

APPLICATION REFERENCE: PF/25/2102

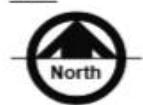
LOCATION: Land To The North Of Thursford Cemetery, Gunthorpe Road, Thursford, NR21 0BP

PROPOSAL: Change of use from agricultural land to a dog walking field with associated secure car parking, shed for use by dog walkers, associated vehicular access improvements to serve dog walking field and a car park for Thursford Cemetery as users currently have to park on the highway



NORTH
NORFOLK
DISTRICT
COUNCIL

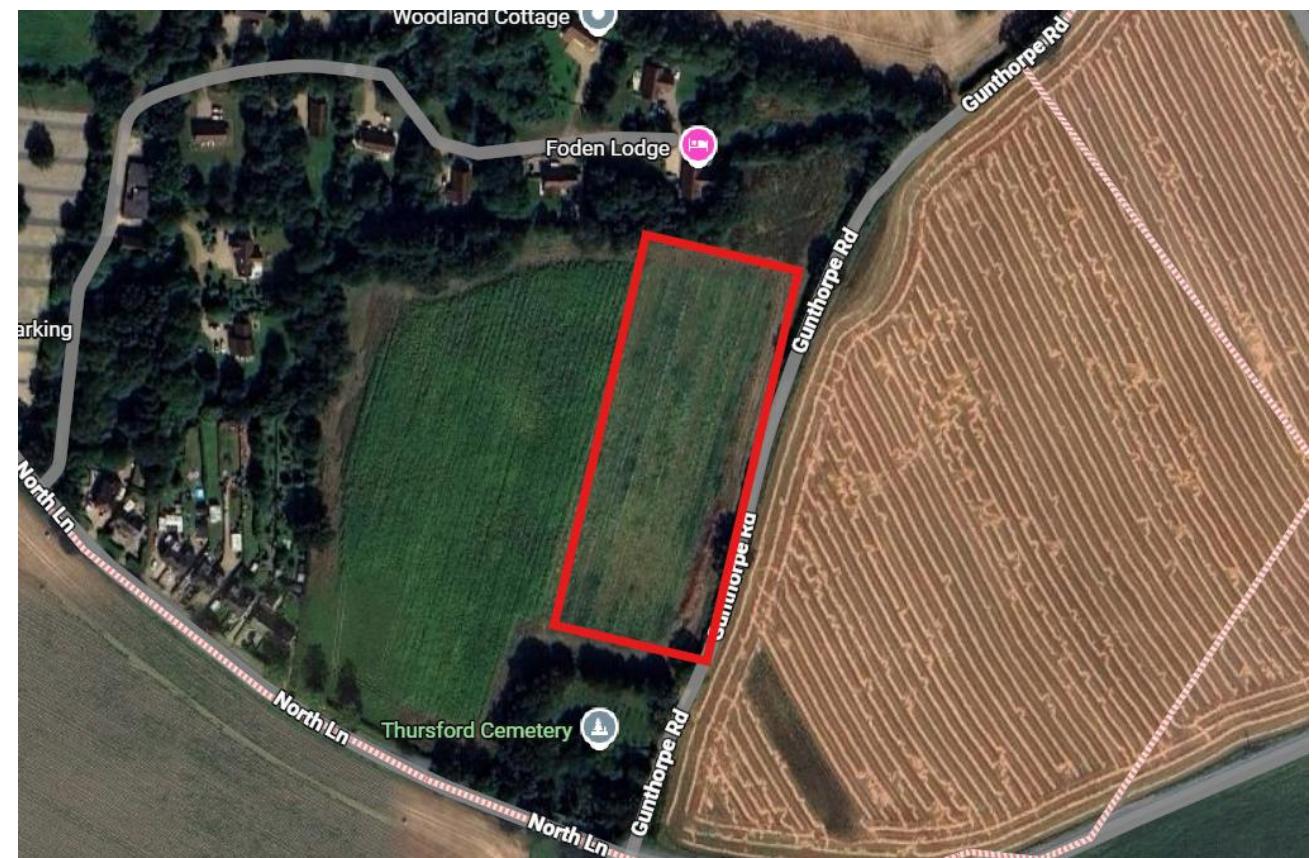
north-norfolk.gov.uk

KEY:

