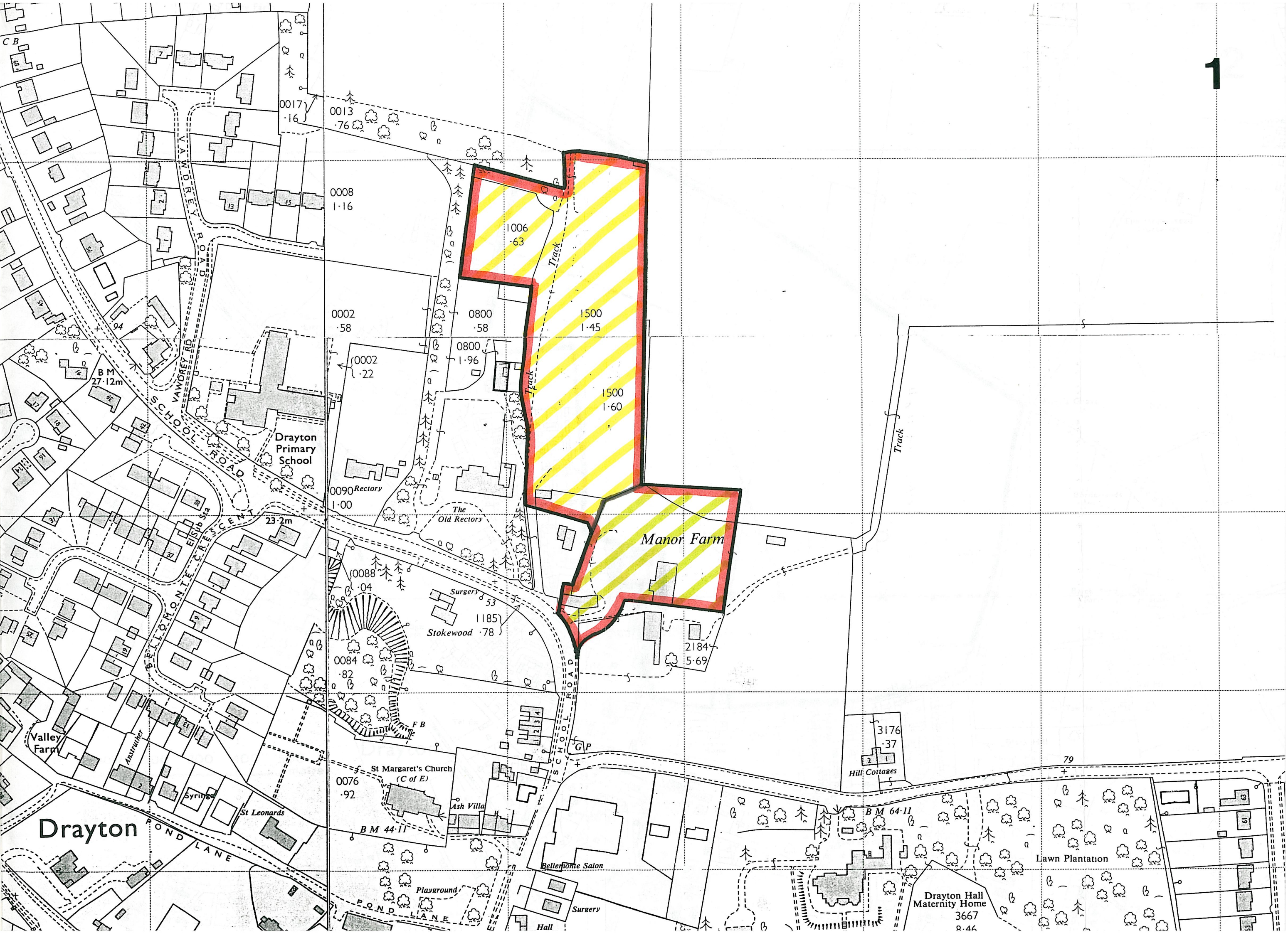
THE PROPERTY

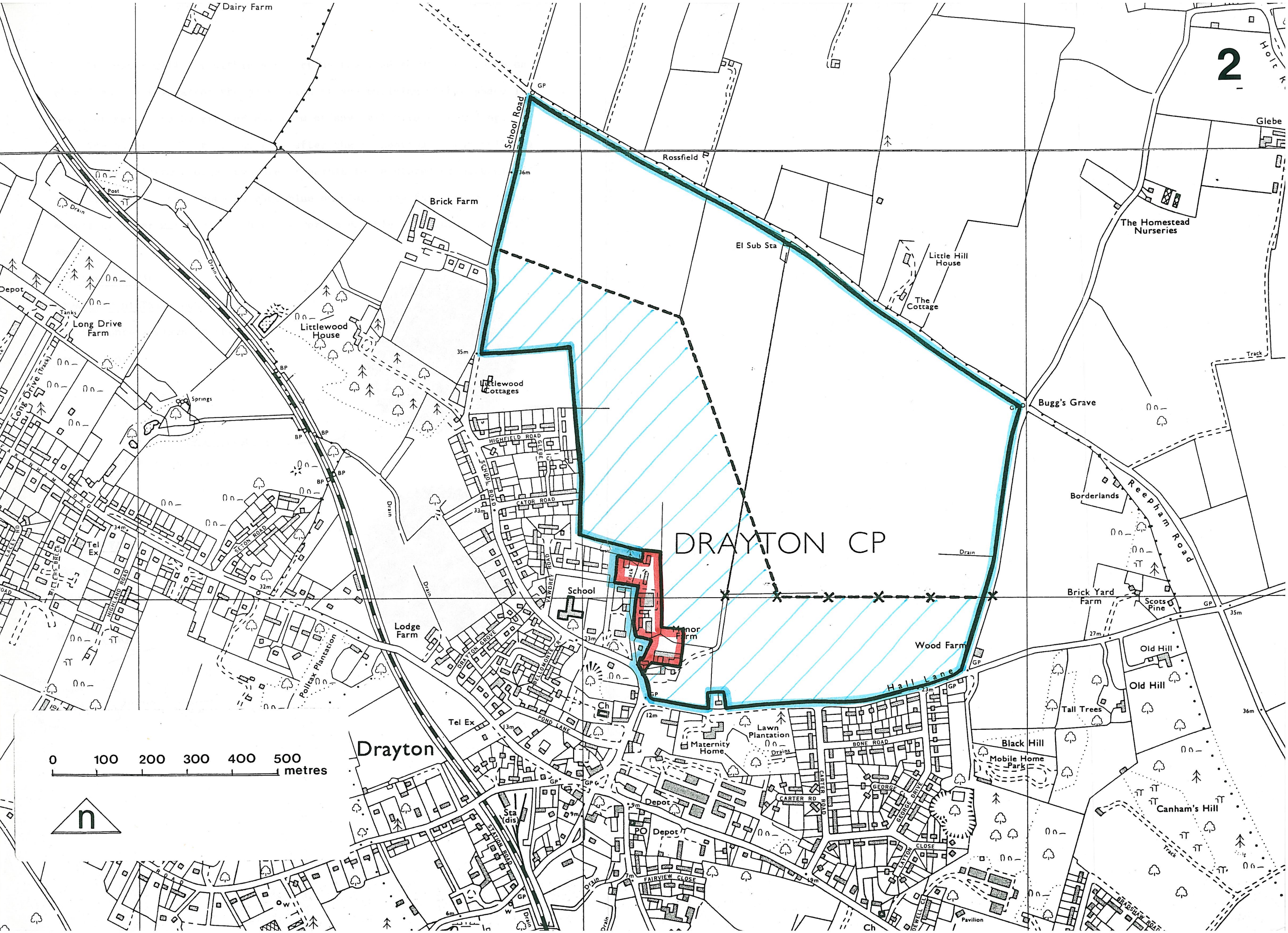
1. ALL THOSE pieces or parcels of land shown edged blue on plan No.2 attached hereto currently used for agricultural purposes
2. The planning permission applied for under reference 83.1331 relates to the area of land shown edged red on plan 2 and in more detail on plan 1 attached hereto. The development shall take place in two phases as follows
 - (a) Phase 1 within the area hatched green on plan 1
 - (b) Phase 2 within the area hatched yellow on plan 1

THE SECOND SCHEDULE REFERRED TO

THE CONDITIONS

1. The owner will not occupy or permit to be occupied any building within phase 1 of the proposed development (the area hatched green on plan 1) until such time as
 - (a) the whole of the land edged red shall have ceased to be used for the purpose of keeping or housing agricultural livestock and
 - (b) all agricultural buildings on the said land formerly used for housing agricultural livestock shall have been demolished and removed
2. The owner shall not occupy or permit to be occupied any building within phase 2 of the development until such time as the whole of the area edged red on plan 1 and 2 shall cease to be used for any agricultural purpose whatever and all former agricultural or farm buildings have been demolished and removed therefrom
