

# APPLICATION REFERENCE: PF/24/1079

LOCATION: Land to the rear of Lidl, Fakenham

PROPOSAL: Erection of a drive-thru restaurant, car parking, landscaping and associated works, including Customer Order Displays

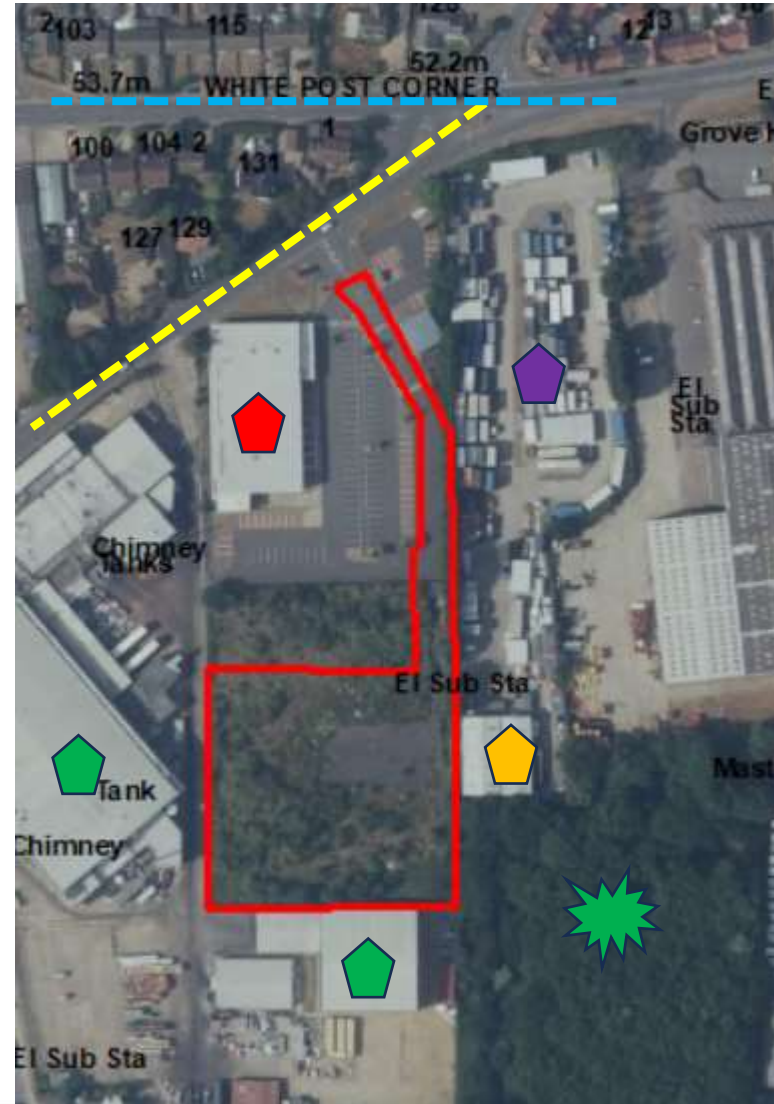
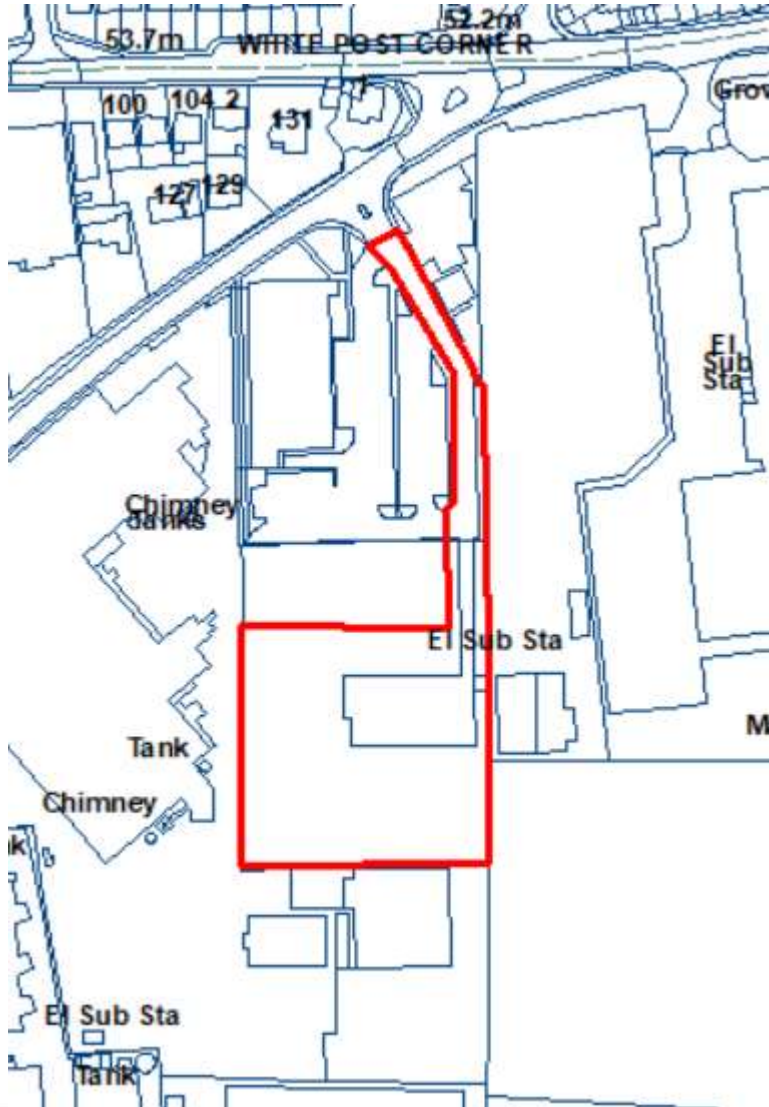


