

APPLICATION REFERENCE: PF/21/2711

LOCATION: Land at New Barn Farm,
Saxlingham Road, Blakeney, Holt, NR25 7PD
PROPOSAL: Erection of new agricultural
worker's dwelling

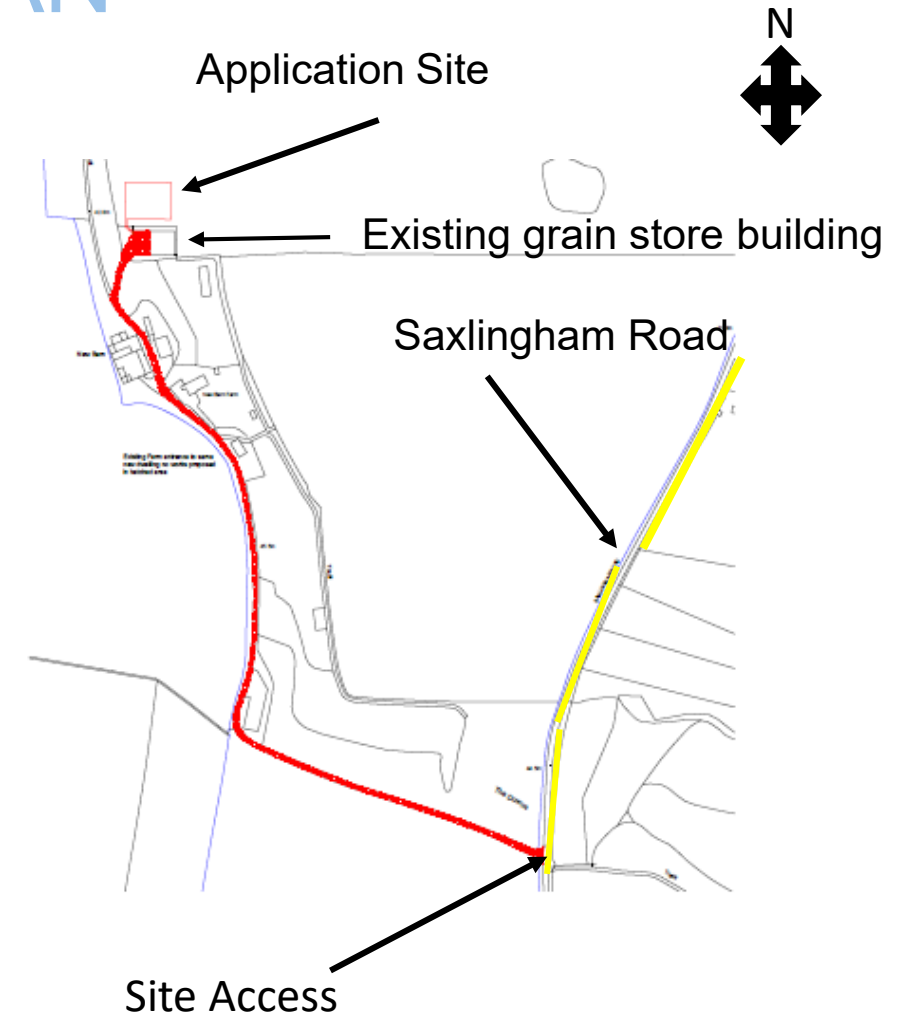
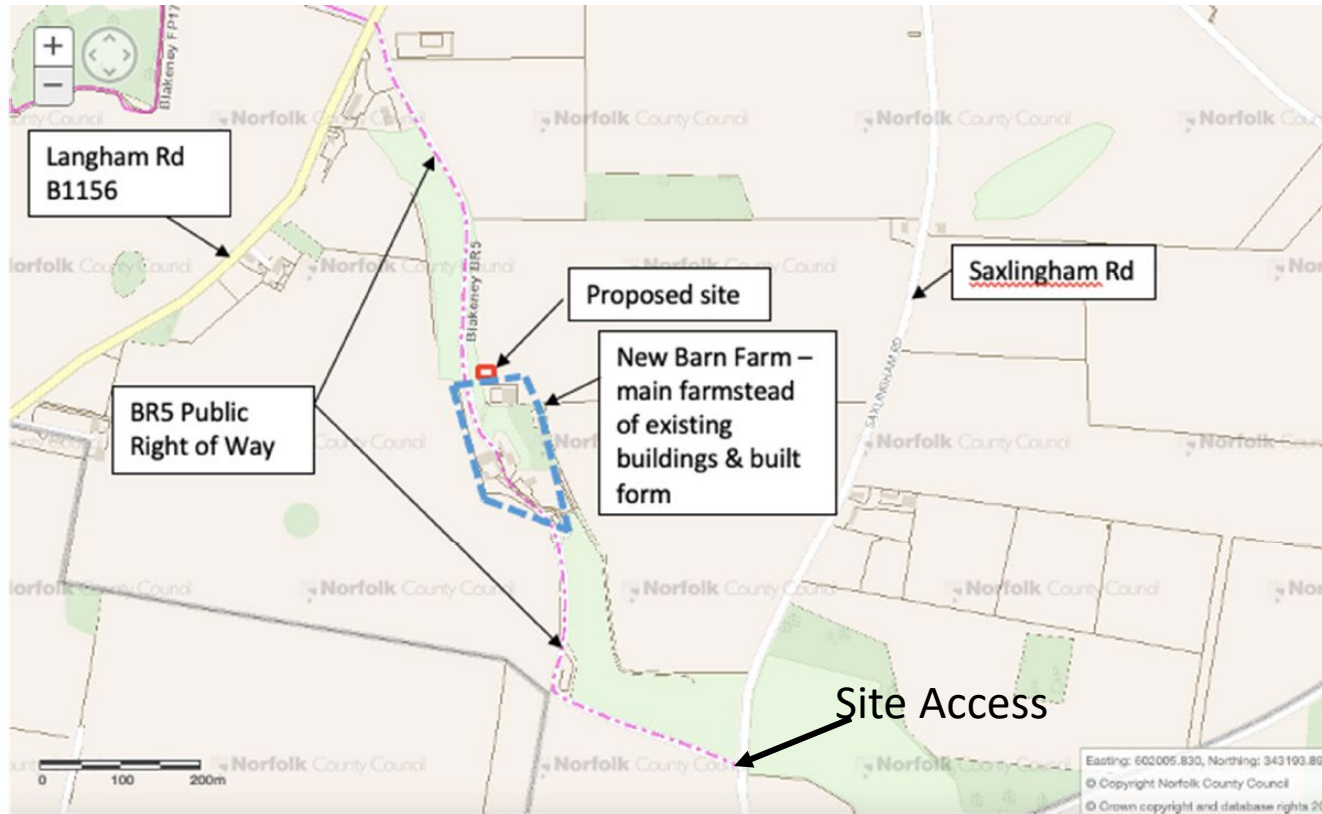


