APPLICATION REFERENCE: PF/20/2368

LOCATION: Land South of Car Park and Public Conveniences, Long Road, Irstead, Norfolk

PROPOSAL: Erection of general purpose agricultural building with associated concrete hardstanding to front, soft landscaping and access
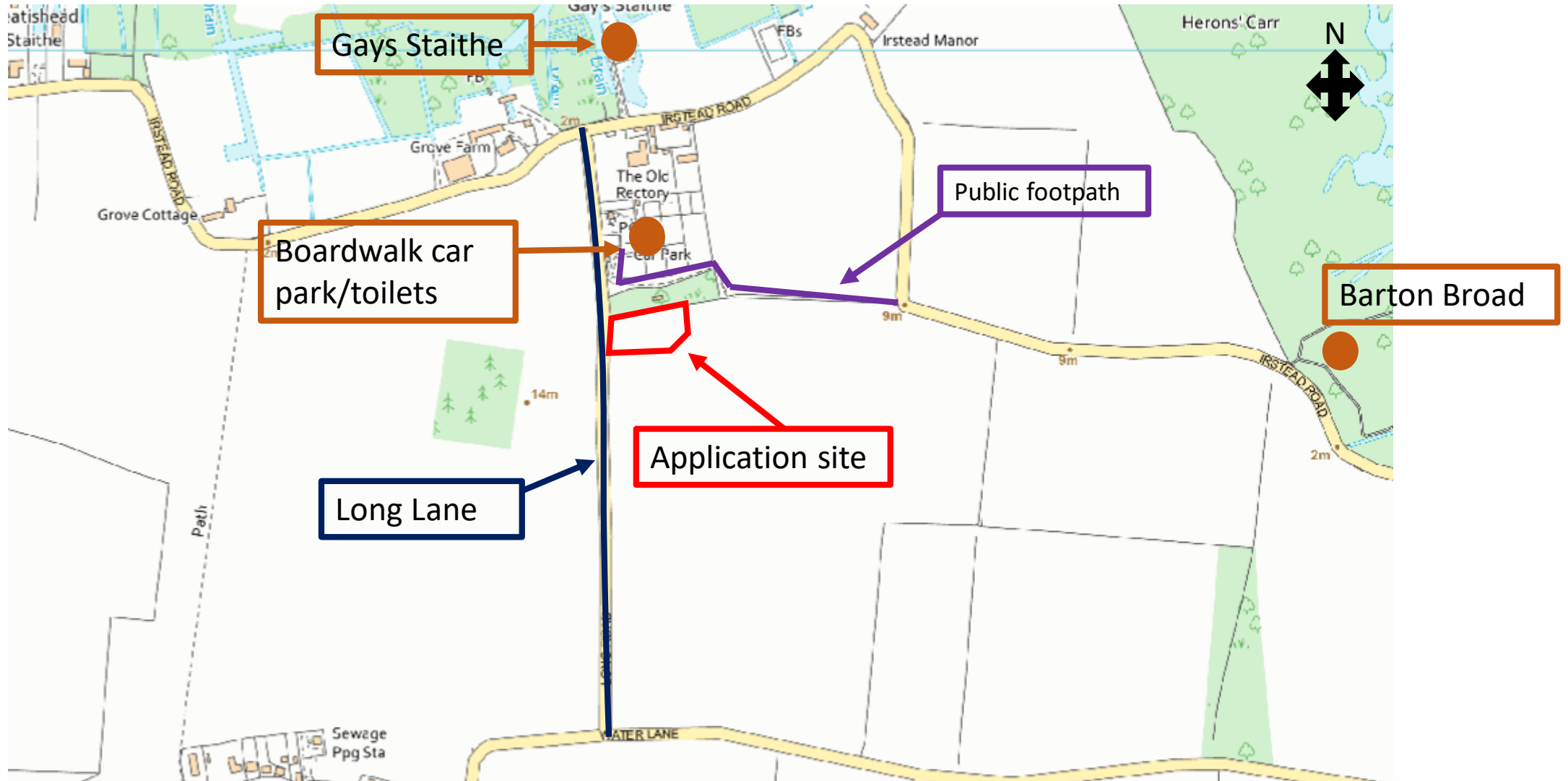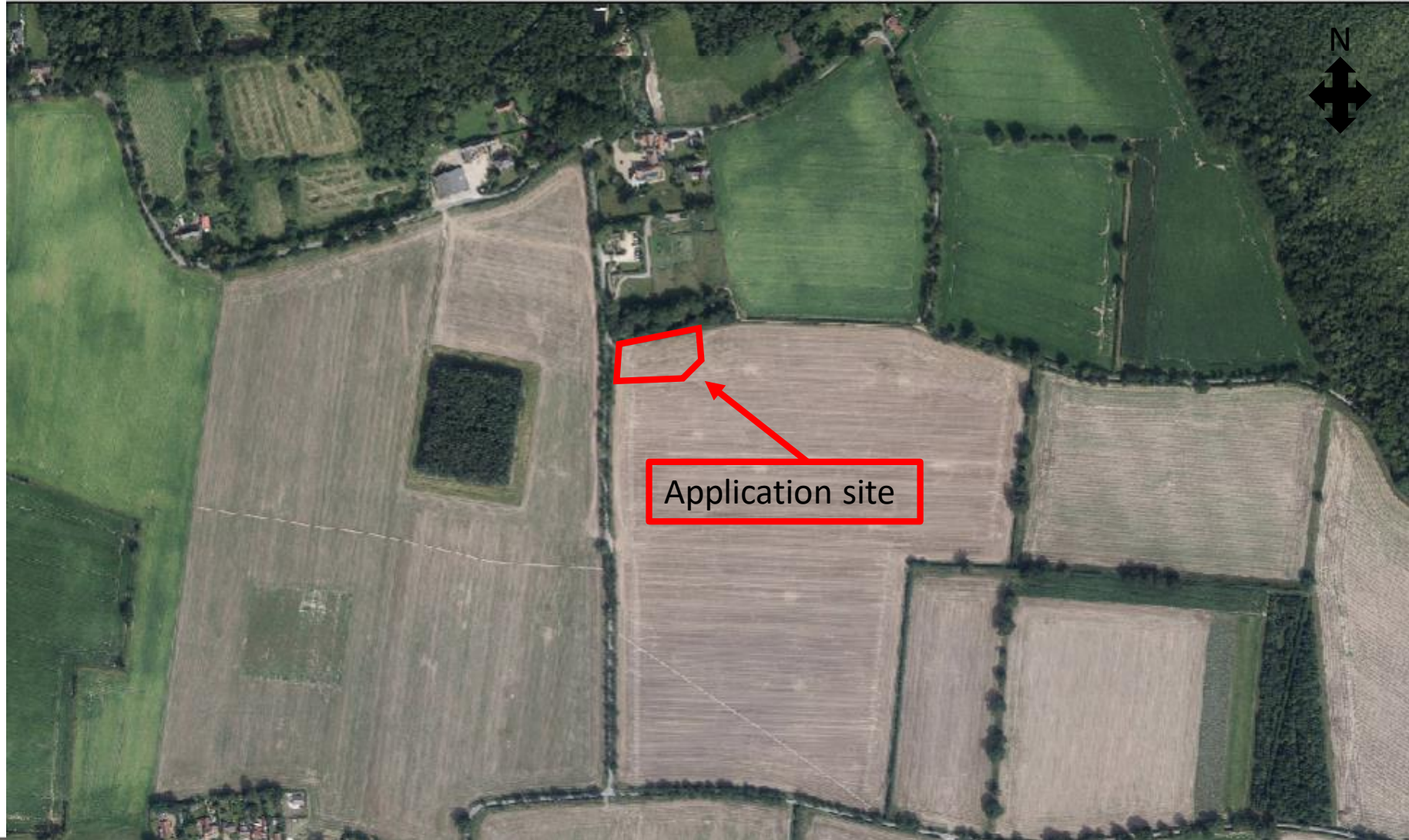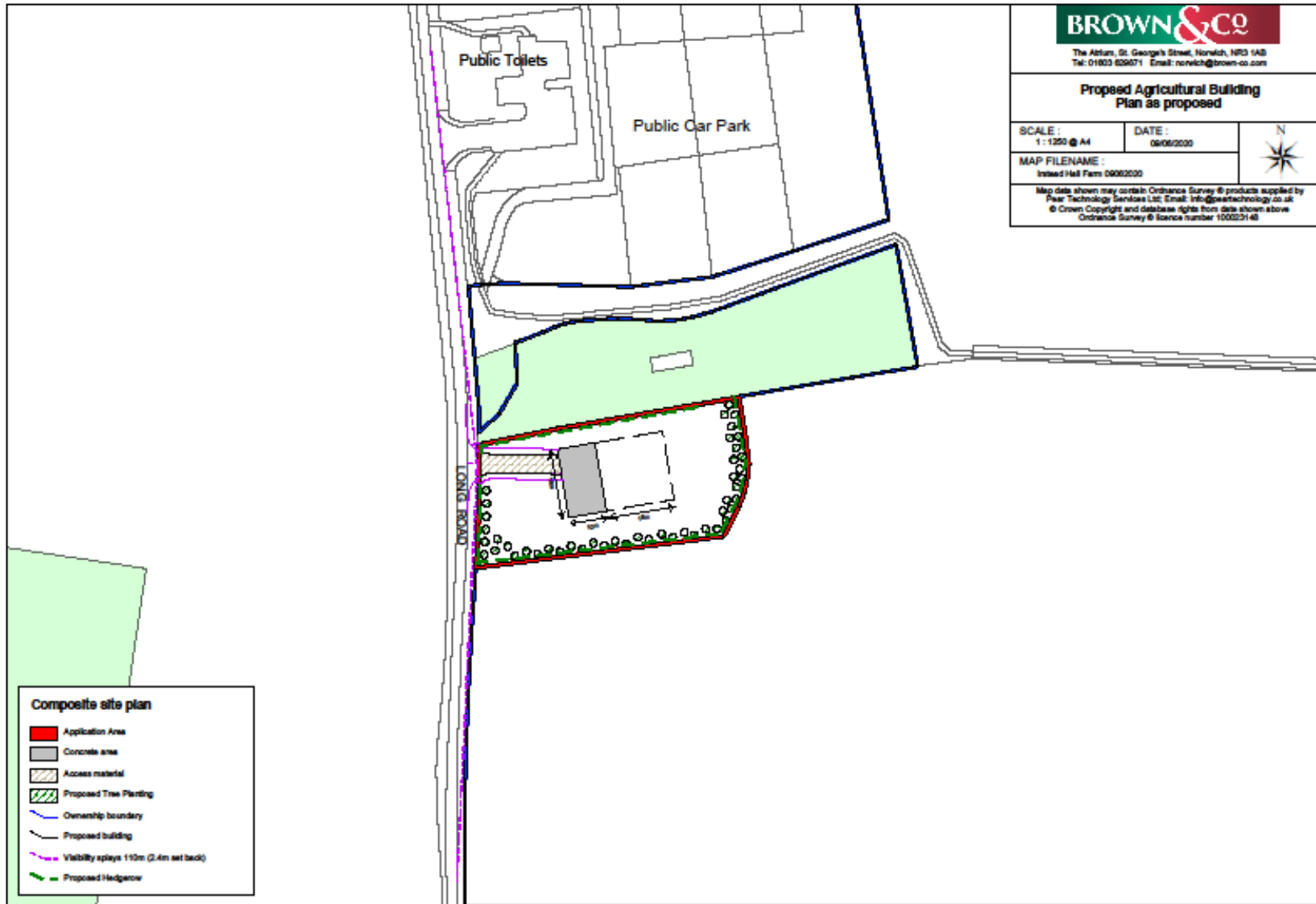
NORTH NORFOLK DISTRICT COUNCIL

