

APPLICATION REFERENCE: PF/21/2469

LOCATION: Butchers Arms, Oak Lane, East
Ruston

PROPOSAL: Erection of 7 single storey holiday
lodges in connection with the public house;
associated parking and amenity areas



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

17 February 2022



School Road

Butchers Arms

Application site

Oak Lane

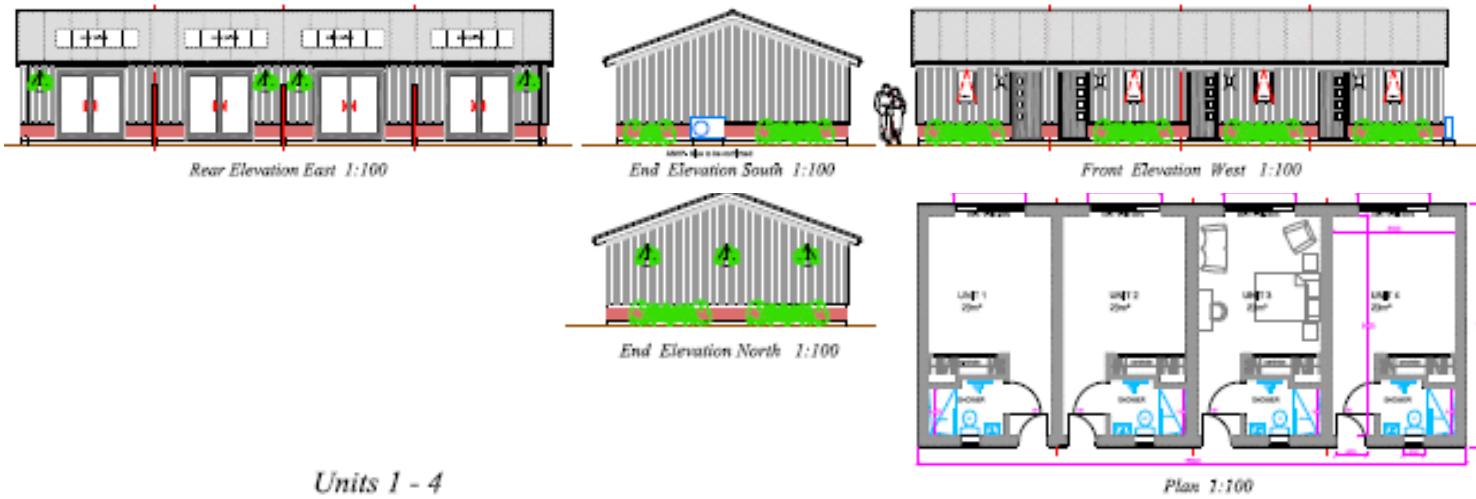
SITE LOCATION PLAN



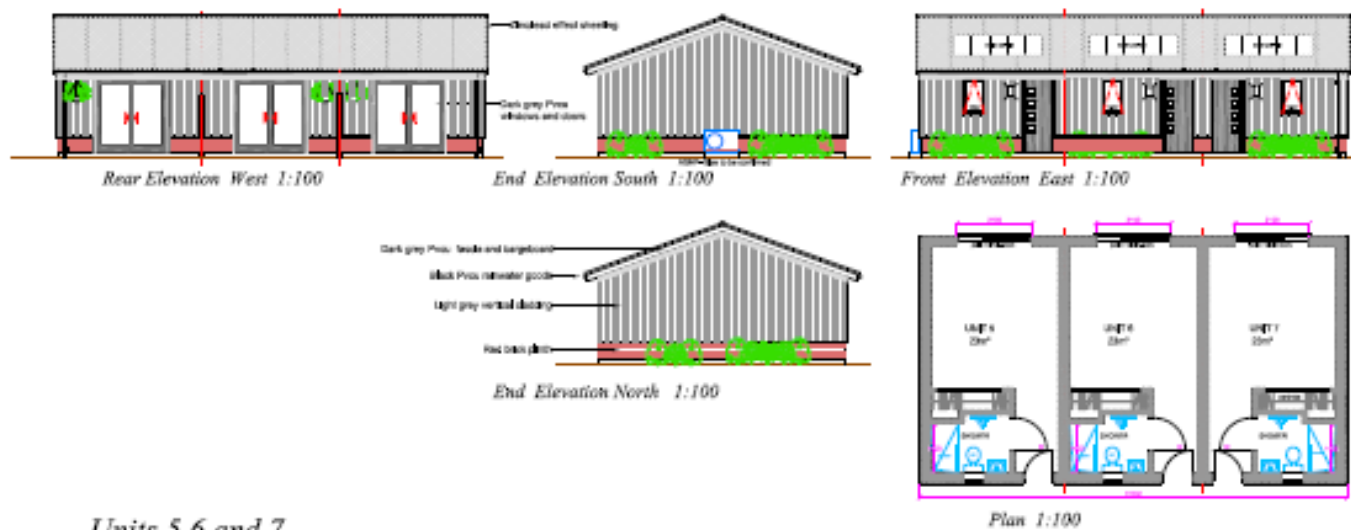
SITE LOCATION PLAN (aerial)