NORTH
NORFOLK
DISTRICT
COUNCIL

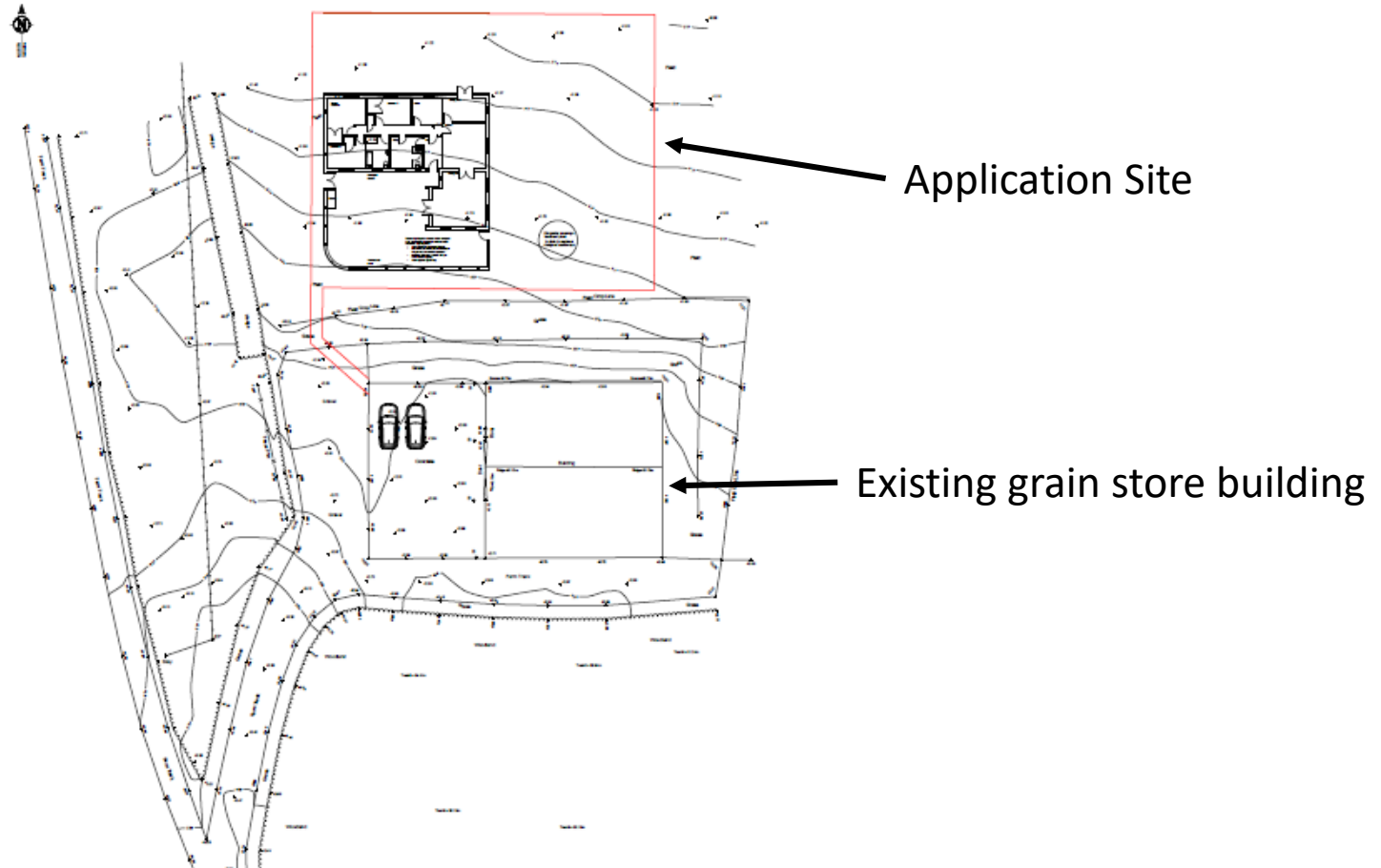
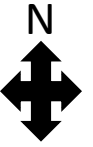
north-norfolk.gov.uk