SITE LOCATION PLAN

Gays Staithe

Public footpath

Barton Broad

Boardwalk car park/toilets
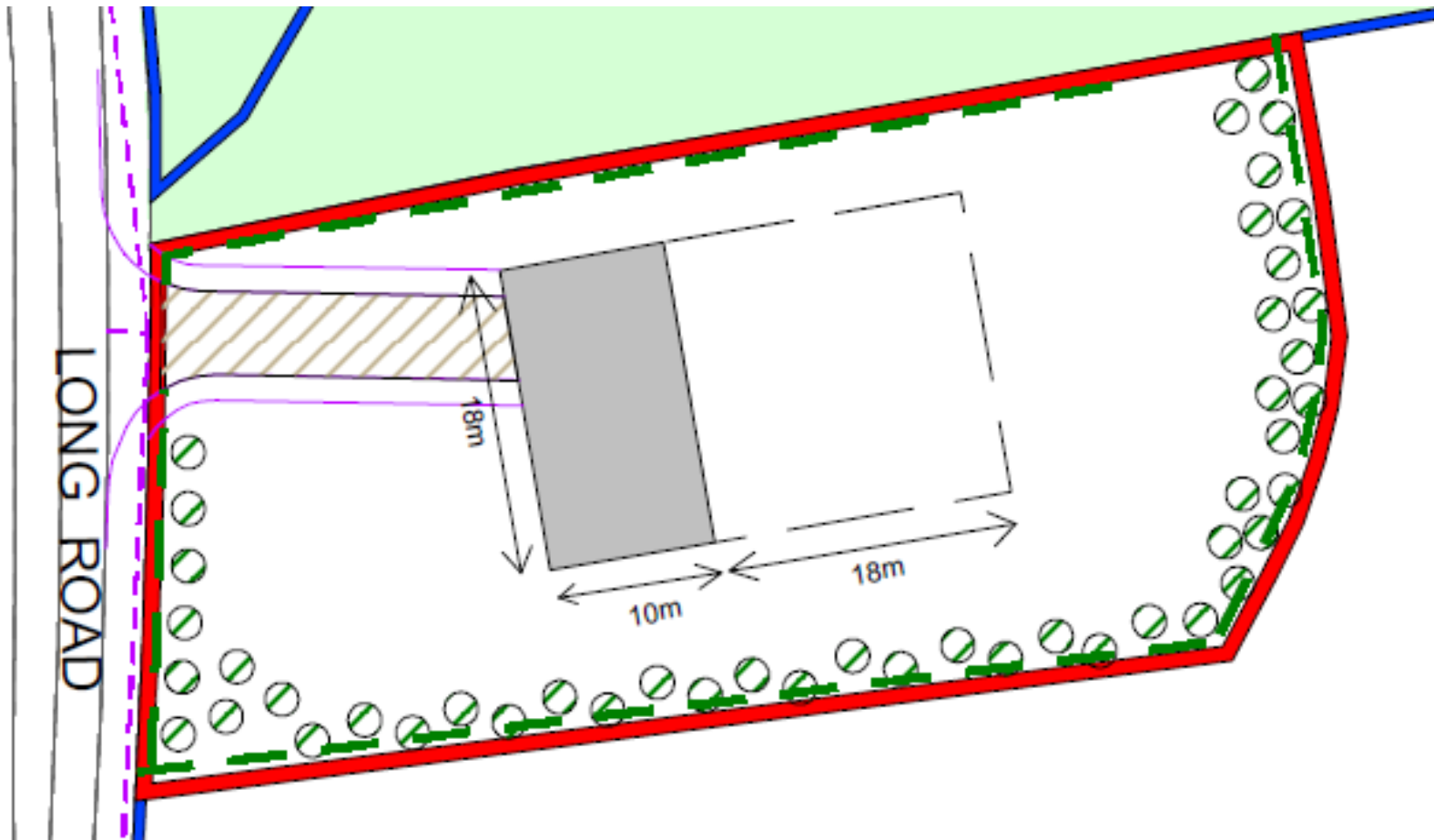
Application site

Long Lane

N

NORTH NORFOLK DISTRICT COUNCIL

north-norfolk.gov.uk

SITE LOCATION PLAN (aerial)

Application site

PROPOSED SITE PLAN (with landscaping)

PROPOSED SITE PLAN (with landscaping)

Composite site plan

🟥	Application Area
⬜ (grey)	Concrete area
(hatched)	Access material
(green hatched)	Proposed Tree Planting
——	Ownership boundary
——	Proposed building
– · –	Visibility splays 110m (2.4m set back)
– – –	Proposed Hedgerow