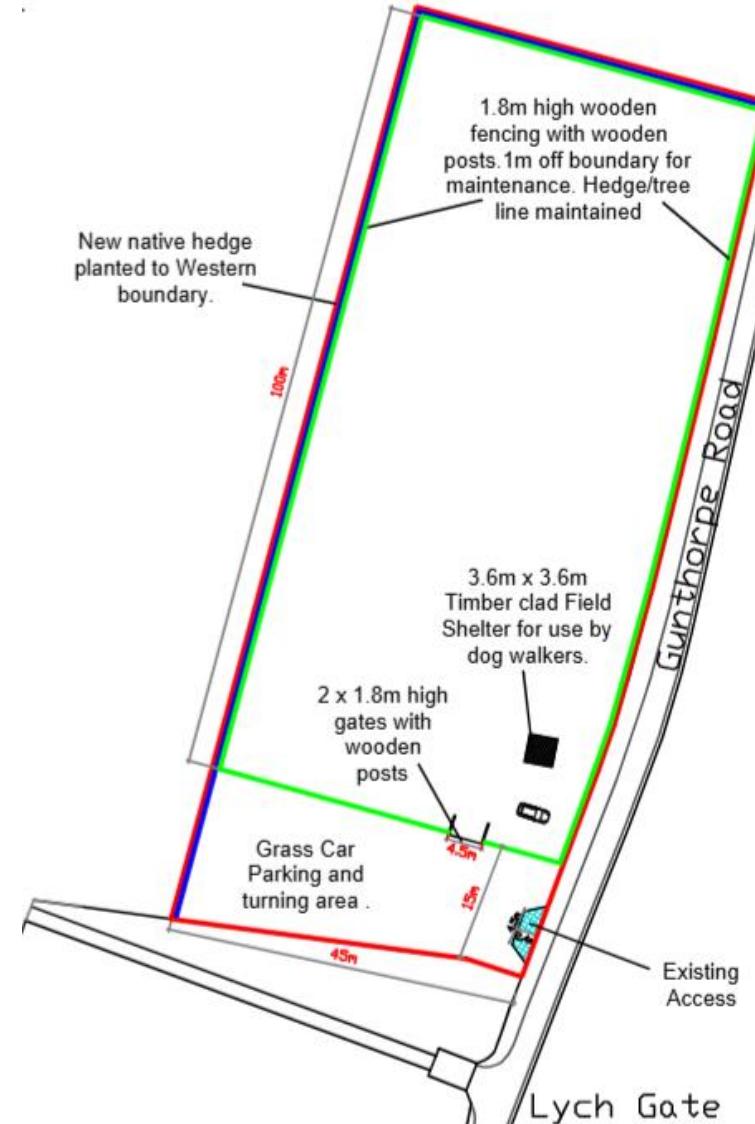
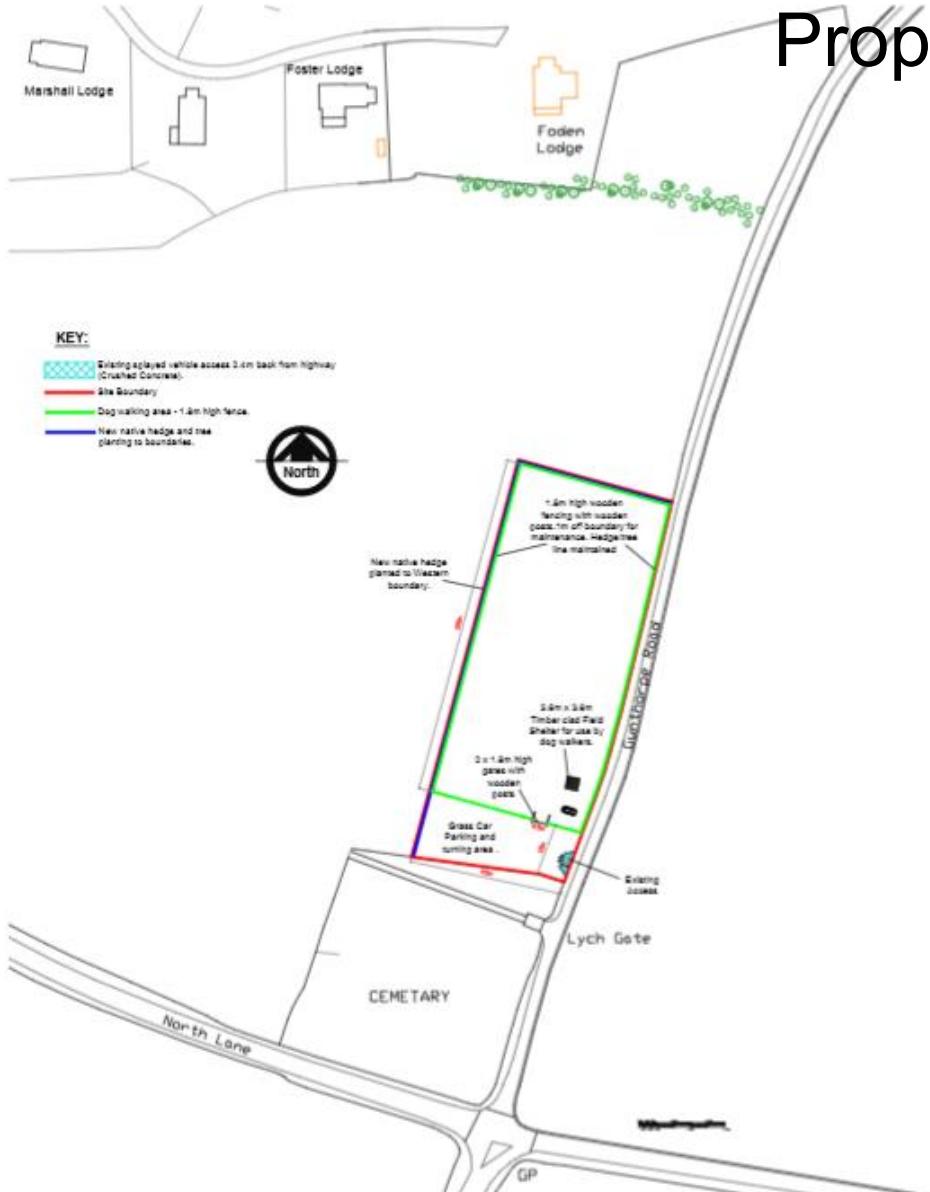
Site Boundary
Land/Property owned by client.