9 June 2022

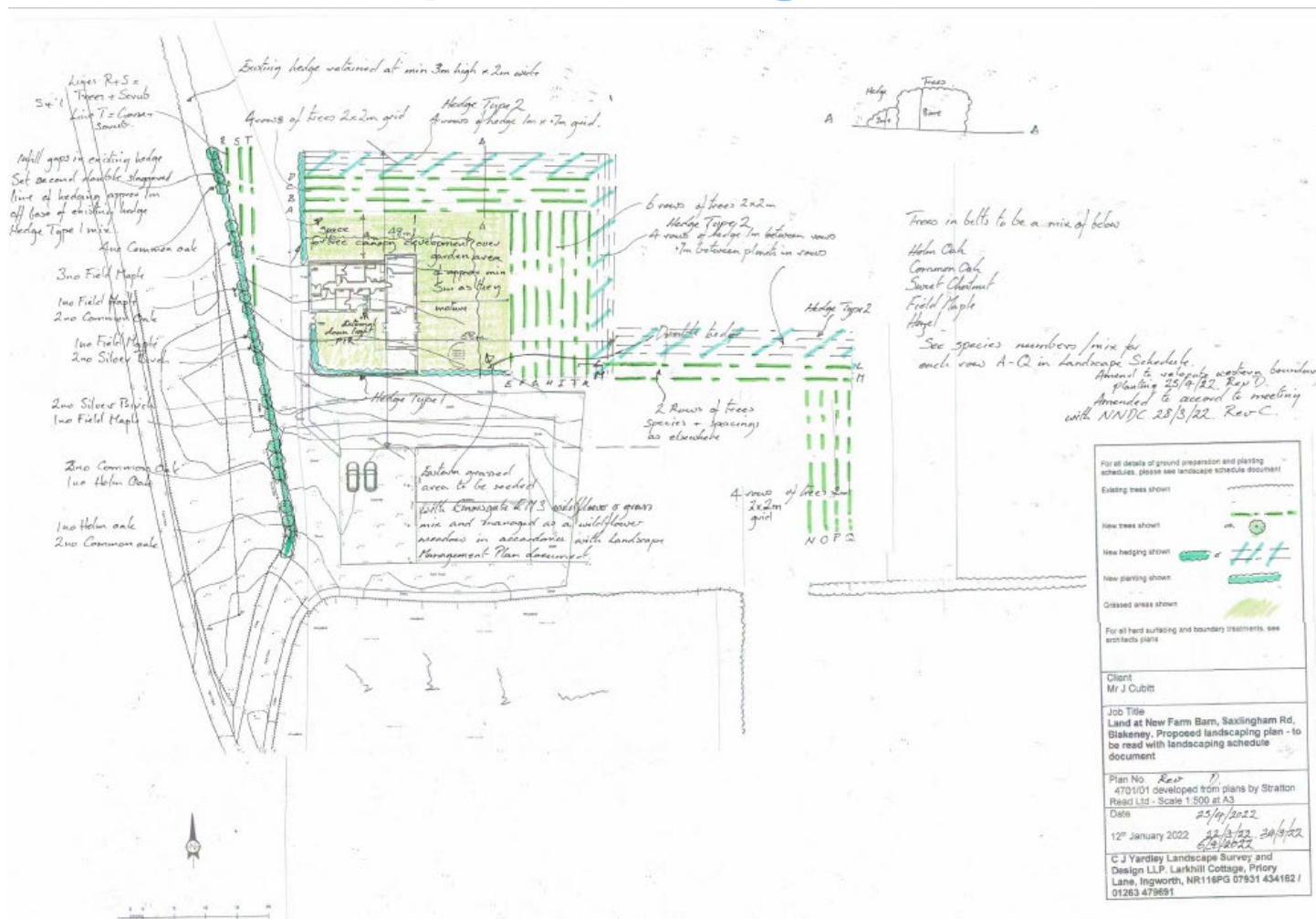
SITE LOCATION PLAN



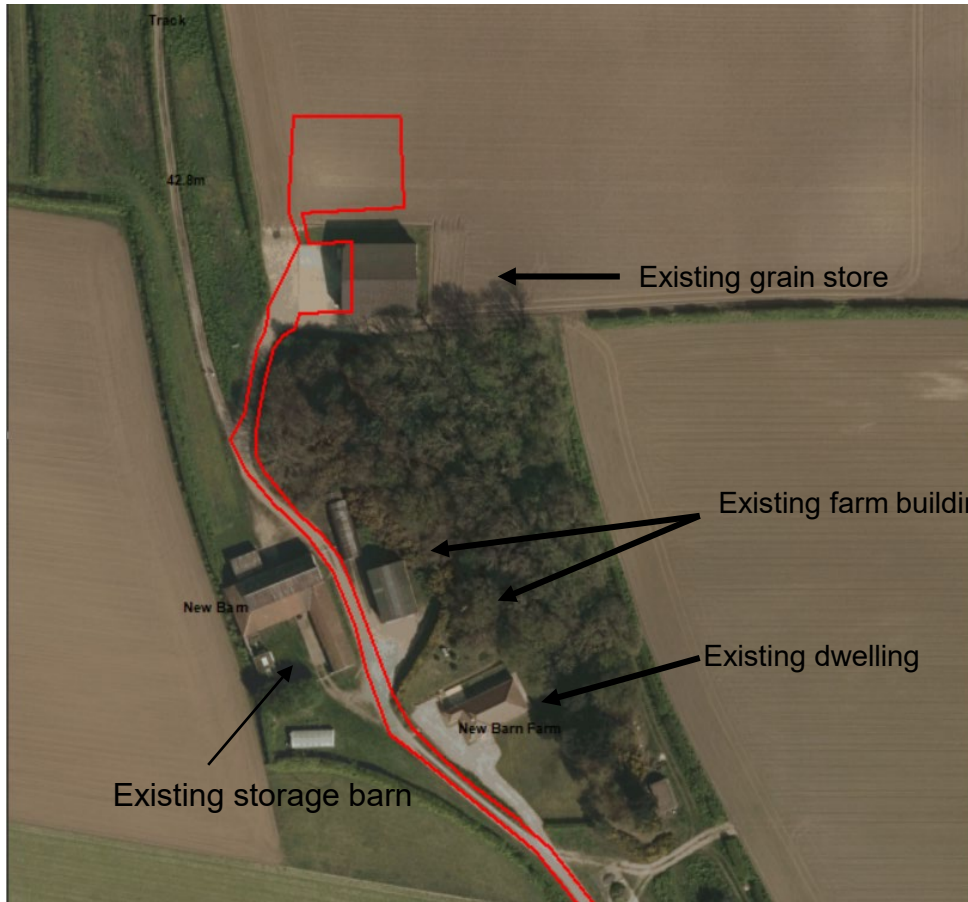
SITE LAYOUT PLAN



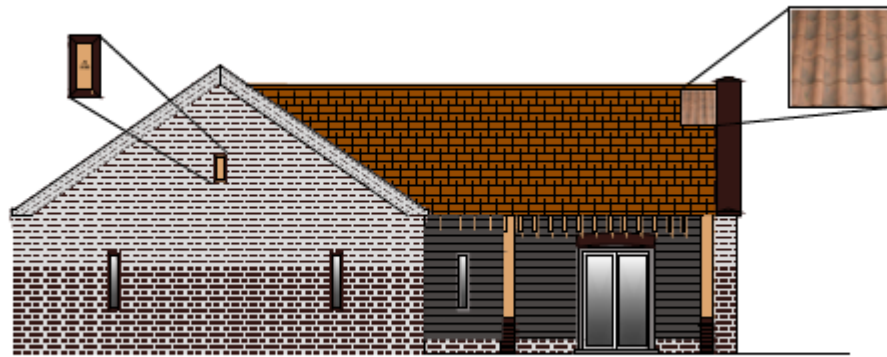
Extract from Landscaping Schedule and Landscape Management Plan