NORTH  
NORFOLK  
DISTRICT  
COUNCIL

[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

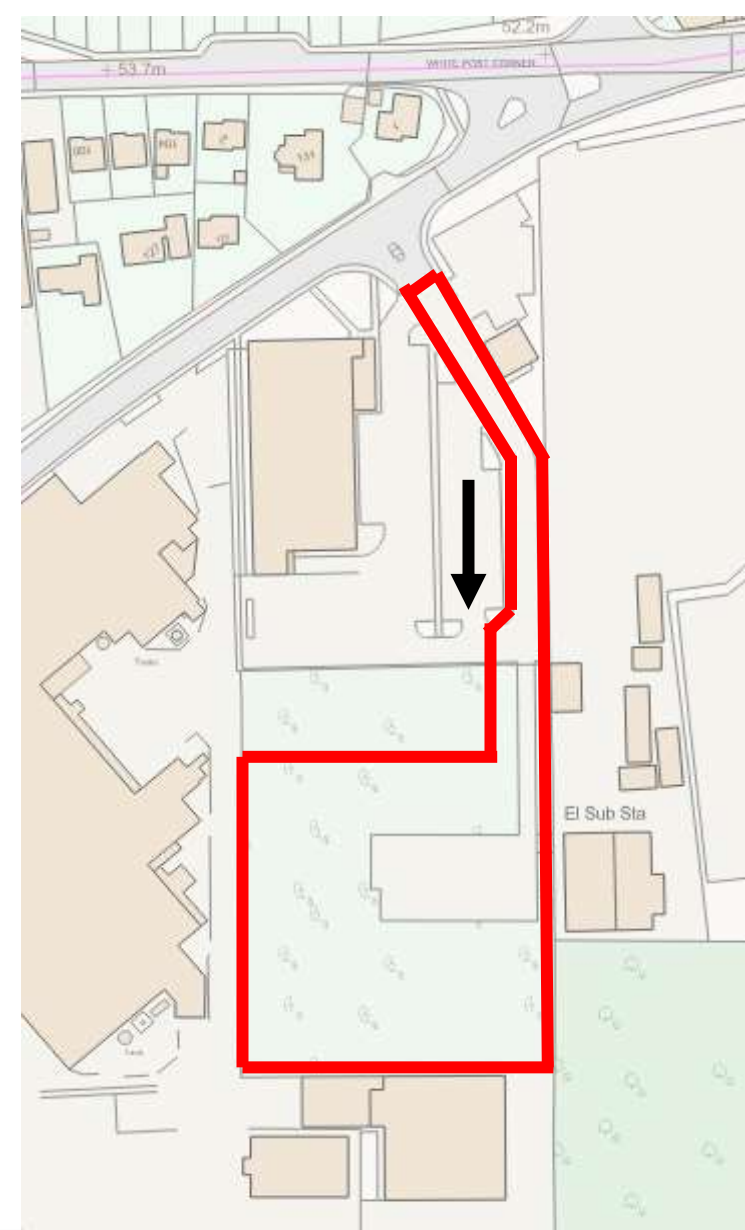
# Site Location

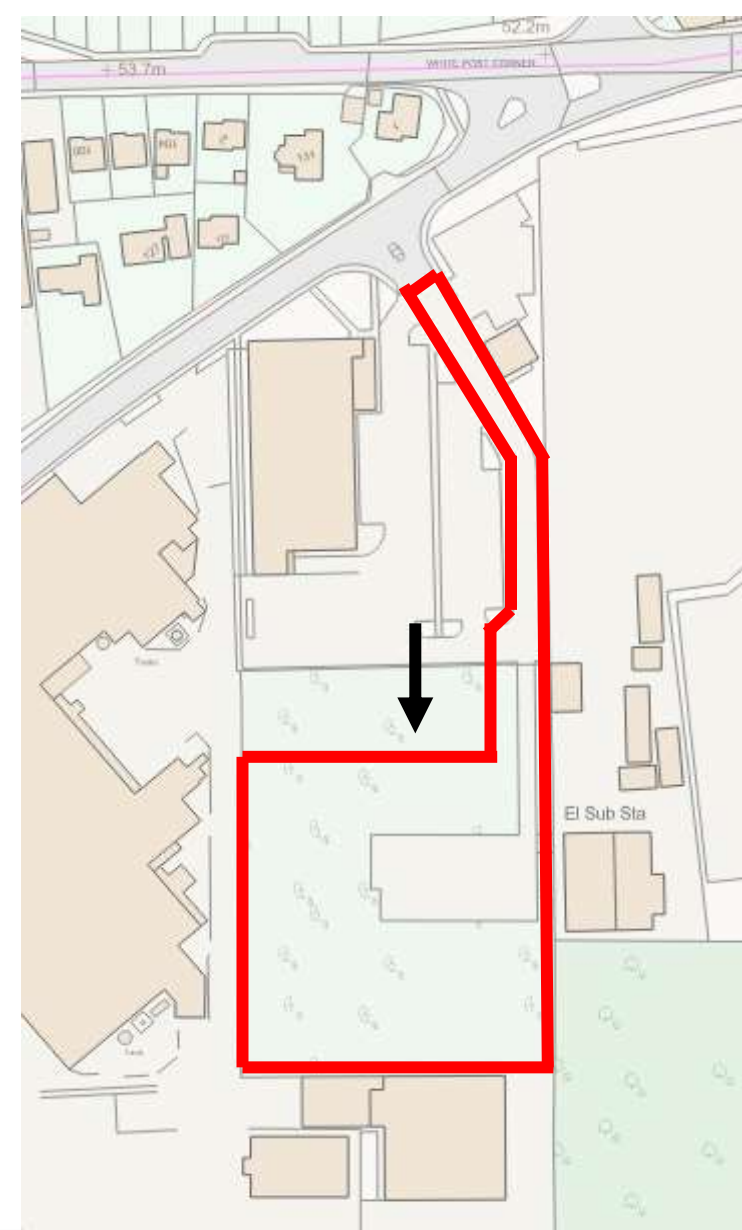
Application Site



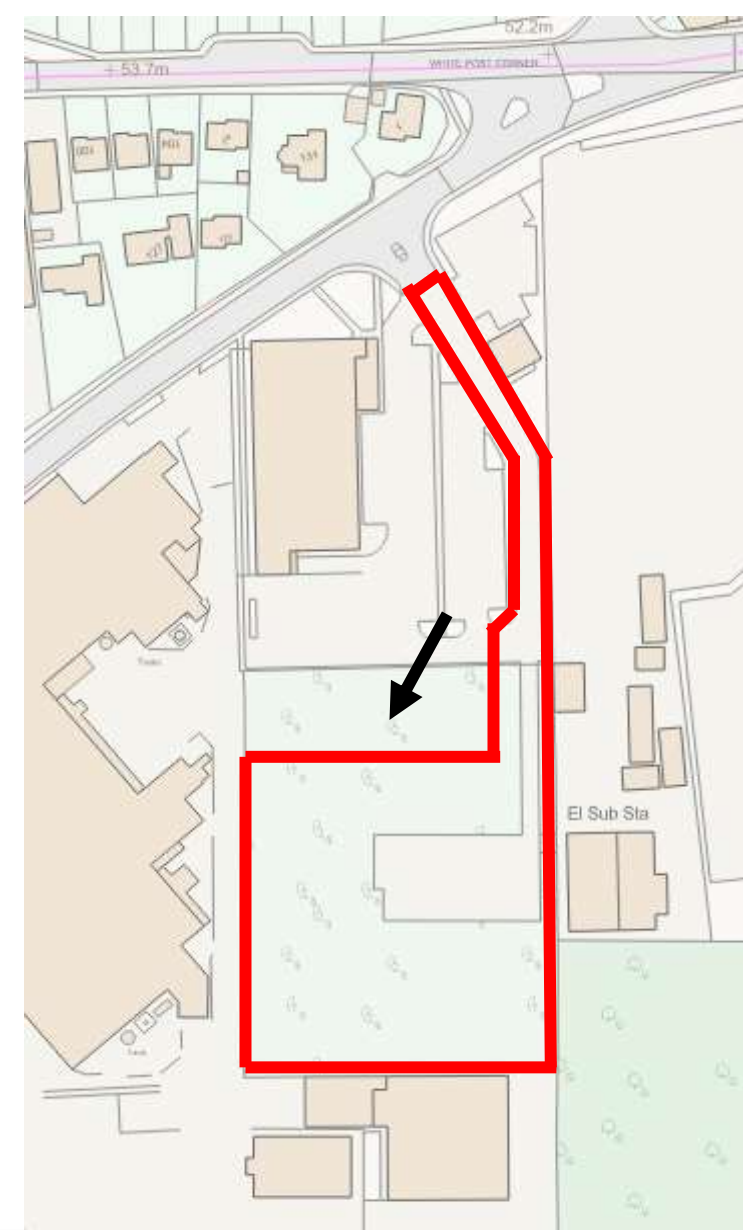
-  Lidl
-  Haynes Daniels
-  Haynes Daniels
-  Storage Units/Containers
-  Workshop
-  Holt Road
-  Greenway Lane
-  Woodland

