

APPLICATION REFERENCE: PF/20/1278

LOCATION: Knockavoe, New Road, Sharrington

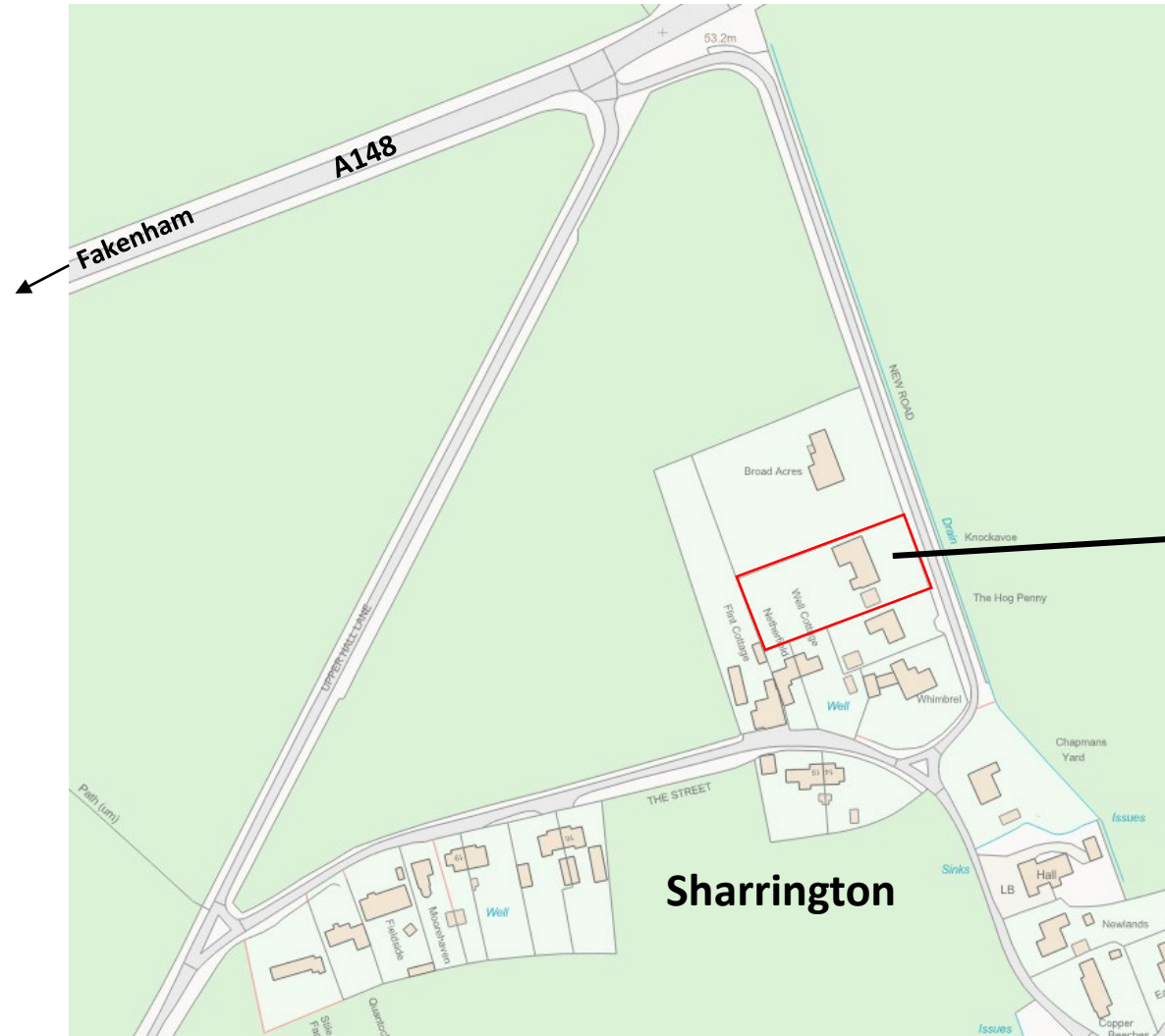
PROPOSAL: Removal of condition 3 (hedge retention) of planning permission PF/93/0561, to regularise position following removal of hedge