LONG ROAD

18m

10m

18m
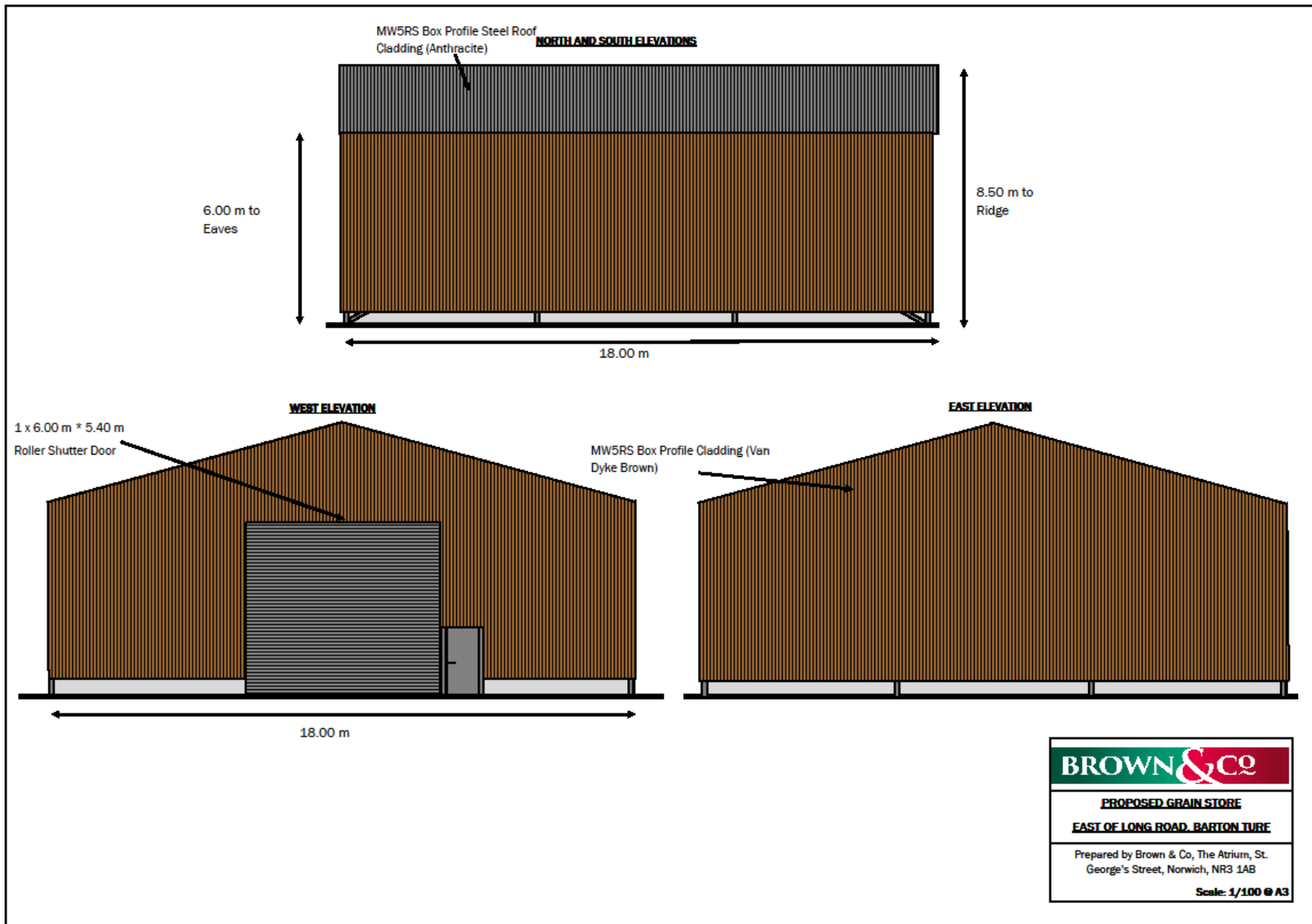