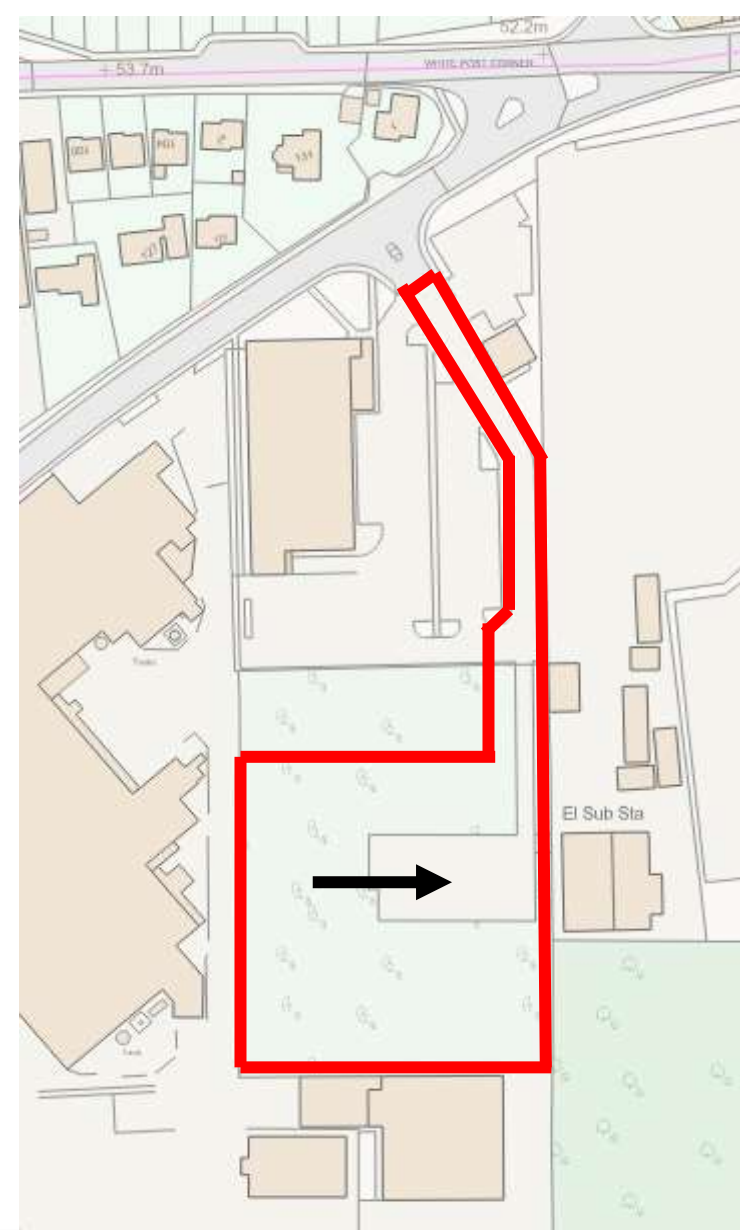




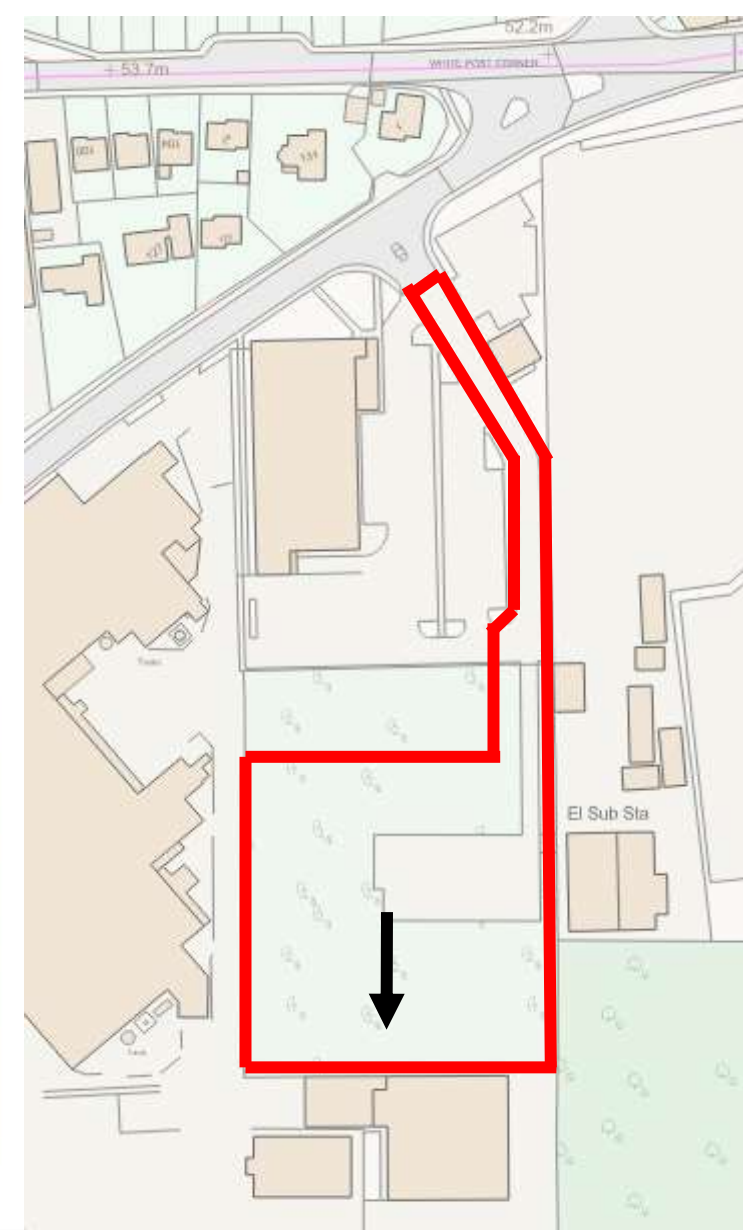




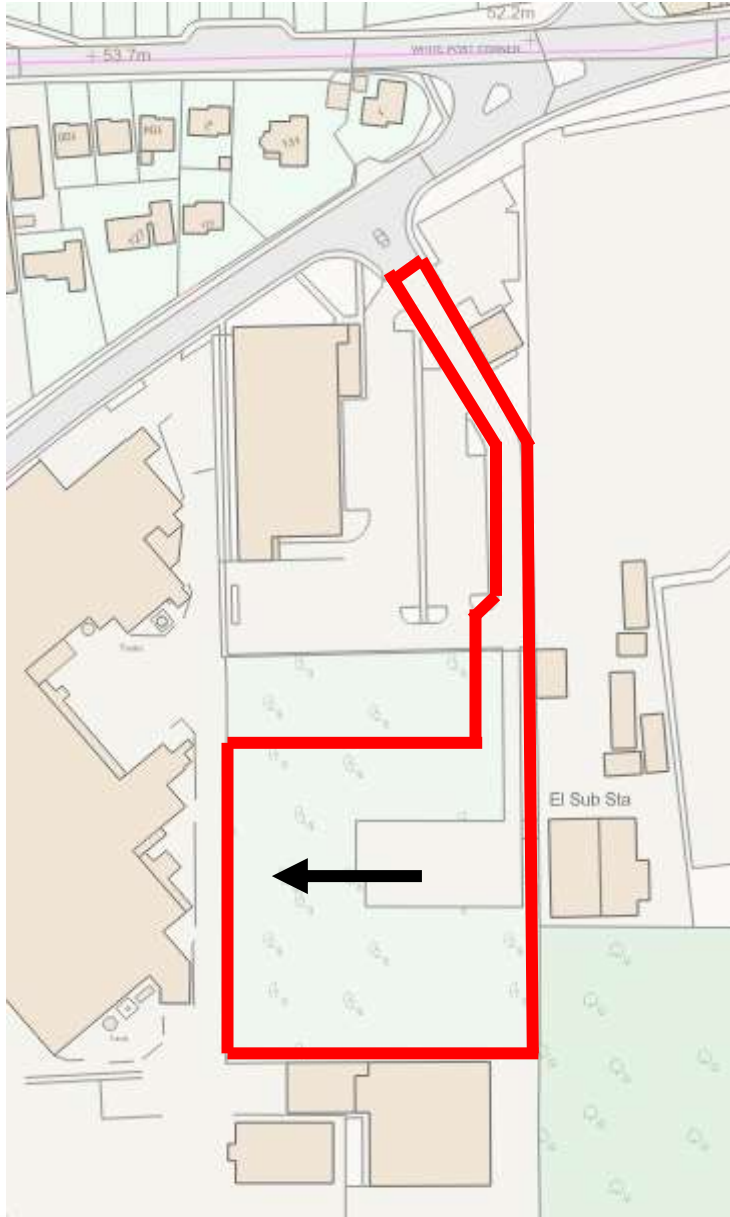






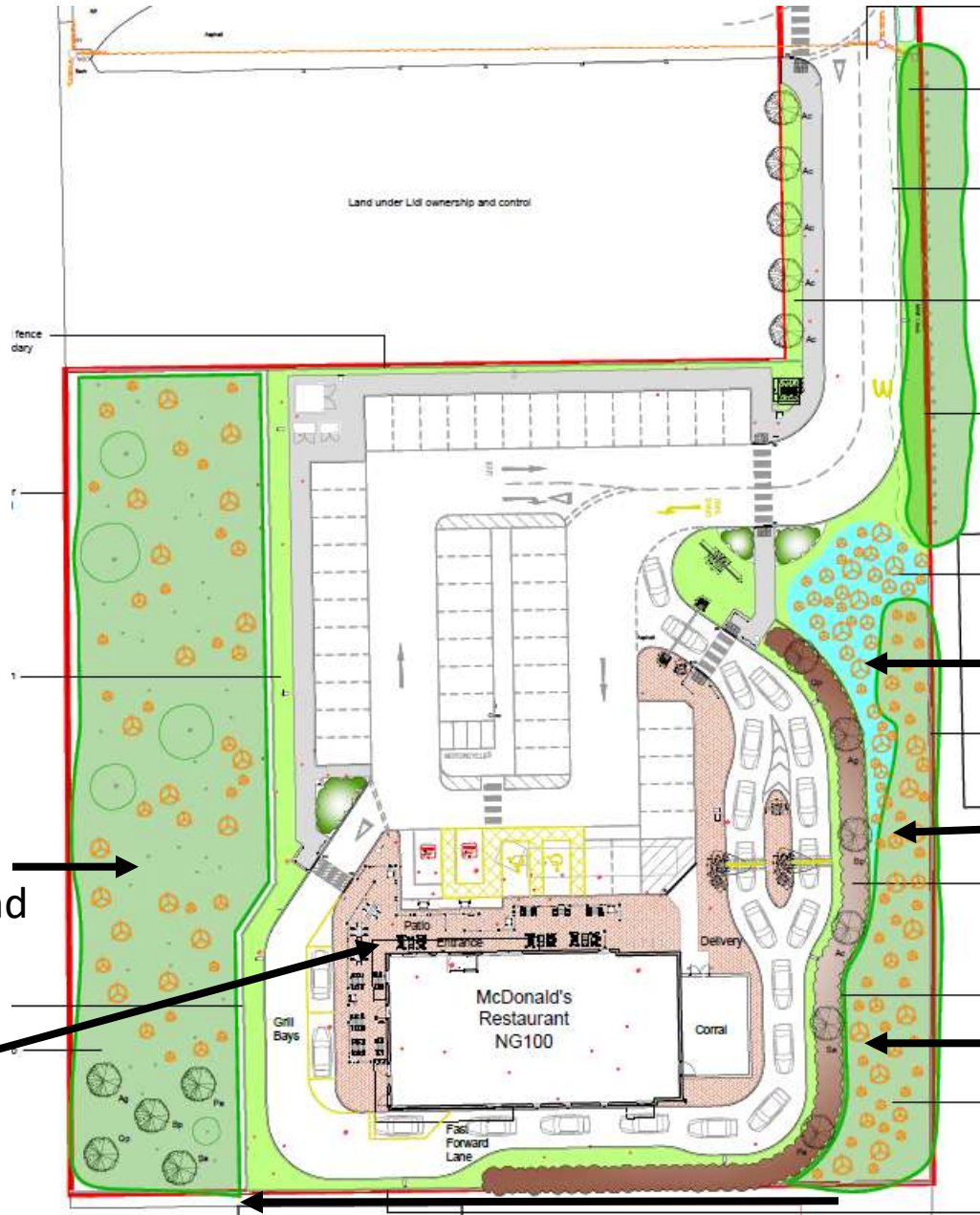








