

NORFOLK COUNTY COUNCIL

Town and Country Planning Act, 1990

Town and Country Planning (General Development Procedure) Order 1995

To: Mr T Freezer
Freezer Irrigation Services
Gents Barn Works
Town Farm
Lynn Road

Particulars of Proposed Development

Location: Manor Farm, West Dereham

Applicant: Mr R Carter

Agent: Mr T Freezer

Proposal: Excavation of blue clay to create an irrigation reservoir.

The Norfolk County Council hereby gives notice of its decision to PERMIT the development specified in the application and particulars deposited on the 1st June 2000

This permission is subject to the conditions specified on the attached sheet.

The reasons for these conditions are also set out on the attached sheet.

Signed: B. Flint Date: 4.4.01

for DIRECTOR OF PLANNING AND TRANSPORTATION

Norfolk County Council
County Hall
Martineau Lane
Norwich
NR1 2SG

SEE NOTES ON ATTACHED SHEET

NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and County Planning Act 1990, within six months of the date of this notice. The secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Order, and to any directions given under the Order.
- (2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county or district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with Section 137 of the Town and County Planning Act, 1990.
- (3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 114 and 115 of the Town and Country Planning Act, 1990.
- (4) Any planning permission is subject to compliance with the byelaws (Local Acts, Orders, Regulations) and general statutory provisions in force.

Appeals must be made on a form which is obtained from the Planning Inspectorate, Tollgate House, Houlton Street, Bristol, BS2 9DJ.

Location: Manor Farm, West Dereham

Conditions:

1. The development hereby permitted shall commence not later than five years from the date of this permission.
2. The development to which this permission relates shall cease on 2 April 2002 and the site shall be restored in accordance with condition 4 of this permission.
3. No operation authorised or required under this permission shall take place on Sundays or public holidays, or other than during the following periods:-

07.00 - 18.00 Mondays to Fridays

07.00 - 13.00 Saturdays
4. No development shall take place until a scheme of restoration and landscaping is submitted and agreed in writing by the County Planning Authority. This scheme shall be submitted within three months of the date of the planning permission or such other period agreed in writing with the County Planning Authority. The scheme shall include details of size, species and spacing of trees, hedges and shrubs, arrangements for their protection and maintenance, and details of the construction and maintenance of the soil bunds. It shall be completed within 2 years of the date of this permission and shall make provision for:-

(a) the protection and maintenance of existing trees and hedges which are to be retained on the site

(b) re-seeding and re-planting where failures or damage occur within a period of five years from the date of planting

(c) the replacement of any damaged or dead trees with trees of similar size and species at the next appropriate season.
5. No excavations shall be carried out at a depth greater than 7 metres from ground level.
6. Material shall not be stacked or deposited to a height exceeding 4 metres.
7. Any drums and small containers used for oil and other chemicals on the site shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaways and all oil or chemical storage tanks, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the total stored capacity.
8. Notwithstanding the details indicated in the approved application, further highway details, including access widening, kerbed radii, surfacing and a routing agreement, shall be submitted and agreed in writing before the development hereby permitted is first commenced.
9. Measures shall be taken to ensure that vehicles leaving the site shall not be in a condition whereby they would deposit mud or other loose material on the public highway.

The reasons for the Council's decision to authorise the development subject to compliance with the conditions herein before specified are:

1. To ensure orderly working in the interest of the amenities of the surrounding area.
- 2 - 6. To protect the amenities of the surrounding area.
7. To safeguard hydrological interests.
- 8 & 9. In the interests of highway safety.

Note.

- 1) It is brought to the applicants attention that it is essential to contact the Area Engineer , Andrew Turner 01953 858813, both before and after the period of the contract to establish if remedial works are necessary.
- 2) This permission is subject to a Section 106 Agreement relating to vehicle routing.