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DISTRICT
COUNCIL

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GENERAL LOCATION



Application site

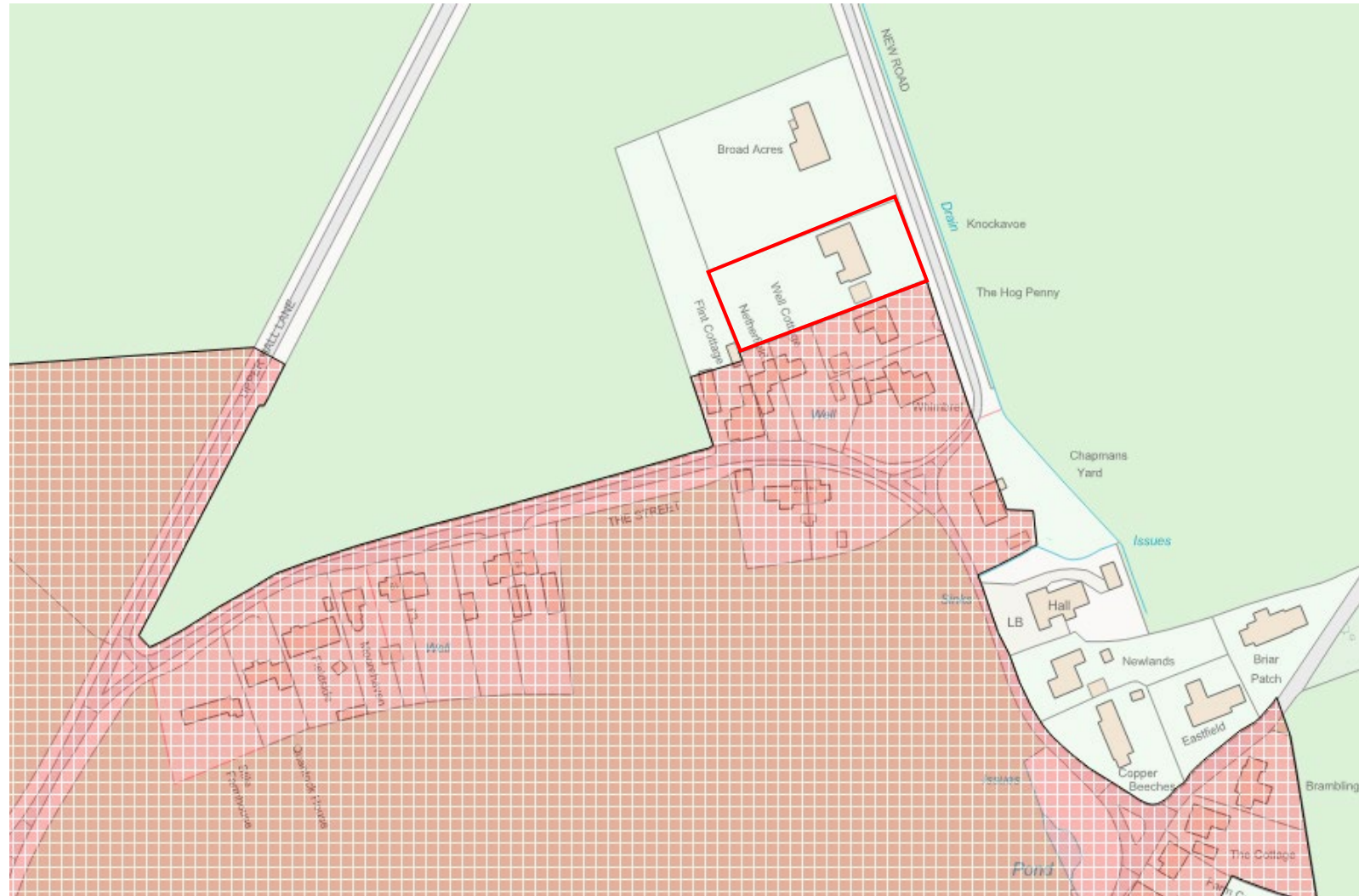
SITE LOCATION PLAN



AERIAL PHOTO



SHARRINGTON CONSERVATION AREA BOUNDARY



VIEW ALONG NEW ROAD FROM NORTH 1



Source: Google Maps

VIEW ALONG NEW ROAD FROM NORTH 2



VIEW ALONG NEW ROAD FROM NORTH 3



VIEW ALONG NEW ROAD FROM SOUTH 1



VIEW ALONG NEW ROAD FROM SOUTH 2



VIEW ALONG NEW ROAD FROM SOUTH 3



VIEW ALONG NEW ROAD FROM SOUTH



Site

From Google Maps
Dated Jun 2009

