

Minutes of a meeting of the **Planning Committee** held at Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich on **Tuesday 27 February 2018** at **9.30am** when there were present:

Miss S Lawn – Chairman

Mr A D Adams  
Mr P H Carrick  
Mr G Everett

Mr R J Knowles  
Mr K G Leggett

Mrs B H Rix  
Mr J M Ward

Also in attendance were the Head of Planning, Area Planning Manager (West), Senior Planning Officer (GB) and the Senior Committee Officer.

### **93 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Mr Graham, Mrs Hempsall and Mr Moncur.

### **94 MINUTES**

The Minutes of the meeting held on 31 January 2018 were confirmed as a correct record and signed by the Chairman.

*Meeting held on 29 November 2017 - Minute no: 60 – Application No: 20170104 – Land South of Salhouse Road, Sprowston*

The Head of Planning reminded the Committee of the decision made at its meeting on 29 November 2017 and advised that it had not been possible to meet the deadline set as the agent had been out of the country for a number of weeks. However, he had attended a meeting two weeks ago with the landowner and promoters, together with the Chief Executive and Leader of the Council which had resulted in productive negotiations, the outcome of which would be reported to the Committee at its meeting on 28 March. Therefore, in view of the progress made, it was agreed that there was little merit in pursuing action at this stage.

### **95 APPLICATION NUMBER 20171035 – WESTON HALL, WESTON HALL ROAD, WESTON LONGVILLE**

The Committee considered an application for (1) conversion of existing barn into one dwelling (including demolition works) and (2) the demolition of an existing bungalow, hardstanding, outbuildings (including sports hall, swimming pool, greenhouses, workshops and aircraft hangar) and the erection of seven dwellings in the grounds of the Grade II listed Weston Hall

in Weston Longville. The barn would be converted into a four bedroom dwelling and the former stable block to the west was to be demolished to reveal more of the barn to the river. The stables to the northwest of the barn would be retained and a triple bay garage constructed to the south-west of the barn. Three of the new properties would be located in the western section of the site on the east bank of the River Wensum and the remaining four would be located to the south of the barn within an existing, albeit extended, walled garden. Vehicular access to the site would remain from the existing entrance on Weston Hall Road and a new footpath was proposed through the grounds to provide pedestrian access to the village of Gt Witchingham.

The application was reported to committee as the officer recommendation was contrary to the provisions of the development plan.

The site was located outside of the settlement limit where development proposals would not normally be considered acceptable unless they complied with a specific allocation and / or policy of the development plan. Members noted that Policy 17 of the JCS supported the appropriate replacement of buildings in the countryside where it could be clearly demonstrated to further the objectives of the JCS. The Committee noted that a previous scheme for the conversion of the listed barn and stables into one dwelling and the erection of four new dwellings (20140374 and 20140387) granted permission in 2015 was still extant. It had been considered that the removal of several unsightly buildings around the estate and unauthorised additions to Weston Hall would enhance its setting and that of the barn. In addition, the new dwellings would have provided a source of income to allow the owners to undertake the works to improve and enhance Weston Hall. However, detailed costs had been undertaken by the surveyor employed by the applicant and he concluded that the development would not be viable which culminated in the submission of this current application.

The Committee acknowledged, however, that works at Weston Hall had already commenced and therefore, this current application did not represent enabling works. Notwithstanding this, it was considered the application sought to improve the setting of the estate and that of the hall and barn, with the removal of unattractive 20<sup>th</sup> century buildings and their replacement with new buildings which better respected the landscape setting of the site.

The comments of both the Historic Environment Officer and the Council's Design Officer were considered, in conjunction with an assessment of the proposals in regard to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Members considered that the demolitions would make a positive contribution to the setting of the listed barn by removing unsympathetic buildings and opening it up to its surroundings. Furthermore, the submitted drawings showed a sympathetic conversion which was considered to be appropriate to and retain its historic interest and character and appearance. Members acknowledged that the proposals would

intensify the level of development in the walled garden but considered the scale to be low key and the barn would still be seen in a predominantly open context within the wider estate. Furthermore, by grouping the dwellings together instead of spreading them across the estate, this would reduce the areas of roads, hardstanding and other built form which would otherwise result in a harmful form of development. Members also took into consideration the fact that the existing 20<sup>th</sup> century buildings within the site had become lawful through the previous granting of numerous Certificates of Lawfulness in 2011. Therefore, it was possible these structures could remain in perpetuity and even be granted planning permission to convert them into dwellings, which the Committee considered would be undesirable.