PROPOSED ELEVATIONS
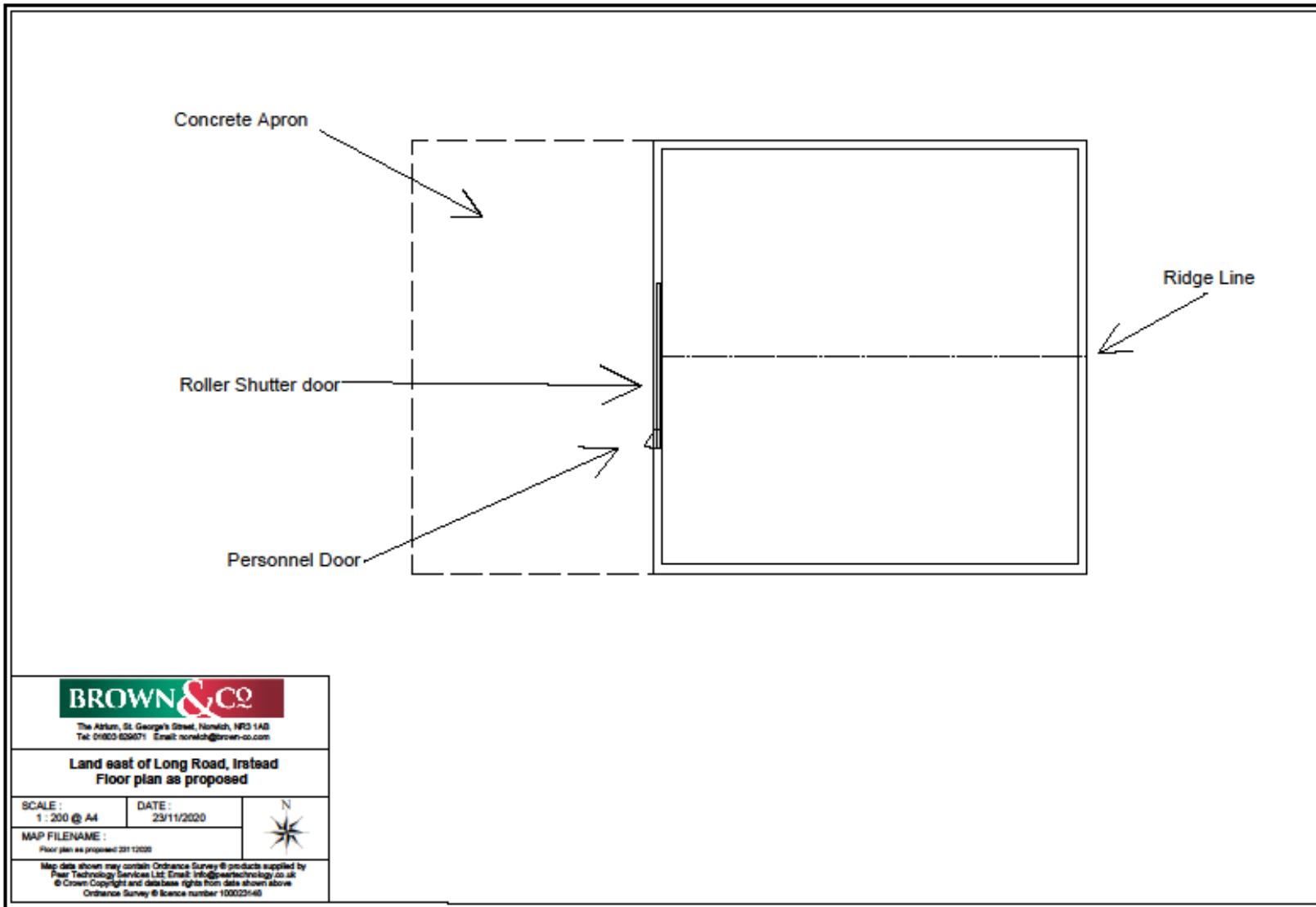
PROPOSED
FLOOR PLAN