VIEW ALONG NEW ROAD FROM NORTH



From Google Maps
Dated Jun 2009



MAIN ISSUES

- **Whether any significant harm would arise from the removal of the condition.**



RECOMMENDATION

APPROVAL

No conditions are considered to be necessary.



APPLICATION REFERENCE: PF/21/2977

LOCATION: Land east of The Acreage, Coast Road, Wiveton, Norfolk

PROPOSAL: Change of use of agricultural land to dog walking field with associated car parking area; erection of 1.8 m fence and erection of storage shed and field shelter

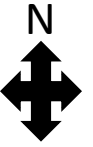
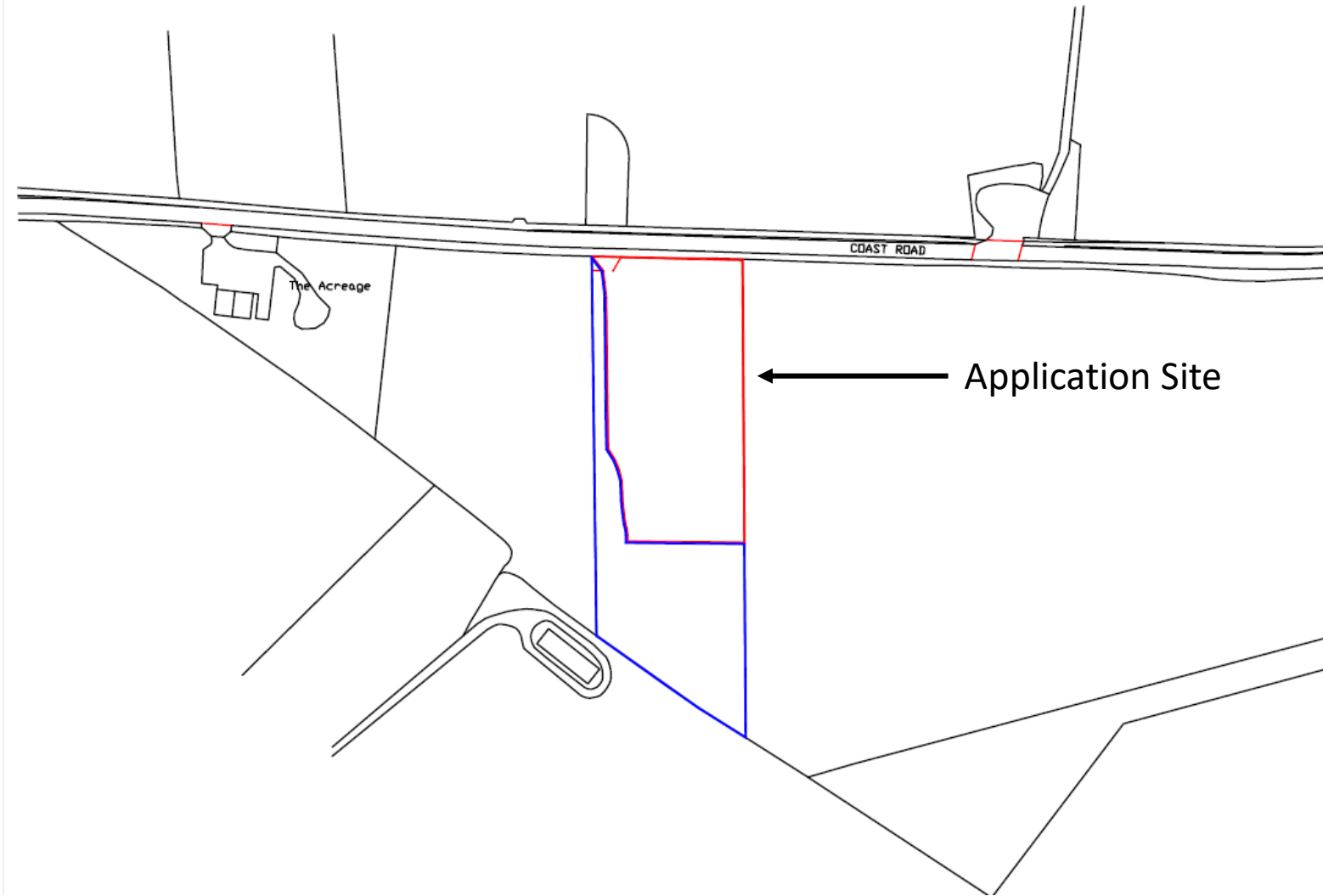