In terms of the character and appearance of the area, it was considered that overall, the development had the potential to improve and restore the landscaping setting of the hall and wider estate without having a detrimental impact on trees and biodiversity. As the application site was within a private parkland away from other residential properties, the proposals raised no concerns in relating to existing dwellings and the proposed dwellings were considered to relate appropriately to each other. Therefore, it was considered the proposals would have no detrimental impact on residential amenity.

Given the setting of the development and the size of the units being proposed, Members concurred with the officers' view that the payment of commuted sums in lieu of on-site affordable housing provision and formal and informal open space would be more appropriate. Although the site was in the parish of Weston Longville, Members acknowledged that it had a closer connection to the village of Gt Witchingham (which would be strengthened by the provision of a footpath) and therefore it would be more appropriate for the open space provision to be provided in Gt Witchingham, details of which would be secured through a S106 Agreement.

In terms of all other matters raised, it was noted that these had either been addressed in the report or would be dealt with through the imposition of appropriate conditions.

In conclusion it was considered that the benefits associated with the application outweighed the harm and therefore, the proposal represented an acceptable form of development. Accordingly, it was

### **RESOLVED:**

to delegate authority to the Head of Planning to approve application number 20171035 subject to the satisfactory completion of a Section 106 Agreement relating to the following Heads of Terms and subject to the following conditions:

### Heads of Terms:

- Securing a commuted sum in-lieu of providing affordable housing on site (including a clawback clause); and,
- Securing commuted sums in respect of equipped play space (Policy RL1) and informal open space (Policy EN3) (including maintenance arrangements and provision).

### Conditions:

- (1) The development to which this permission relates must be begun not later than three years beginning with the date on which this permission was granted.
- (2) The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below:

Drawing number 2344-06ga OS – Location Plan received 2 February 2018

Drawing number 2344-31 v16 – Proposed Site Layout received 2 February 2018

Drawing number 2344-63d – Plans, sections + elevations River House Plot 2 received 6 February 2018

Drawing number 2344-65d – Plans, sections + elevations Bankside House received 6 February 2018

Drawing number 2344-74e – Proposed Site Layout showing barn conversion and garage received 2 February 2018

Drawing number 2344-86c – Barn in Kitchen Garden showing kitchen garden plot 1 received 2 February 2018

Drawing number 2344-87c – Riverside Layout showing kitchen garden plot 4 received 2 February 2018

Drawing number 2344-88a – Riverside Layout showing kitchen garden Plot 3 received 2 February 2018

Drawing number 2344-89B – Riverside Layout showing kitchen garden Plot 2 received 2 February 2018

Drawing number 2344-96 – Elevations Hide House received 6 February 2018

Drawing number 2344-98 – Plan Hide House received 6 February 2018

Drawing number 2344-101 – Joinery and Barn Wall/Roof Details received 2 February 2018

Drawing number 2344-102 – Aluminium Joinery Details received 2 February 2018

Arboricultural Implications Assessment and Arboricultural Method Statement received 13 June 2017 and Tree Protection Plan (drawing number 2344-31. V12/Arb) received 28 August 2017

Drawing number 2344-31H/01/Arb – Landscaping Plan received 23 August 2017

Drawing number 2344-31H/02/Arb Rev. B – Landscaping Plan received 23 August 2017

Drawing number 2344-68 – Footway Access onto Norwich Road received 28 August 2017

Drawing number 2344-69 – Route of Footpath (northern section) received 23 August 2017

Drawing number 2344-70 – Route of Footpath (southern section) received 23 August 2017

Email from Chris Yardley of 23 August 2017 confirming the surfacing details of the proposed footpath shown in drawing nos: 2344-69 and 2344-70