# Proposed Site and Landscaping Plan



Existing Hedge retained

New hedgerow and trees

Drive through

Existing vegetation retained and enhanced

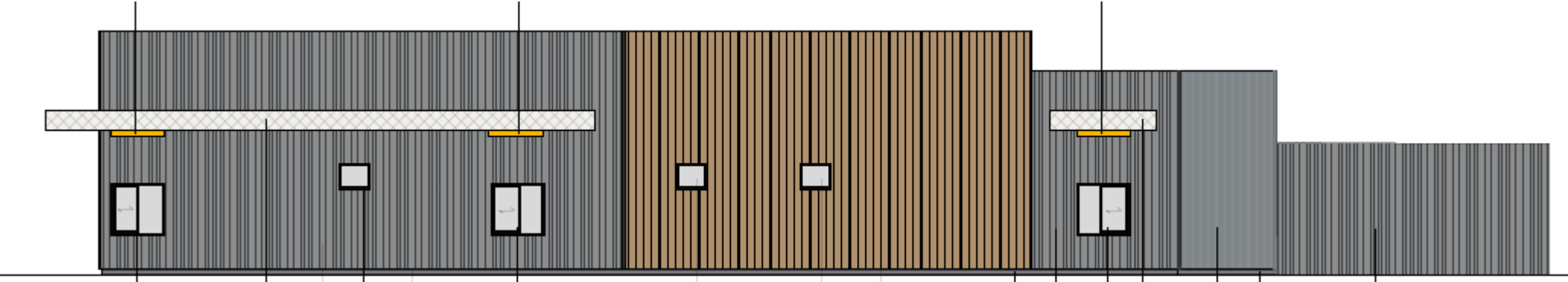
Existing vegetation retained and enhanced