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12 May 2022

SITE LOCATION PLAN



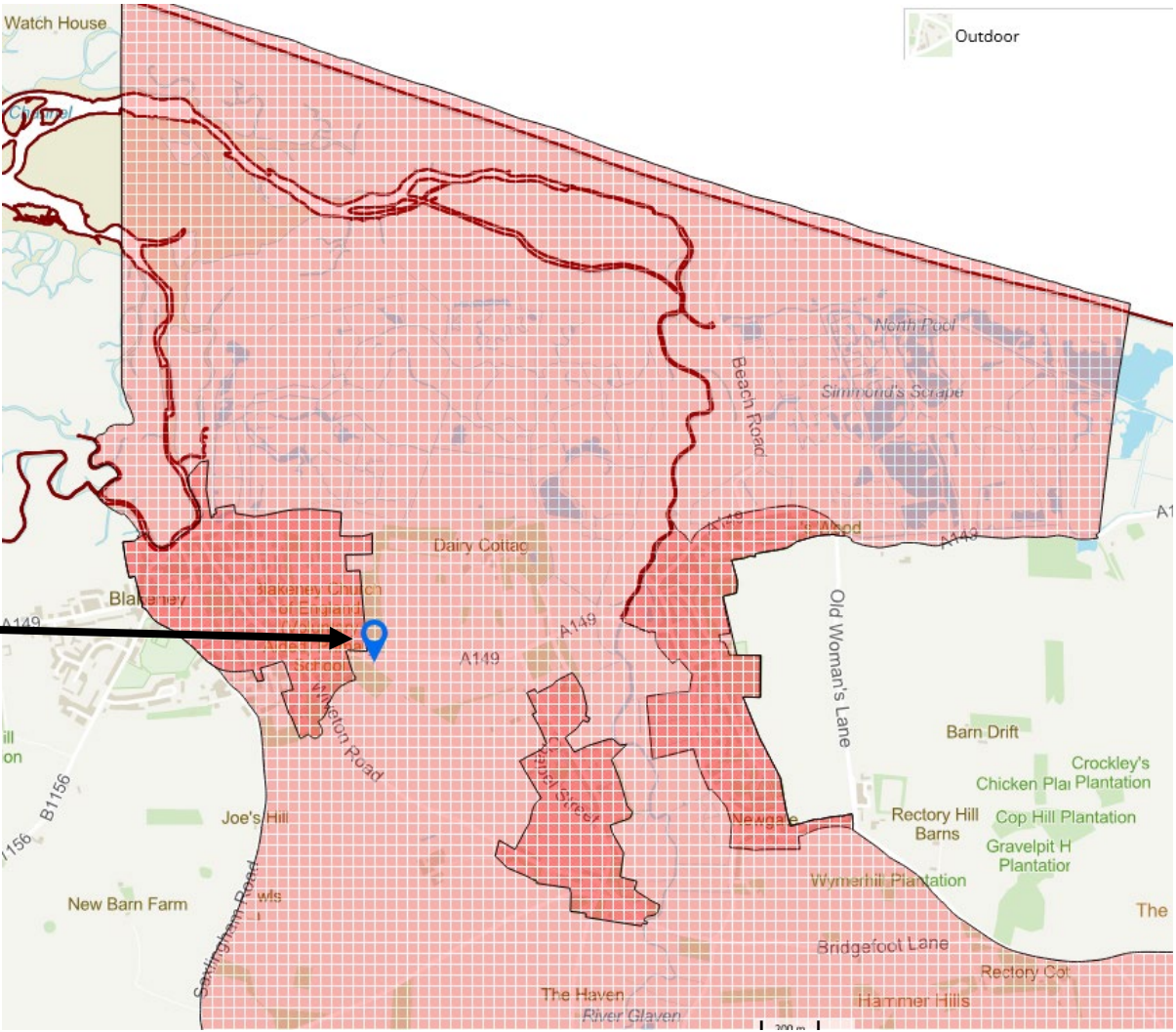
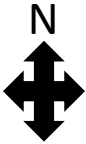
AERIAL PHOTOGRAPH