- (3) Prior to the completion of the conversion of the barn into a dwelling and the dwellings labelled as Hide House, Bank House and River House, the following must be approved in writing by the Local Planning Authority and carried out:

Based on the remediation method statement remediation works must be carried out to ensure the properties are fit for the use permitted under this permission. The remediation work must be carried out in accordance with the above stated method statement and should it be necessary to alter from this, the details must be submitted to Broadland District Council in advance for written approval before the new method is implemented. The remediation works must ensure that the site cannot be determined as Contaminated Land as defined under Part 2A of the Environmental Protection Act 1990.

Following the completion of the remediation measures in the approved remediation method statement a verification report (also called a validation report) that scientifically and technically demonstrates the effectiveness and success of the remediation scheme must be produced. Where remediation has not been successful further work will be required.

In the event that previously unidentified contamination is found during the development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation method statement and post remedial validation testing must be produced and approved in accordance with the above.

- (4) Prior to the construction of the 7 new dwellings hereby approved, the demolition of the bungalow, sports hall, gym, bowling alley, swimming pool, greenhouses, workshops, aircraft hangar and areas of hardstanding shall take place and all resulting debris removed from site.

- (5) Prior to the first occupation of the barn proposed for conversion, the former stables to the west identified by the dotted line in drawing number 2344-31 v16 shall be demolished and all resulting debris removed from the site.
- (6) Notwithstanding the provisions of Schedule 2 Part 1 and Part 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no buildings, walls, fences or other structures shall be erected within the site curtilages nor alterations or extensions be made to the dwellings.
- (7) Prior to the first occupation of the development hereby permitted, the pedestrian access to Fakenham Road (A1067) shall be provided and thereafter retained at the position shown on the approved plan in accordance with the highway specification (Dwg No. TRAD 5) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- (8) Prior to the first occupation of the development hereby permitted the internal site footpath linking through to the public footway adjacent to Fakenham Road (A1067) shall be provided and thereafter retained as shown on the approved plans.

Reasons:

- (1) The time limit condition is imposed in compliance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and compulsory Purchase Act 2004.
- (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.
- (3) To ensure that risks from land contamination for the future occupiers are minimised in accordance with Policy EN4 of the Development Management DPD 2015.
- (4-5) To ensure the site is developed in an orderly and proper manner.
- (6) To protect the character of the listed building and parkland in accordance with Policies 1 and 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011/2014 and Policy GC4 of the Development Management DPD 2015.

- (7) To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy TS3 of the Development Management DPD 2015.
- (8) In the interests of satisfactory development of the site and highway safety in accordance with Policy TS3 of the Development Management DPD 2015.

### Informatives:

- (1) The Local Planning Authority has taken a positive and proactive approach to reach this decision in accordance with the requirements of paragraphs 186-187 of the National Planning Policy Framework.
- (2) The site is subject to a related agreement under Section 106 of the Town and Country Planning Act 1990.
- (3) If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from CNC Building Control Consultancy who provides the Building Control service to Broadland District Council. Their contact details are; telephone 0808 168 5041 or [enquiries@cncbuildingcontrol.gov.uk](mailto:enquiries@cncbuildingcontrol.gov.uk) and the website [www.cncbuildingcontrol.gov.uk](http://www.cncbuildingcontrol.gov.uk)
- (4) This development involves works within the Public Highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing. It is an offence to carry out any works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Control Group. Please contact Stephen Coleman on 01603 430596.

If required, street furniture will need to be repositioned at the applicant's own expense.

Public utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

**96 APPLICATION NUMBER 20171083 – WESTON HALL, WESTON HALL ROAD, WESTON LONGVILLE**

Further to Minute no: 95 above, the Committee considered a Listed Building application for consent to convert a Grade II barn into a dwelling; demolish an existing bungalow and buildings and the erection of seven contemporary designed dwellings in the grounds of the Grade II listed Weston Hall, Weston Hall Road, Weston Longville.

The application was reported to committee due to the associated planning application being contrary to the provisions of the development plan.