AERIAL PHOTOGRAPHS



WEST AND EAST ELEVATIONS

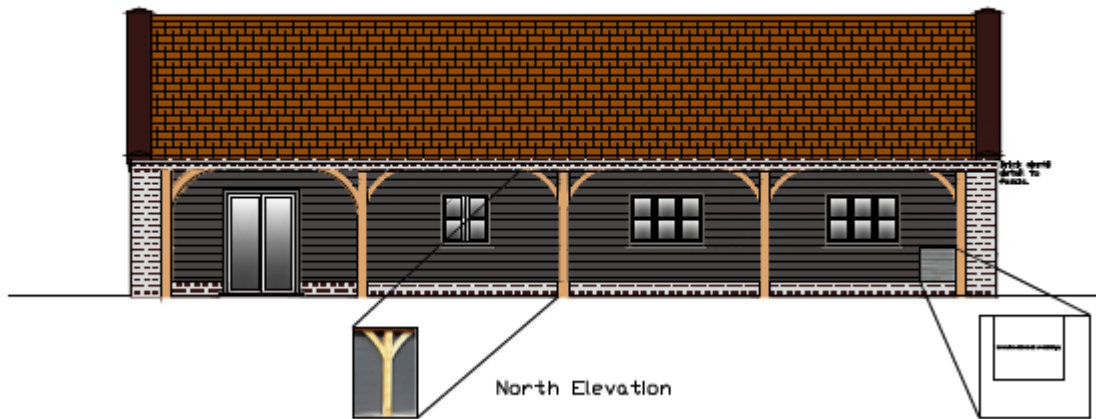


West Elevation

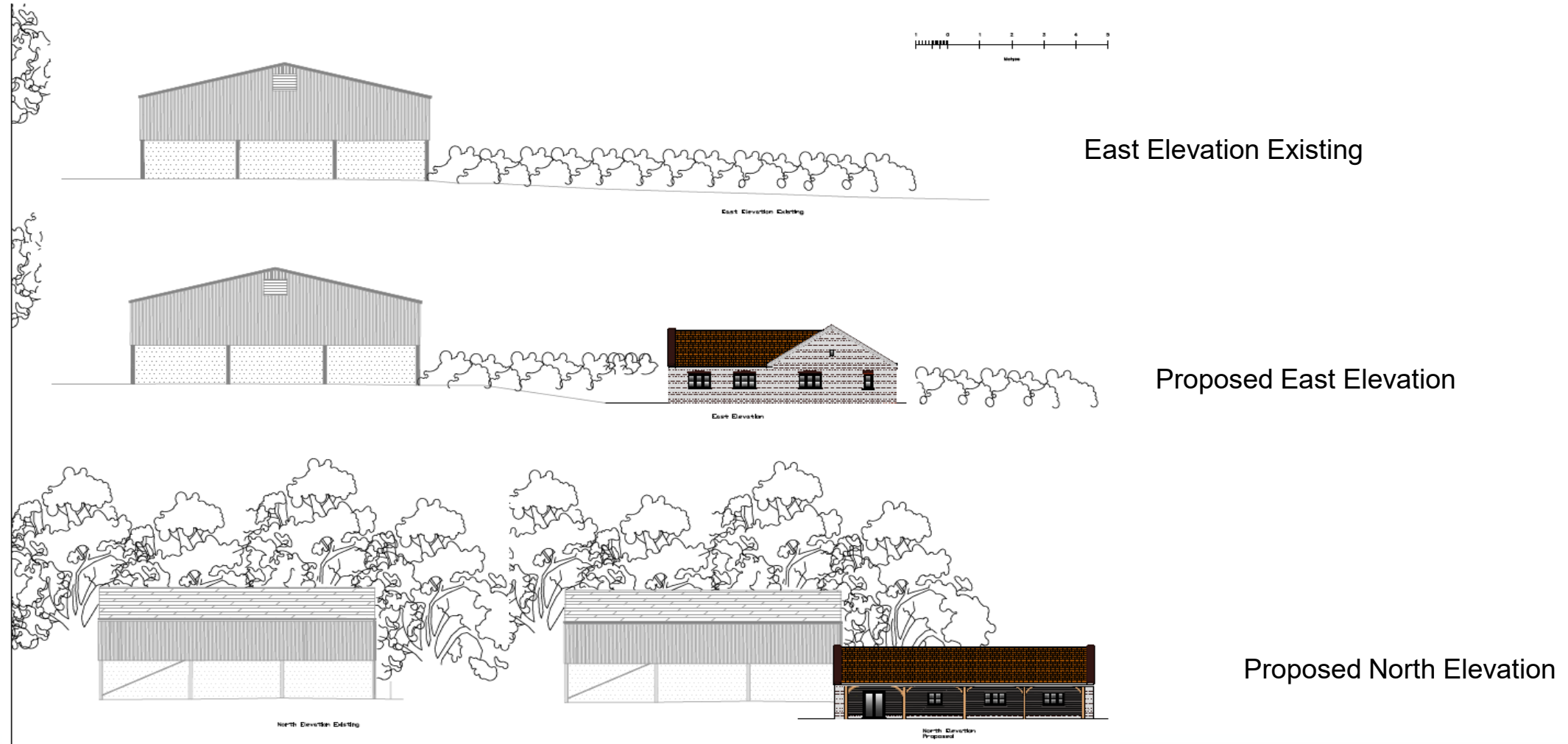


East Elevation

NORTH AND SOUTH ELEVATIONS



Relationship of new dwelling with existing grain store building



View looking north



Views looking south towards New Barn Farm



View looking east



View north-west



View looking east



Existing dwelling and storage building from access track



View of existing farm buildings from access track



Access to New Barn Farm



Saxlingham Road

KEY ISSUES

Principle

Landscape/Impact on the Norfolk Coast AONB and Undeveloped Coast

Design and appearance

Amenity

Highway Impact

Contaminated Land

Ecology

RECOMMENDATION

Subject to the payment of the required GIRAMS mitigation payment It is recommended that the application be APPROVED subject to the following conditions:

- Time limit for implementation
- Approved plans
- The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in agriculture by Messrs G Cubitt and Sons or a widow or widower or surviving civil partner of such a person, and to any resident dependants.
- External materials
- Implementation of soft landscaping scheme
- A ten year landscape management plan
- The development shall be carried out in full accordance with the submitted Preliminary Ecology Appraisal.
- Remove certain permitted development rights
- Parking and turning area
- External lighting

Final wording of conditions to be delegated to the Head of Planning.