3. The owner will not at any time after any building within phase 1 of the development shall have been occupied spread or apply or permit to be spread or applied to or over the land shown hatched blue on plan 2 any material or substance capable of causing or giving off any obnoxious or unpleasant smell or effluvia





0 100 200 300 400 500 metres



4. The owner will not within any part of the land shown edged blue on plan 2 at any time after the occupation of any building within phase 1 erect or permit to be erected any farm or any agricultural building

5. The owner will not at any time after the occupation of any building within phase 1 store or accumulate or permit to be stored or accumulated on any part of the land shown hatched blue on plan 2 any farmyard or animal manure or other material which causes or is capable of causing an offensive smell

THE COMMON SEAL of)

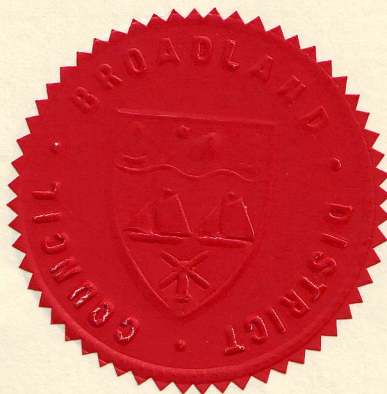
BROADLAND DISTRICT COUNCIL)

was hereunto affixed in the)

presence of:)

Chairman of the Council

Chief Executive and Clerk



~~2203~~ 2203

THE COMMON SEAL of)

DRAYTON FARMS LIMITED)

was hereunto affixed in the)

presence of:-)



Secretary

Dated 14th March 1984 .

BROADLAND DISTRICT COUNCIL

and

DRAYTON FARMS LIMITED

AGREEMENT

relating to
Residential development
at Manor Farm, Drayton.
S.52. Town and Country
Planning Act 1971.

K.M.FRANCIS,
District Solicitor & Deputy Clerk,
Broadland District Council,
Thorpe Lodge,
Yarmouth Road,
Norwich, NR7 ODU.