Site entrance and site

N

Site entrance
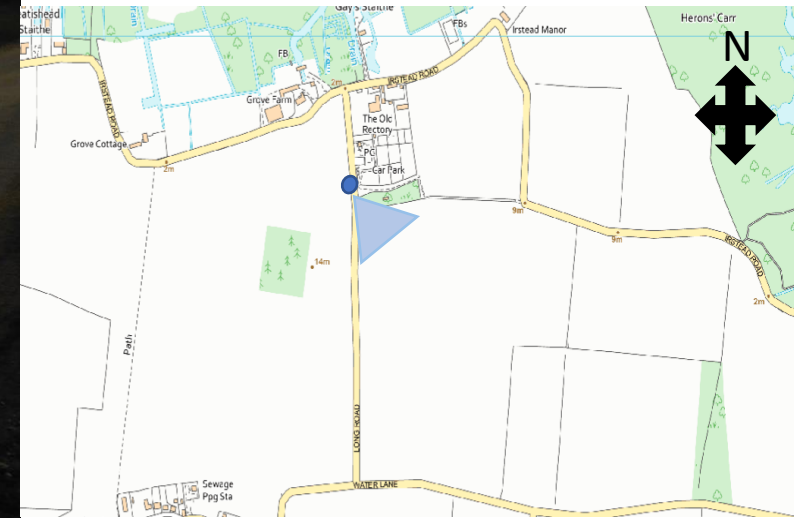
Looking north along Long Lane