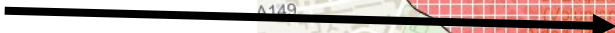
← Coast Road

← Application Site

Conservation Area Boundary

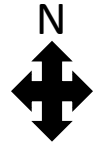
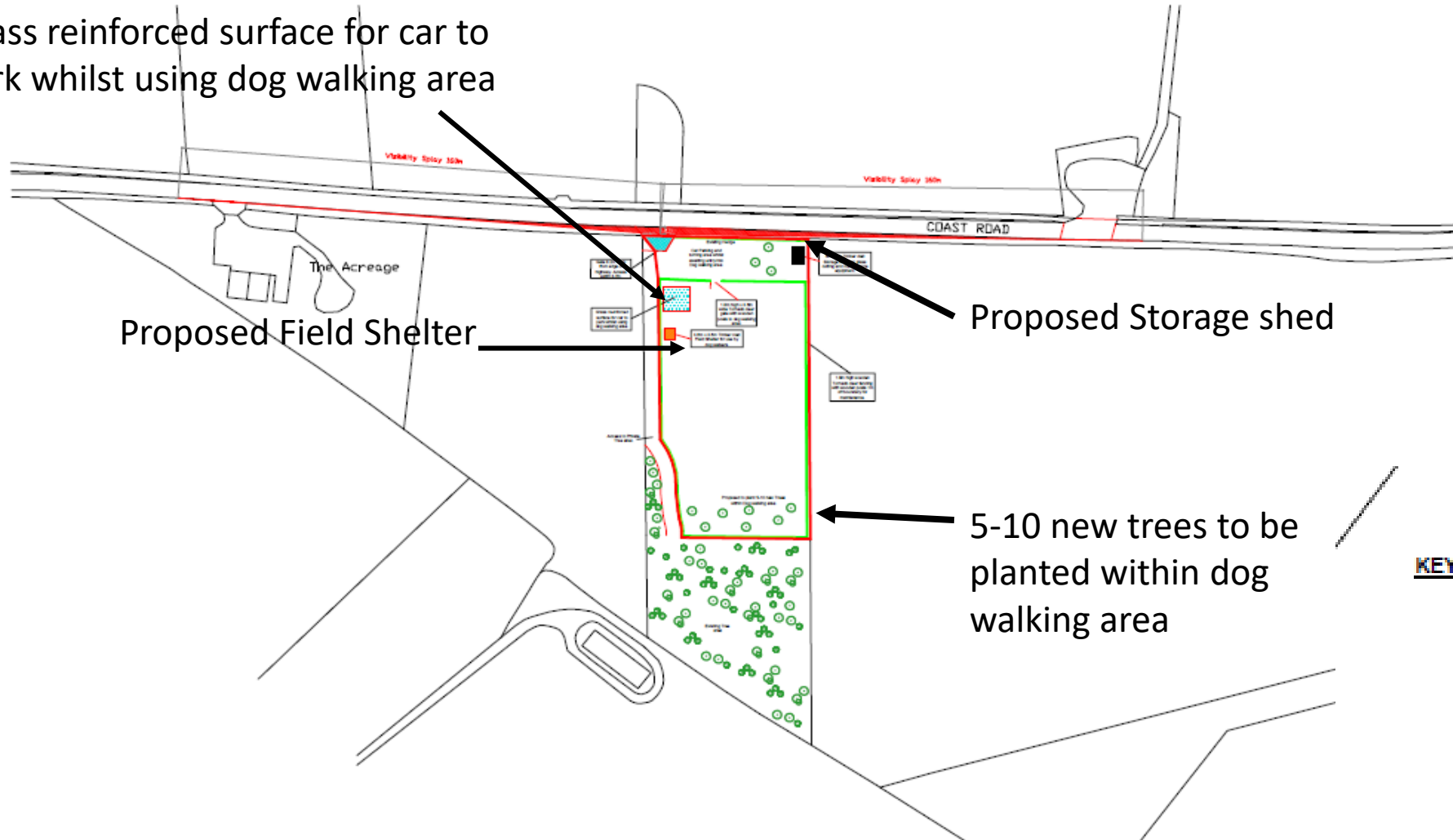