Patio

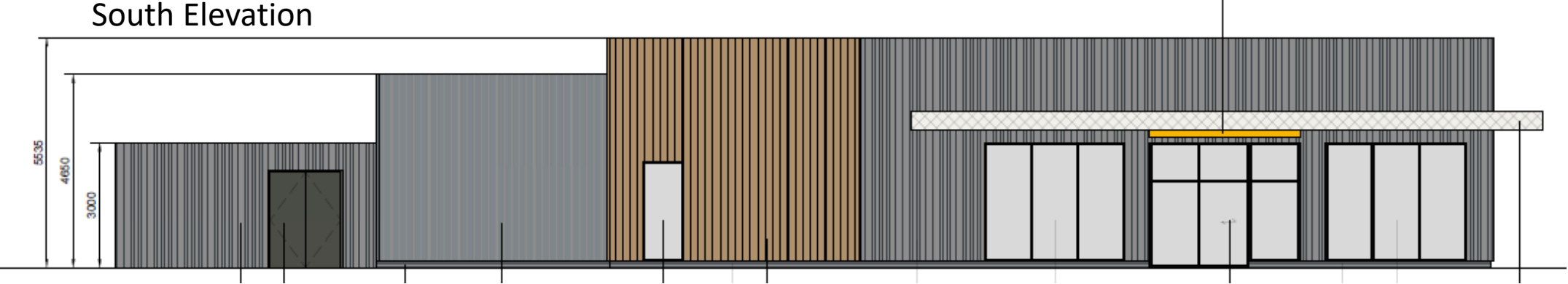
# Access through Lidl



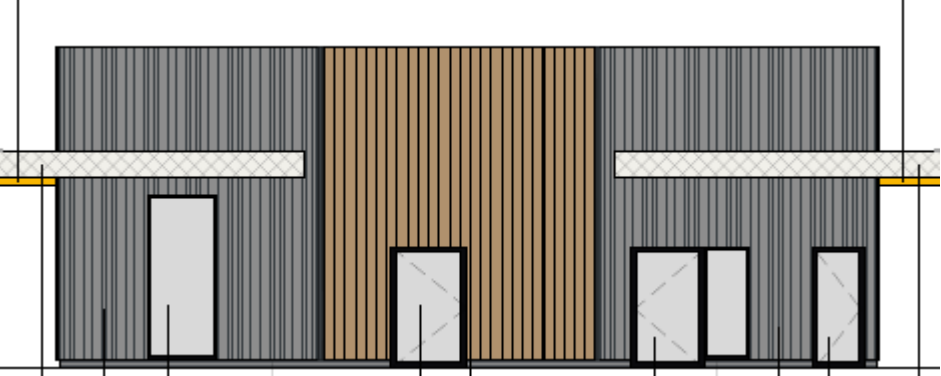
# Proposed Elevations



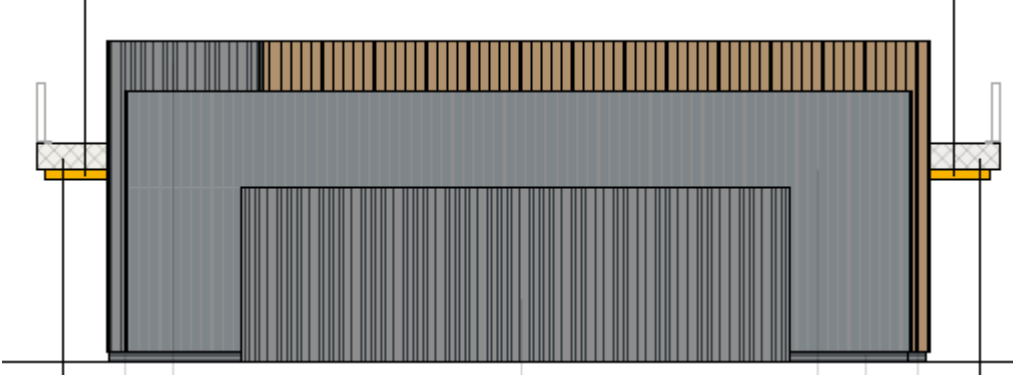
South Elevation



North Elevation



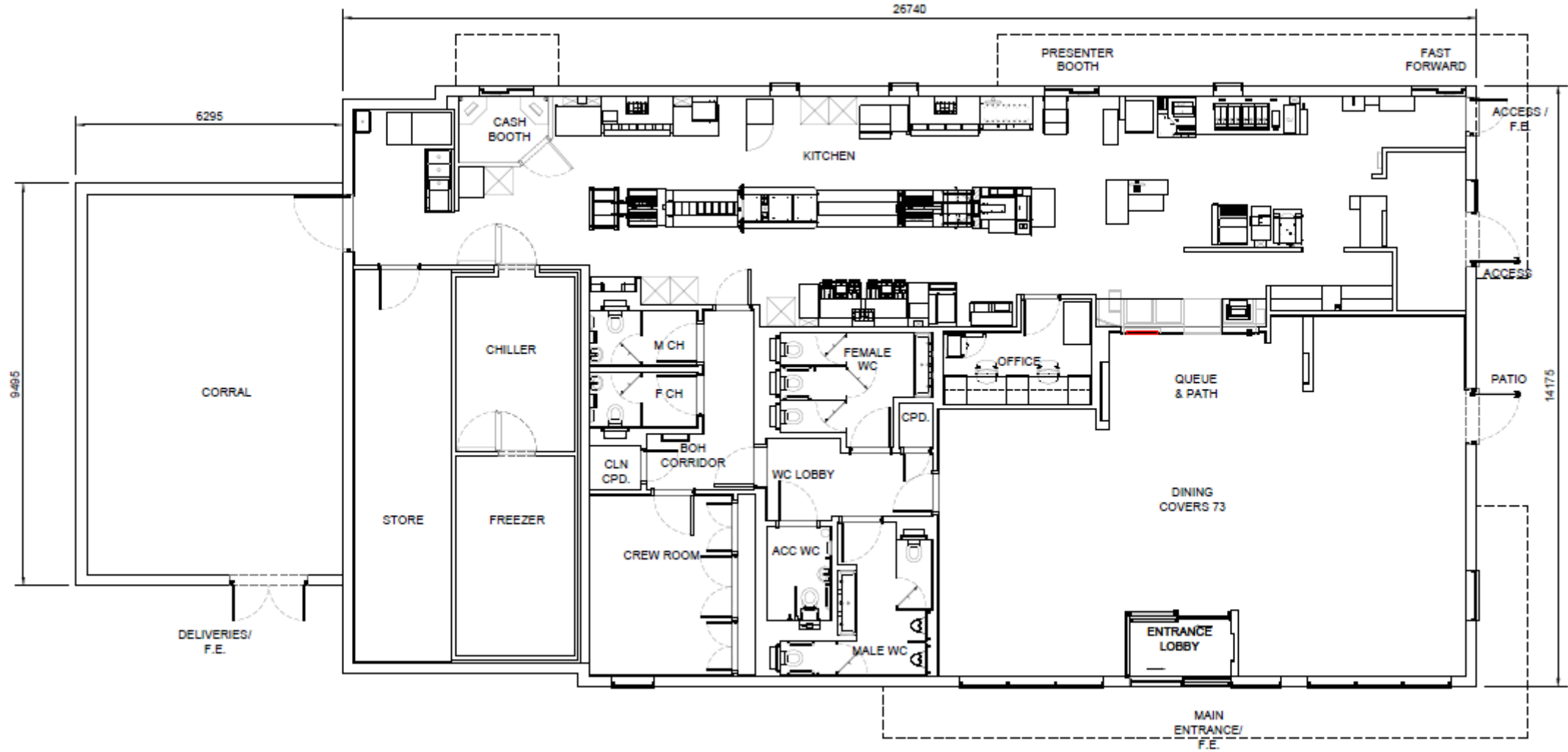
West Elevation



East Elevation



# Proposed Floor Plans



## **Main Issues for Consideration**

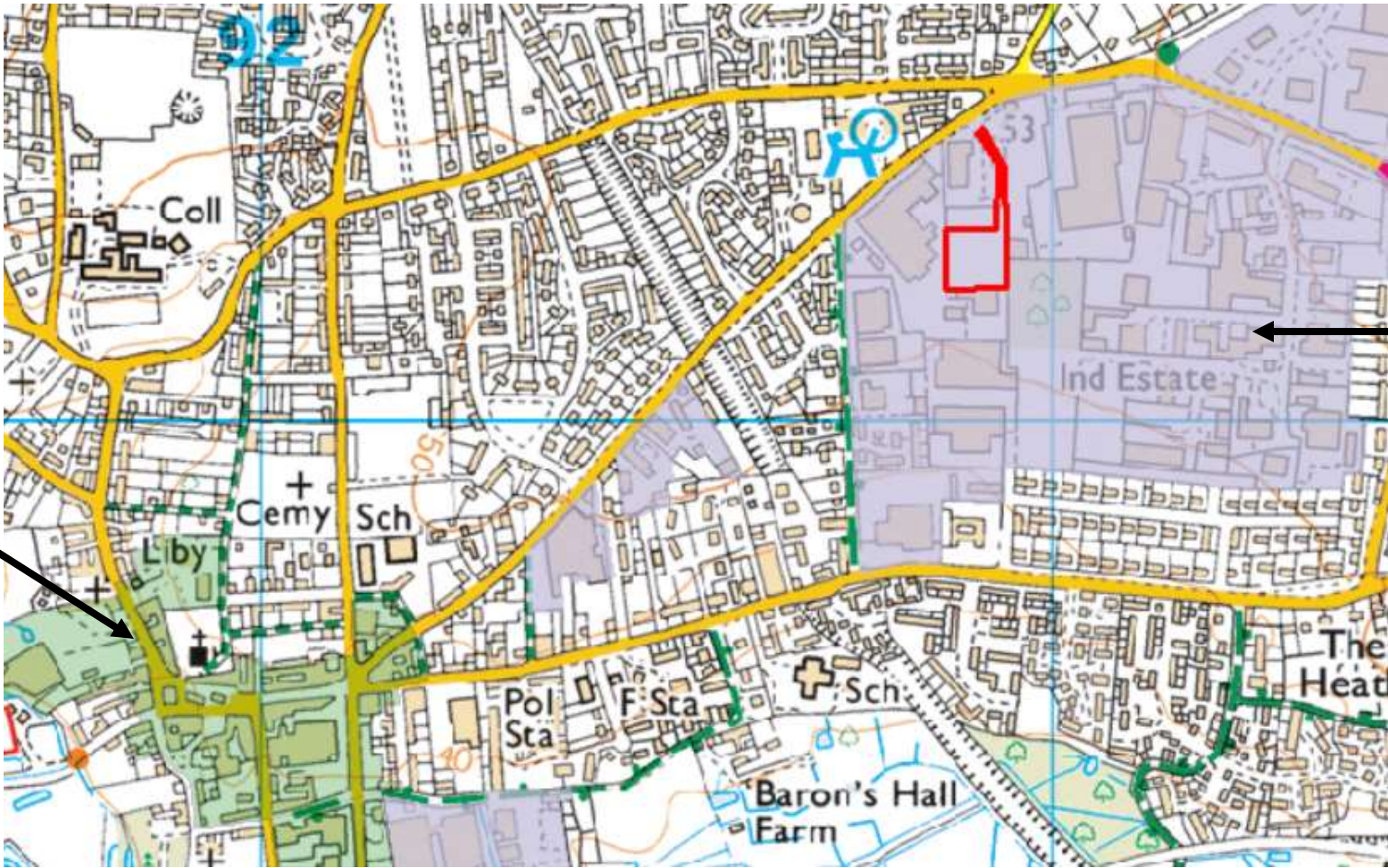
1. Relevant Planning History
2. Principle of Development
3. Impact upon Character and Appearance and design
4. Access, Parking and Highways Safety
5. Ecological Impacts
6. Arboricultural impacts
7. Environmental Considerations (including Residential Amenity, Litter, Noise and Odour)
8. Flood Risk
9. Renewable energy
10. Planning Obligations
11. Emerging Local Plan
12. Conclusion - Planning Balance