Looking east into site

N

NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk
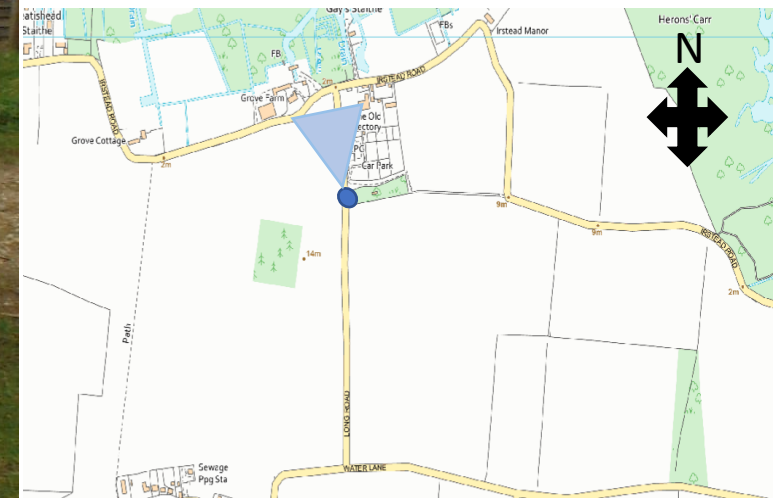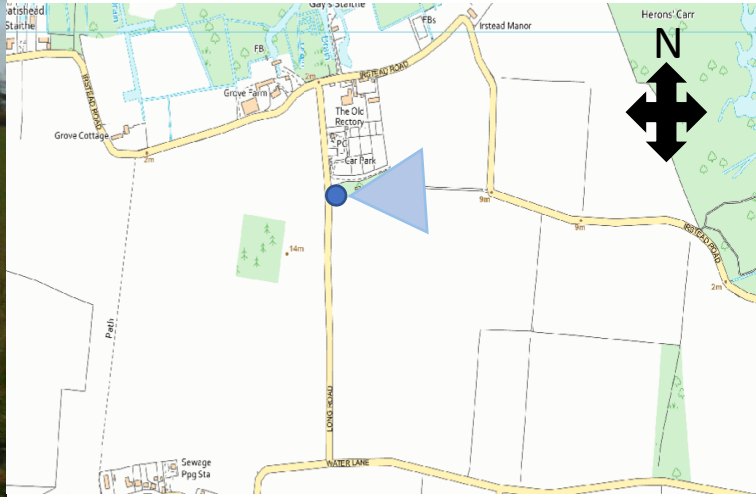
Looking west back towards site from footpath
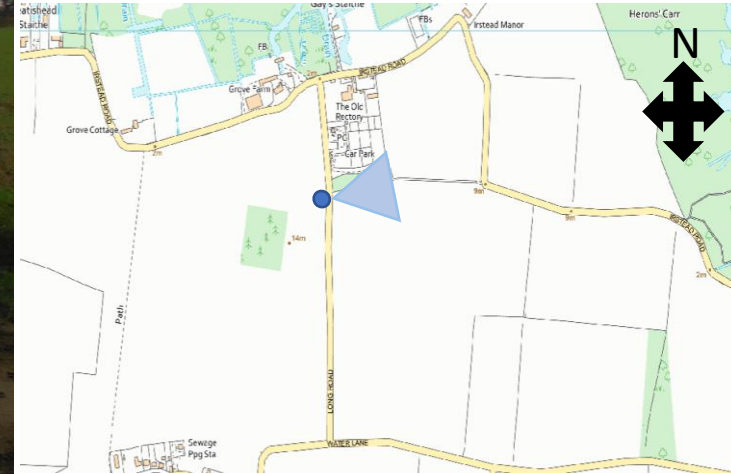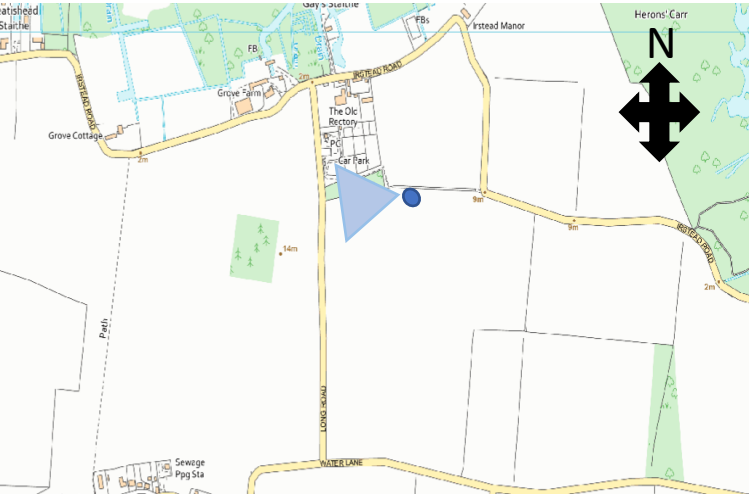
Looking west back towards site from end of footpath