Application Site



BLOCK PLAN

Grass reinforced surface for car to park whilst using dog walking area







Proposed Field Shelter

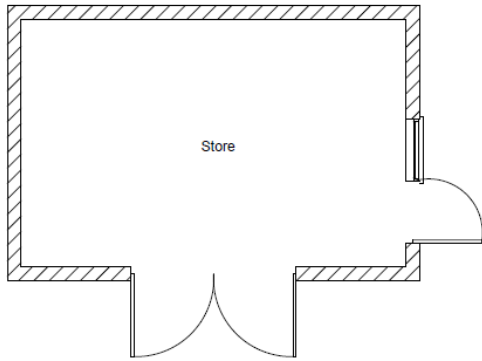
Proposed Storage shed

5-10 new trees to be planted within dog walking area

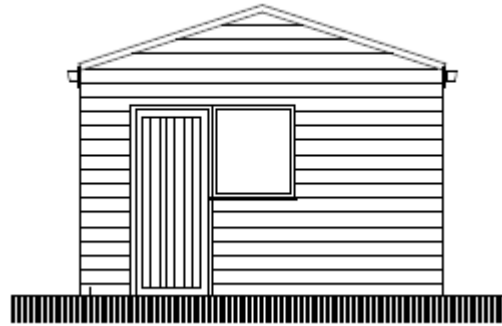
KEY:

-  Visibility Splay
-  Vehicle access
-  Site Boundary
-  Dog walking area - 1.8m high Torado deer fence

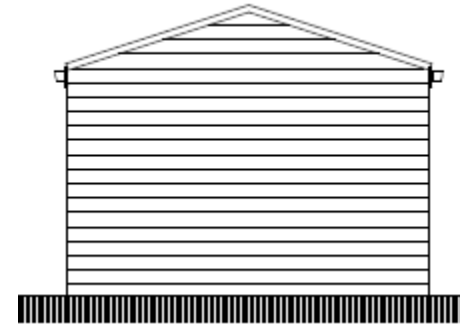
PROPOSED TIMBER STORAGE SHED – ELEVATIONS AND FLOOR PLAN