# Location and Proximity to Town Centre

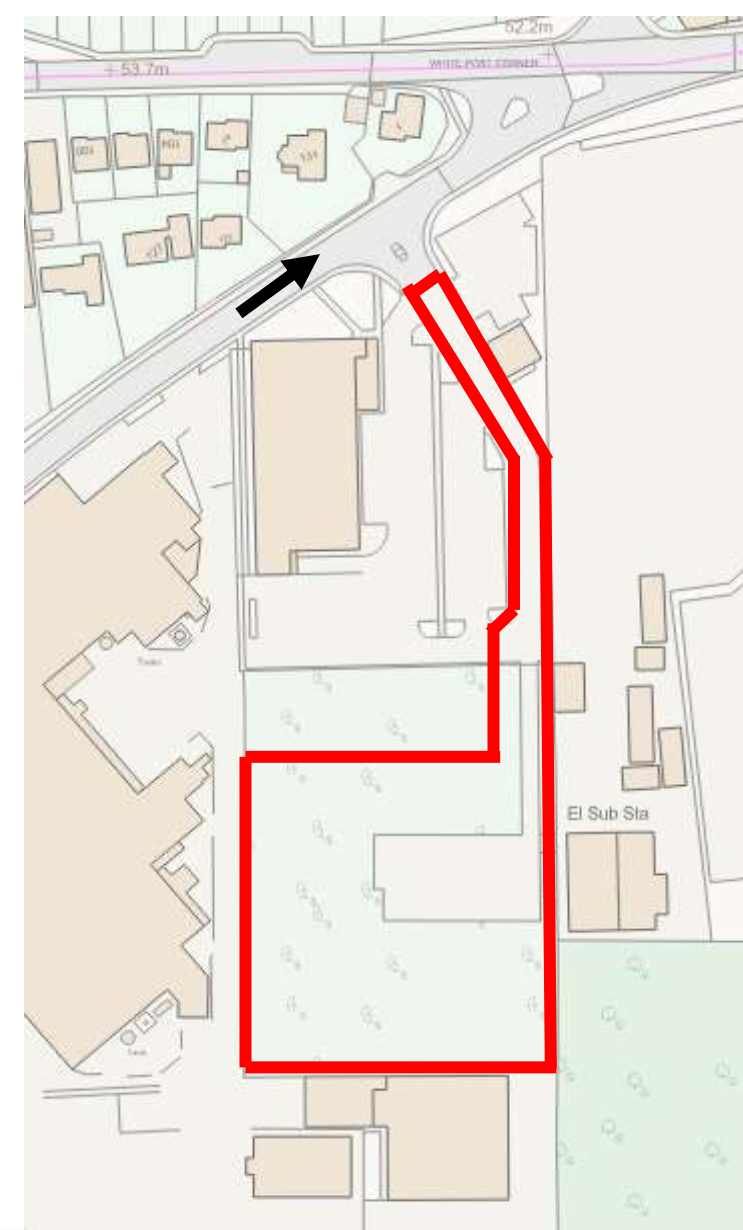
Site relationship with employment area and proximity to town centre.