NORTH NORFOLK DISTRICT COUNCIL

north-norfolk.gov.uk
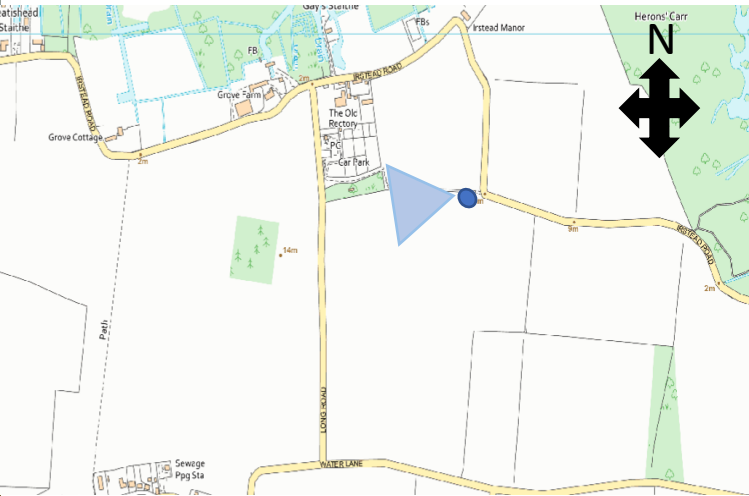
Looking north from Long Lane towards site

NORTH NORFOLK DISTRICT COUNCIL

north-norfolk.gov.uk
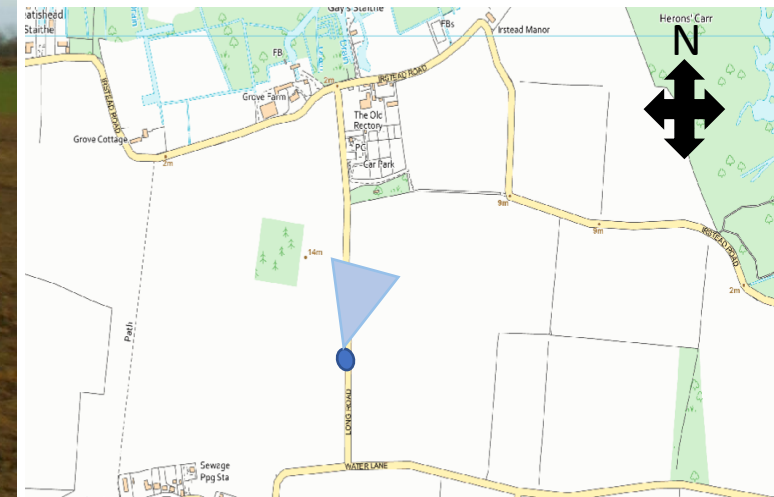
Looking north-east from Long Lane towards site

NORTH NORFOLK DISTRICT COUNCIL
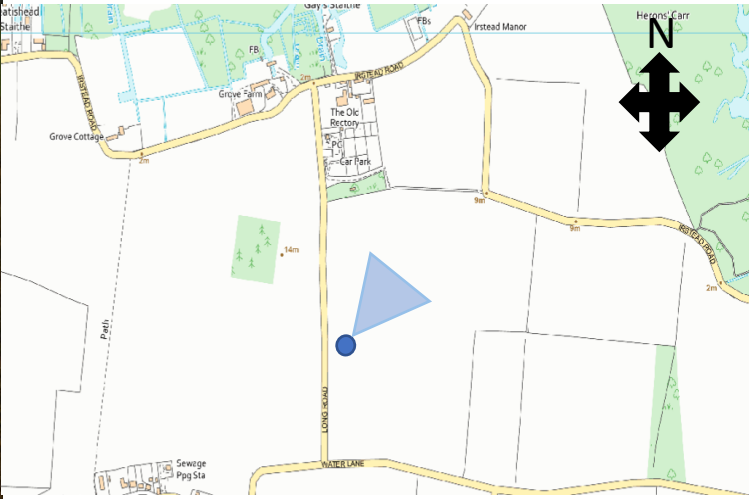
KEY ISSUES

Principle of development

Design and amenity

Highway impact

Landscape impact

Environmental matters

RECOMMENDATION

It is recommended that the application be APPROVED subject to conditions relating to the matters listed below and any others considered necessary by the Assistant Director for Planning:

- Time limit for implementation
- Constructed in accordance with the approved plans
- Materials as approved
- Provision of a detailed landscaping scheme to carried out during next available planting season
- Landscape Management Plan
- Replacement of new planting if fails
- Access construction details to be agreed
- Prior agreement of any ventilation/air conditioning/refrigeration/mechanical extractor systems or any other plant and equipment
- Prior agreement of any external lighting
- Restrict use to agricultural purposes only
- No external storage of vehicles/equipment/machinery

Final wording of conditions to be delegated to the Assistant Director for Planning.