Members considered that the application would preserve the setting and historic importance as well as the special features of Weston Hall and associated barn, with the removal of the unattractive 20th century buildings enhancing the significance of the listed barn. It was considered that the construction of the new dwellings alongside the River Wensum and within the extended wall garden would result in less than substantial harm to the significance of the barn and Weston Hall which would be outweighed by the public benefits of revealing more of the barn to its surroundings. In assessing the proposals, Members had regard to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act, together with the NPPF and relevant policies of the development plan.

In conclusion it was considered that the proposals complied with Policies 1 and 2 of the JCS and Policy GC4 (i and ii) of the DM DPD and therefore, it was

**RESOLVED:**

to delegate authority to the Head of Planning to grant Listed Building Consent when the associated planning permission is in a position to be granted and subject to the following conditions:

- (1) The development to which this permission relates must be begun not later than three years beginning with the date on which this permission was granted.
- (2) The development hereby permitted shall not be carried out otherwise than in accordance with the plans listed below:

Drawing number 2344-06ga OS – Location Plan received 2 February 2018

Drawing number 2344-31 v16 – Proposed Site Layout received 2 February 2018

Drawing number 2344-63d – Plans, sections + elevations River House Plot 2 received 6 February 2018



Drawing number 2344-65d – Plans, sections + elevations Bankside House received 6 February 2018

Drawing number 2344-74e – Proposed Site Layout showing barn conversion and garage received 2 February 2018

Drawing number 2344-86c – Barn in Kitchen Garden showing kitchen garden plot 1 received 2 February 2018

Drawing number 2344-87c – Riverside Layout showing kitchen garden plot 4 received 2 February 2018

Drawing number 2344-88a – Riverside Layout showing kitchen garden Plot 3 received 2 February 2018

Drawing number 2344-89B – Riverside Layout showing kitchen garden Plot 2 received 2 February 2018

Drawing number 2344-96 – Elevations Hide House received 6 February 2018

Drawing number 2344-98 – Plan Hide House received 6 February 2018

Drawing number 2344-101 – Joinery and Barn Wall/Roof Details received 2 February 2018

Drawing number 2344-102 – Aluminium Joinery Details received 2 February 2018

Email from Chris Yardley of 23 August 2017 confirming the surfacing details of the proposed footpath shown in drawing nos: 2344-69 and 2344-70

- (3) Prior to the construction of the 7 new dwellings hereby approved, the demolition of the bungalow, sports hall, gym, bowling alley, swimming pool, greenhouses, workshops, aircraft hangar and areas of hardstanding shall take place and all resulting debris removed from site.
- (4) Prior to the first occupation of the barn proposed for conversion, the former stables to the west identified by the dotted line in drawing number 2344-31 v16 shall be demolished and all resulting debris removed from the site.

### Reasons:

- (1) The time limit condition is imposed in compliance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and compulsory Purchase Act 2004.
- (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.
- (3-4) To ensure the site is developed in an orderly and proper manner.

### Informatives:

- (1) The Local Planning Authority has taken a positive and proactive approach to reach this decision in accordance with the requirements of paragraphs 186-187 of the National Planning Policy Framework.
- (2) If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from CNC Building Control Consultancy who provides the Building Control service to Broadland District Council. Their contact details are telephone 0808 168 5041 or [enquiries@cncbuildingcontrol.gov.uk](mailto:enquiries@cncbuildingcontrol.gov.uk) and the website [www.cncbuildingcontrol.gov.uk](http://www.cncbuildingcontrol.gov.uk)