Town Centre

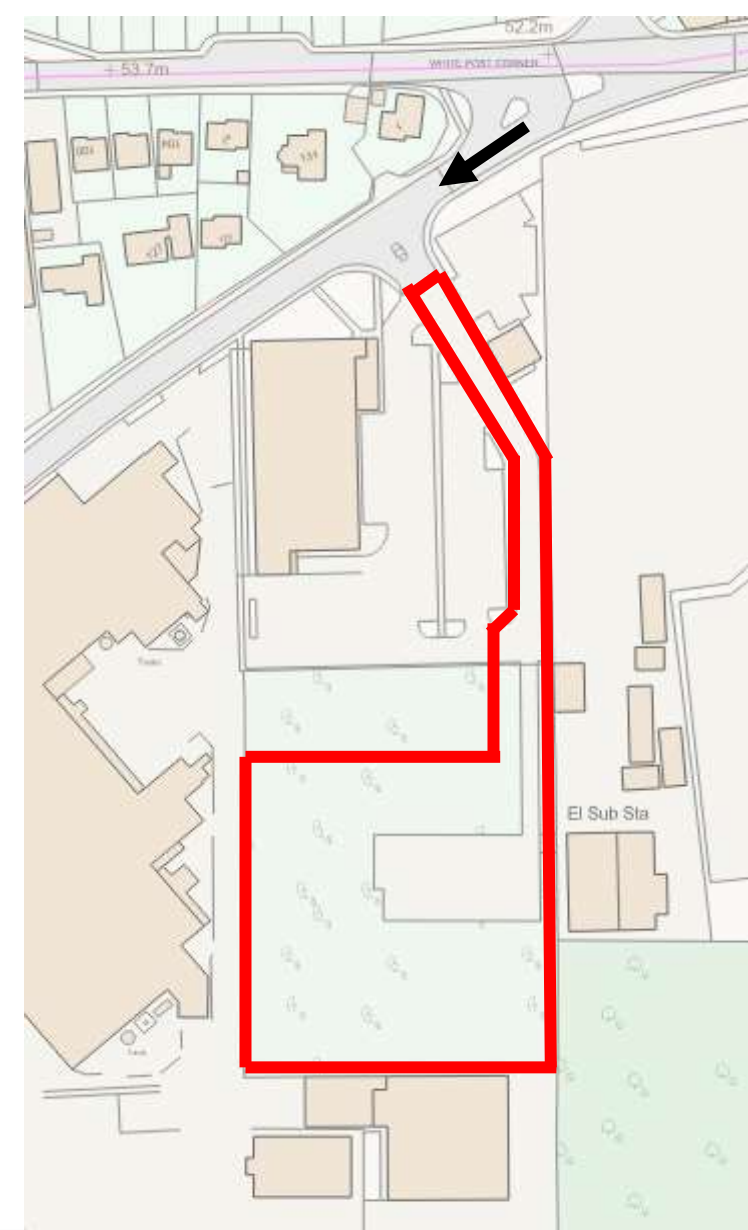


Designated Employment Land

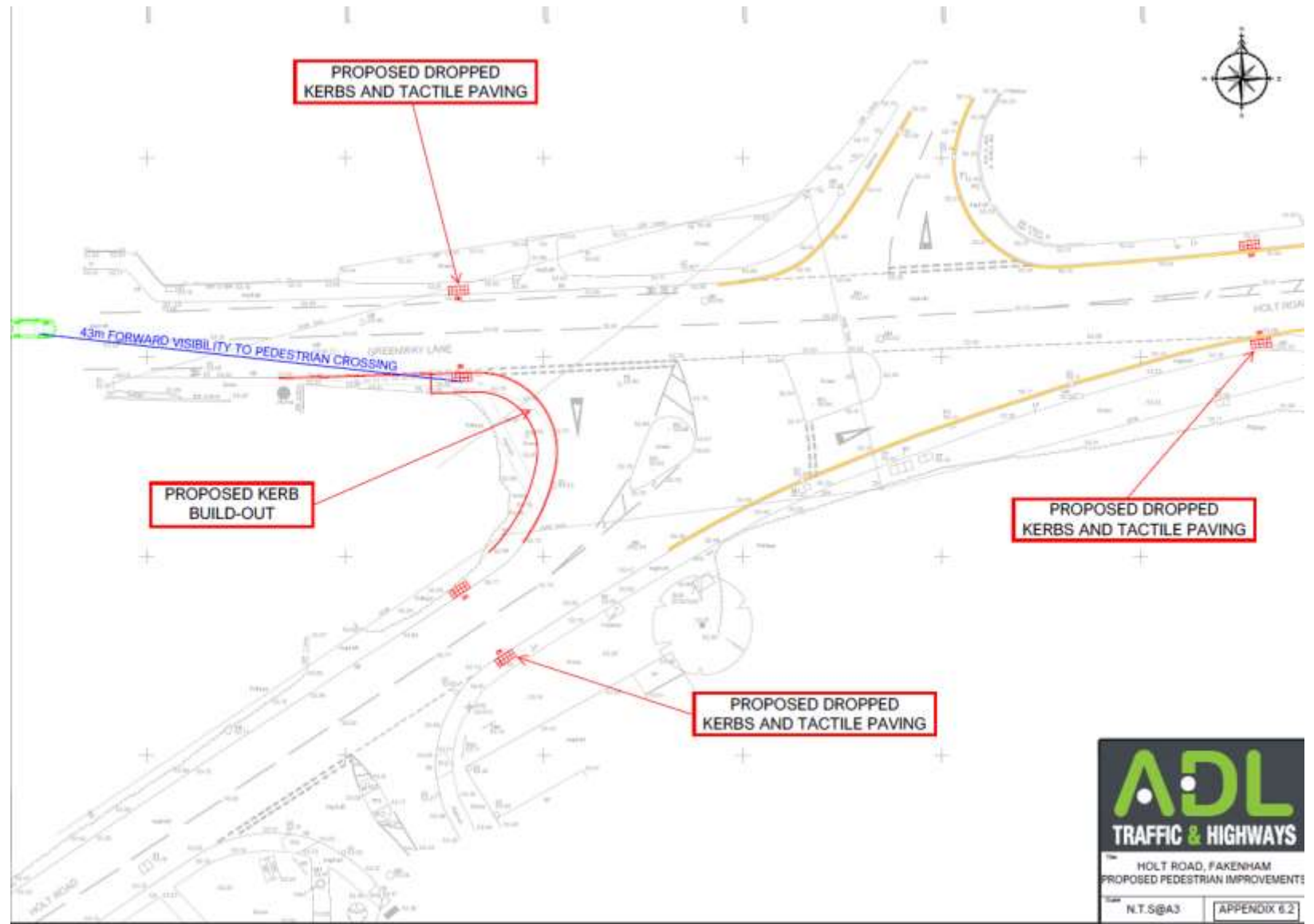








# Highways Improvements





## Recommendation

### APPROVAL subject to

- A) The completion of a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 to cover the provision of litter bin and financial contribution and maintenance.
- B) Conditions to cover the following matters and any others considered necessary by the Assistant Director –

<ol style="list-style-type: none"><li>1. Time limit to three years</li><li>2. To accord with the approved plans</li><li>3. External materials</li><li>4. In accordance with the hard and soft landscaping plan</li><li>5. In accordance with the landscape management plan</li><li>6. On site car parking etc.</li><li>7. Offsite improvement works</li><li>8. Accord with the Arboricultural Impact Assessment</li><li>9. Retain eastern hedgerow at a minimum 3 m.</li><li>10. Submission of a CEMP (Biodiversity)</li><li>11. In accordance with Biodiversity Enhancement Plan</li><li>12. Method statement to control Cotoneaster horizontalis and Buddleia davidii.</li><li>13. BNG</li></ol>	<ol style="list-style-type: none"><li>14. Kitchen Extract Systems</li><li>15. Noise/ dust/ odour control</li><li>16. Contamination</li><li>17. Opening hours for the public</li><li>18. Hours of Servicing</li><li>19. Construction hours</li><li>20. Litter Management Plan</li><li>21. Solar panels</li><li>22. External lighting</li><li>23. In accordance with Drainage Strategy</li><li>24. In accordance with the Construction Management Plan</li><li>25. Provision of a fire hydrant</li></ol>
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