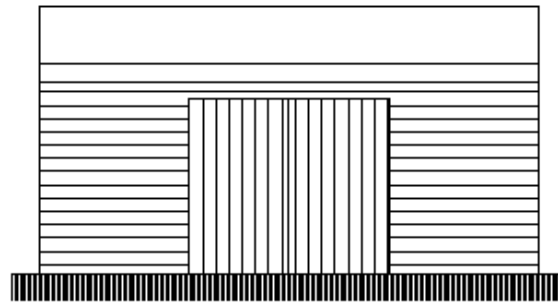
Floor Plan



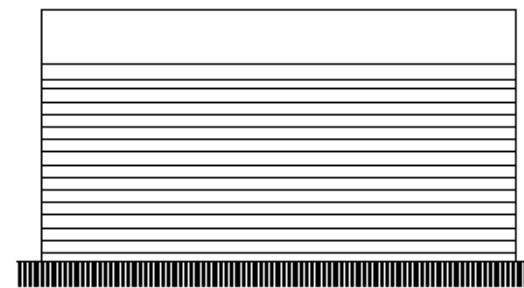
South Elevation



North Elevation



West Elevation



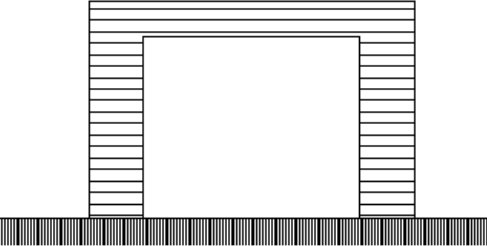
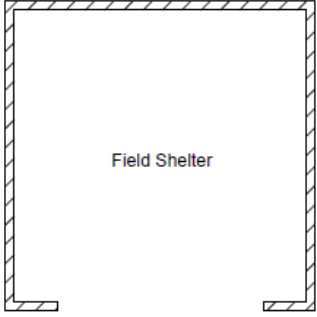
East Elevation

Proposed Materials:

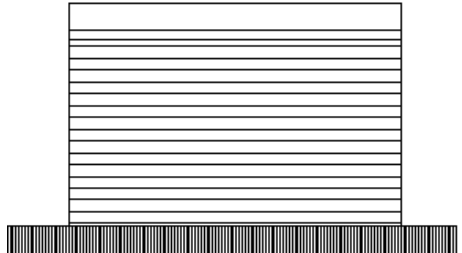
1. Walls - Timber, brown.
2. Roof - Grey shed roofing felt.
3. Doors/windows - Timber, brown.



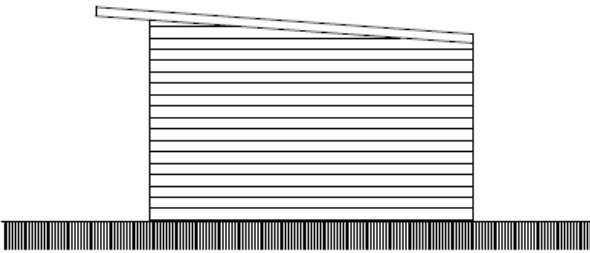
PROPOSED TIMBER FIELD SHELTER – ELEVATIONS AND FLOOR PLAN



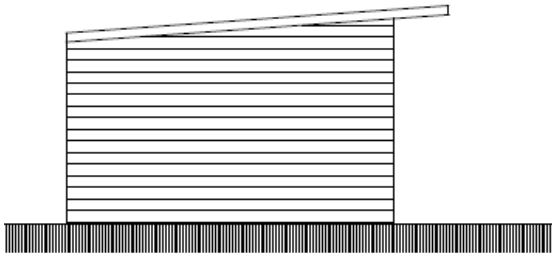
East



West



South



North

- Proposed Materials:
- 1. Walls - Timber, brown.
 - 2. Roof - Grey shed roofing felt.

Entrance gate/Site frontage



View from Entrance Gate looking east





View looking east



View towards access



View looking north towards Coast Road



View from the Coast Road

Application Site



View from the Coast Road looking west



Application site

Examples of typical deer fencing





KEY ISSUES

- Principle
- Design/Impact on heritage assets
- Landscape/Impact within AONB
- Amenity
- Highway Impact

RECOMMENDATION

APPROVE subject to the following conditions:

- Time limit for implementation
- Approved plans
- Prior to first use a management plan shall be submitted and agreed by the Local Planning Authority
- The use of the site shall be for the purposes of dog walking/exercise only and not by groups, clubs, training classes, dog shows or other similar related activity
- Prior to first use, full details of the proposed fencing and new native hedgerow/tree planting shall be submitted to and agreed in writing by the Local Planning Authority.
- Full details of any external lighting to be submitted to and agreed in writing with the Local Planning Authority.
- Operating hours

Informative advising the applicant that businesses require a Trade Waste contract to dispose of all waste associated with commercial activities as stated in the Environmental Protection Act 1990, Section 34.

Informative advising the applicant that any new signage would require separate advertisement consent

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