### **97 APPLICATION NUMBER 20171676 – WENSUM VALLEY HOTEL, GOLF AND COUNTRY CLUB, BEECH AVENUE, TAVERHAM**

The Committee considered an application for significant works at the Wensum Valley Hotel, Golf and Country Club in Beech Avenue, Taverham. It was proposed to demolish the existing swimming pool and leisure facilities on the east elevation of the hotel complex, along with the single and two storey projecting bays on the south elevation of the function and conference suite, overlooking the existing car park. The three storey hotel extension would accommodate 72 rooms and be attached to the north elevation of the existing hotel by a modest glazed link and a single storey curved reception area. The new leisure complex would have a 60 space car park to the front and would accommodate a swimming pool, beauty treatment rooms, changing rooms, a café, reception area and offices. The new entrance to the function room and restaurant facilities would replace the existing entrance referred to above and would wrap around the south elevation of the building, accommodating a new entrance lobby with glass canopy above, office and meeting room, new dance floor for an existing function room, storage areas, toilets and cloak room. The golf pro-shop would be attached to the western corner of the existing hotel and would overlook the golf courses to the west. The conservatory would fill in a space on the west elevation of the function and conference suites. The upgrade to the existing car park to the south of the complex sought to improve circulation around it, provide a drop-off area outside the new entrance and to provide landscaping; the number of spaces provided would decrease from 202 to 188. Although the existing vehicular access from Beech Avenue would be retained, a new vehicular access and entrance drive would be constructed from Fakenham Road. The new car parks for the hotel extension and new leisure complex would also be accessed from this driveway.

The application was reported to committee as the officer recommendation was contrary to the advice of the Highway Authority.

The Committee received confirmation from Norfolk County Council on its reasons for recommending refusal of planning permission as detailed in the Supplementary Schedule, together with suggested conditions should the Council be minded to approve the application. In addition, the Committee received the comments of the Historic Environment Service, together with the officer response, in relation to condition 6, also as reported in the Supplementary Schedule.

The application site was located outside of the settlement limit where development proposals would not normally be permitted unless they accorded with a specific allocation and / or policy of the development plan and not result in any significant adverse impact. The Committee took into consideration the fact that the Wensum Valley Hotel, Golf and Country Club (WVHGCC) was an existing and well-established operation having been on the site for approximately 30 years. This current application sought to enhance the facilities on site in response to sustained increased demand. Members noted that the proposed works would be on, attached or close to the existing building complex, with their appearance and layout being complementary. Furthermore, the location of the site and tree / hedge planting along Fakenham Road meant that it was not widely visible within the surrounding area. Therefore, the proposals were considered to comply with Policy 1 of the JCS insofar as it related to the protection of the countryside as an environmental asset, Policy 2 of the JCS in respect of design and Policies GC4(i and ii) and EN2 of the DM DPD. In terms of residential amenity, Members noted that the location of the buildings and car parks would be sufficiently distant from residential properties on Beech Avenue and Fakenham Road for their impact to be minimal. Whilst the new access drive would be approximately 6m at its nearest point from the rear boundary of "Green Acres", it would turn towards the hotel complex and not run parallel to the boundary. Therefore, the layout of the drive and the fact that vehicles would not continuously be travelling along it meant that there would not be significant disruption arising from its use. Therefore, the application was considered to comply with Policy GC4(iv) of the DM DPD.

In terms of all other matters raised, it was noted that these had either been addressed in the report or would be dealt with through the imposition of appropriate conditions.

In conclusion it was considered that the application complied with the relevant policies of the development plan and therefore, represented an acceptable form of development. Accordingly, it was

### **RESOLVED:**

to approve application number 20171676 subject to the following conditions:

- (1) The development to which this permission relates must be begun not later than three years beginning with the date on which this permission was granted.

- (2) The development hereby permitted shall not be carried out otherwise than in accordance with the plans listed below:

Drawing number 15/1097/C-11A: Location Plan – Proposed received 3 January 2018

Drawing number 15/1097/C-20A: Proposed Hotel – Floor Plans received 3 January 2018

Drawing number 15/1097/C-21A: Hotel Elevations and Sections received 3 January 2018

Drawing number 15/1097/C-30A: Revised Ground Floor Plans received 3 January 2018

Drawing number 15/1097/C-31A: Function Entrance Elevations received 3 January 2018

Drawing number 15/1097/C-32A: Additional Ground Floor Plans received 3 January 2018

Drawing number 15/1097/C-40A: Leisure Complex – Ground Floor Plan received 3 January 2018

Drawing number 15/1097/C-41A: Leisure Complex – First Floor Plan received 3 January 2018