Site Location Plan

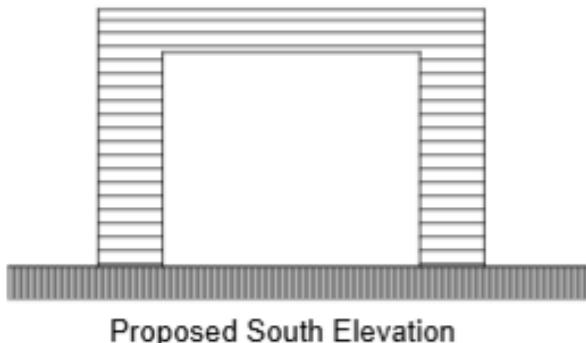


Proposed Site Plan

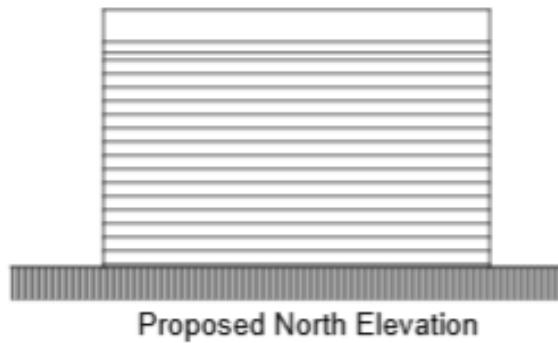


Proposed Site Plan





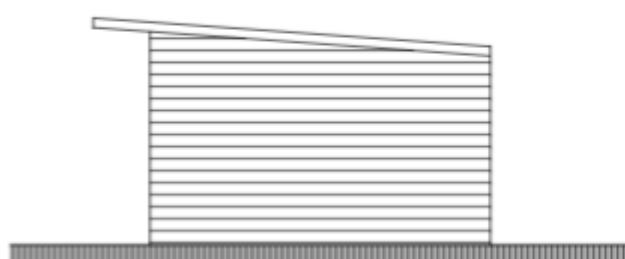
Proposed South Elevation



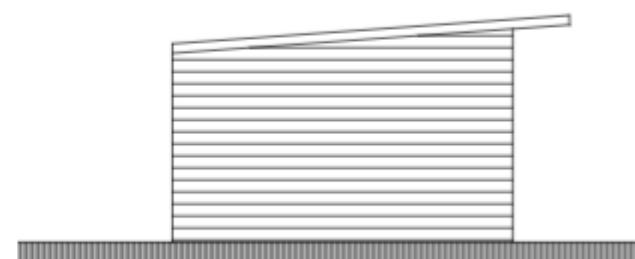
Proposed North Elevation



Field Shelter



Proposed East Elevation



Proposed West Elevation

Proposed Materials:

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

Photos looking South towards North Lane



Photos Looking North Towards Gunthorpe Road



Photos Looking into the Site with the Existing Access



Photos Looking into the Site



Junction of Gunthorpe Road with North Lane



Junction of Gunthorpe Road with North Lane (looking west)



Junction of Gunthorpe Road with North Lane (looking east)



Key Considerations

- **Site and Application**
- **Principle of Development**
- **Design and Impact on Landscape and Character of the Area**
- **Amenity**
- **Highways**
- **Biodiversity**
- **Conclusion**

Recommendations

REFUSAL for the following reason:

The unclassified road that provides access to the site is deemed insufficient for the proposed development due to its narrow width, absence of passing opportunities, subpar construction quality, and limited visibility at nearby road junctions. If the proposal is approved, it is expected to create conditions that could negatively impact highway safety. This is in violation of policies ENV 8 and CC 9 outlined in the Local Plan.