Drawing number 15/1097/C-42A: Leisure Complex Elevations received 3 January 2018

Drawing number 15/1097/C-60A: Road Entrance Details received 3 January 2018

Drawing number 15/1097/C-61A: Existing Car Park Proposals received 3 January 2018

- (3) The development shall take place in accordance with Sections 8, 9 and 10, Appendix 2 and accompanying drawing number E15869/602 of the Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement received on 11 January 2018.
- (4) No works shall take place on upgrading the existing car park until a Tree Protection Plan has been submitted to the Local Planning Authority for its written approval. The development shall then take place in accordance with the approved details.
- (5) No development shall take place on the 3-storey hotel extension, leisure complex and their associated car parks until, in accordance with the Flood Risk Assessment (FRA) and Surface Water

Drainage/SuDs Strategy Rev. A received on 18 December 2017, detailed designs of a surface water drainage scheme incorporating the measures listed below are submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall then be implemented in accordance with the approved scheme and completed prior to the first use of the development. The scheme shall address the following matters:-

- I Detailed infiltration tests results as stated in Appendix B of the Flood Risk Assessment to be used in the design of the proposed surface water features.
- II Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change of 20% and tested up to 40%, flood event. A minimum storage volume of 370m<sup>3</sup> will be provided in line with section 5.5.7 of the submitted FRA.
- III Detailed designs, modelling calculations and plans of the drainage conveyance network in the:
  - 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.
  - 1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (eg pumping station or electricity substation) within the development.
- IV The design of the attenuation basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances as detailed in section 5.5.8 of the FRA. Plans shall be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period.
- V Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding
- VI Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C697, 2007), or the updated The SuDS Manual (CIRIA C753, 2015),

including appropriate treatment stages for water quality prior to discharge.

- VII A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development as detailed in section 5.7 of the FRA.
- (6) No works shall take place on the construction of the new access drive into the site from the A1067 (Fakenham Road) and the 3-storey hotel extension and leisure complex (and their associated car parks) hereby approved until an archaeological written scheme of investigation has been submitted to and approved in writing by the local planning authority. The scheme shall include an assessment of significance and research questions and (1) The programme and methodology of site investigation and recording; (2) The programme for post investigation assessment; (3) Provision to be made for analysis of the site investigation and recording; (4) Provision to be made for publication and dissemination of the analysis and records of the site investigation; (5) Provision to be made for archive deposition of the analysis and records of the site investigation and (6) Nomination of a competent person or persons / organisation to undertake the works set out within the written scheme of investigation. The development shall then proceed in accordance with the approved details. Subsequently, the development hereby approved shall not be brought into use until the site investigation and post investigation has been completed in accordance with the programme set out in the approved archaeological written scheme of investigation and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- (7) No works shall take place until a scheme has been submitted to the Local Planning Authority for the provision of two fire hydrants capable of delivering a minimum of 20 litres of water per second. The scheme shall then be implemented in accordance with the approved details.
- (8) No works shall take place on the construction of the vehicular access onto the A1067 (Fakenham Road) until a detailed scheme for its construction that includes (but is not limited to) surfacing specifications, kerb, lining and drainage details is submitted to the Local Planning Authority for its written approval. The vehicular access shall then be constructed in accordance with the approved details prior to being brought into use.
- (9) Notwithstanding the details indicated on the submitted drawings, unless otherwise agreed in writing with the Local Planning Authority, no works shall take place on the new vehicular access into the site from the A1067 (Fakenham Road) until a detailed scheme for the off-site

highway improvement works for the provision of a right hand turn lane on the A1067 as indicated on drawing number CL-001 Rev P2 has been submitted to and approved in writing by the Local Planning Authority. The off-site highway improvements works shall then be completed to the written satisfaction of the Local Planning Authority prior to it being brought into use.

- (10) No works shall take place on the construction of the new access drive into the site from the A1067 (Fakenham Road) and the 3-storey hotel extension and leisure complex (and their associated car parks) hereby approved until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period
- (11) No works shall take place on the construction of the new access drive into the site from the A1067 (Fakenham Road) and the 3-storey hotel extension and leisure complex (and their associated car parks) hereby approved until a Construction Traffic Management Plan and Access Route which incorporates adequate provision for addressing any abnormal wear and tear to the highway is submitted to and approved in writing by the Local Planning Authority together with proposals to control and manage construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic. All construction traffic shall then comply with the approved details for the duration of the construction period.
- (12) No works shall take place on the construction of the new access drive into the site from the A1067 (Fakenham Road) and the 3-storey hotel extension and leisure complex (and their associated car parks) hereby approved until details of wheel cleaning facilities for all vehicles associated with the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The approved wheel cleaning facilities shall then be used for the duration of the construction period.
- (13) The gradient of the vehicular access shall not exceed 1:12 for the first 10 metres into the site as measured from the near channel edge of the adjacent carriageway.
- (14) Prior to the first use of the new vehicular access from the A1067 (Fakenham Road) hereby permitted, any access gate(s), bollard, chain or other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 10 metres from the near channel edge of the adjacent carriageway.

- (15) Prior to the first use of the new vehicular access from the A1067 (Fakenham Road) hereby permitted, visibility splays measuring 4.5 x 160 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.
- (16) Prior to the first use of the three-storey hotel extension hereby approved, the associated car park immediately to the east shall be laid out and demarcated in accordance with the approved plan and retained thereafter available for that specific use.
- (17) Prior to the first use of the new leisure complex hereby approved, the associated car park immediately to the northeast shall be laid out and demarcated in accordance with the approved plan and retained thereafter available for that specific use.

### Reasons:

- (1) The time limit condition is imposed in compliance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and compulsory Purchase Act 2004.
- (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.
- (3-4) To ensure the continuity of amenity afforded by existing trees in accordance with Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011/2014.
- (5) To prevent and mitigate the risks of flooding in accordance with Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011/2014 and Policy CSU5 of the Development Management DPD 2015.
- (6) To enable the archaeological significance of the site to be evaluated in accordance with Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011/2014.
- (7) To ensure a satisfactory form of development in accordance with Policy GC4(vii) of the Development Management DPD 2015.
- (8) To ensure construction of a satisfactory access and in the interests of highway safety in accordance with Policy TS3 of the Development Management DPD 2015.



- (9) To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor in accordance with Policy TS3 of the Development Management DPD 2015.
- (10) To ensure adequate off-street parking during construction in the interests of highway safety in accordance with Policy TS3 of the Development Management DPD 2015
- (11) In the interests of maintaining highway efficiency and safety in accordance with Policy TS3 of the Development Management DPD 2015.
- (12) To prevent extraneous material being deposited on the highway in the interests of highway safety in accordance with Policy TS3 of the Development Management DPD 2015.
- (13) In the interests of the safety of persons using the access and users of the highway in accordance with Policy TS3 of the Development Management DPD 2015.
- (14) To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened and in the interests of highway safety in accordance with Policy TS3 of the Development Management DPD 2015.
- (15) In the interests of highway safety in accordance with Policy TS3 of the Development Management DPD 2015.
- (16-17) To ensure the permanent availability of the parking / manoeuvring area and in the interests of highway safety in accordance with Policies TS3 and TS4 of the Development Management DPD 2015.

### Informatives:

- (1) The Local Planning Authority has taken a positive and proactive approach to reach this decision in accordance with the requirements of paragraphs 186-187 of the National Planning Policy Framework.
- (2) If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from CNC Building Control Consultancy who provides the Building Control service to Broadland District Council. Their contact

details are; telephone 0808 168 5041 or [enquiries@cncbuildingcontrol.gov.uk](mailto:enquiries@cncbuildingcontrol.gov.uk) and the website [www.cncbuildingcontrol.gov.uk](http://www.cncbuildingcontrol.gov.uk)

- (3) With reference to condition 7, the developer will be expected to meet the costs of supplying and installing the fire hydrants.
- (4) This development involves works within the Public Highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing. It is an offence to carry out any works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Control Group. Please contact 01603) 223273.

*The meeting closed at 10:36am*