CLOSER AERIAL VIEW

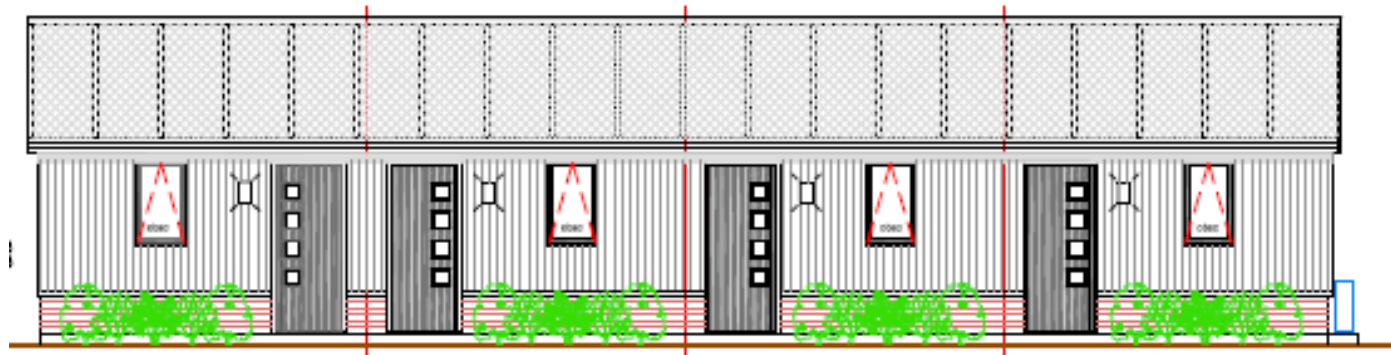


Units 1 - 4

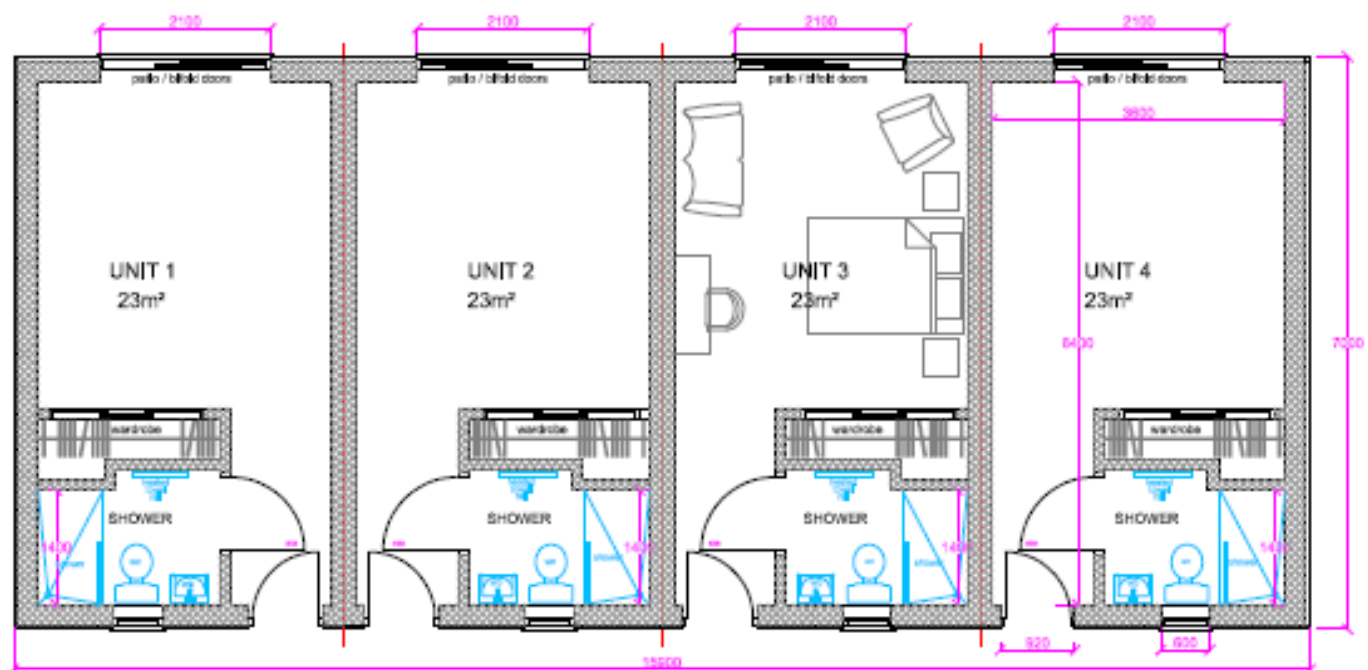


Units 5,6 and 7

PROPOSED ELEVATIONS (all)

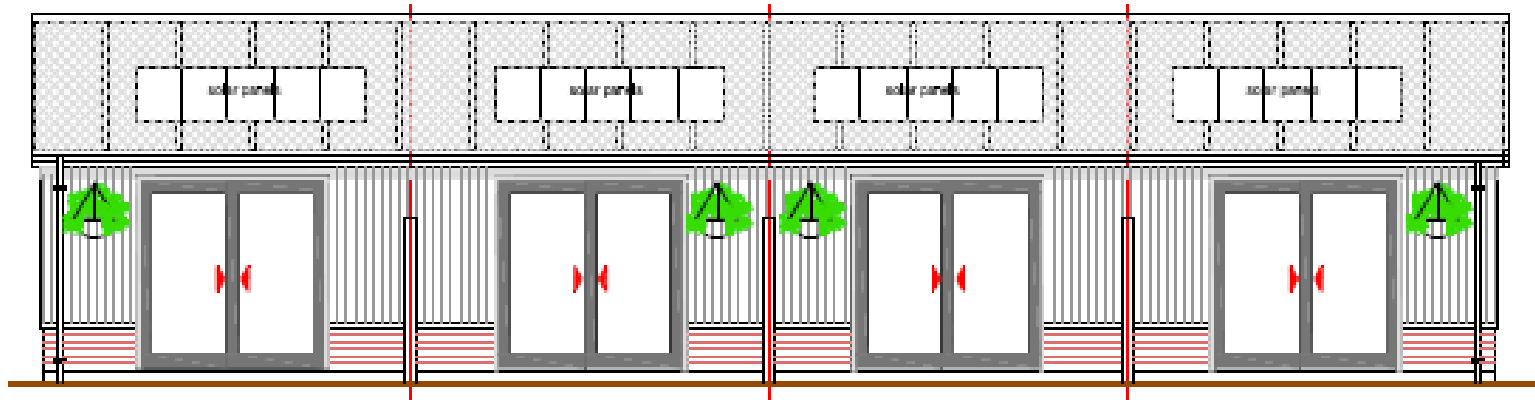


Front Elevation West 1:100

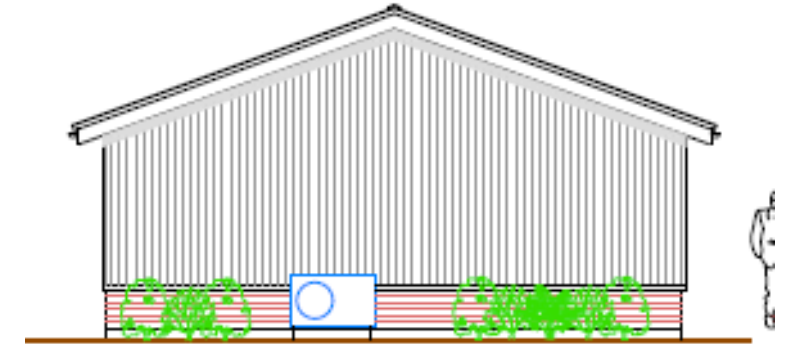


PROPOSED ELEVATIONS Units (1-4)

PROPOSED ELEVATIONS (Units 1-4)



Rear Elevation East 1:100

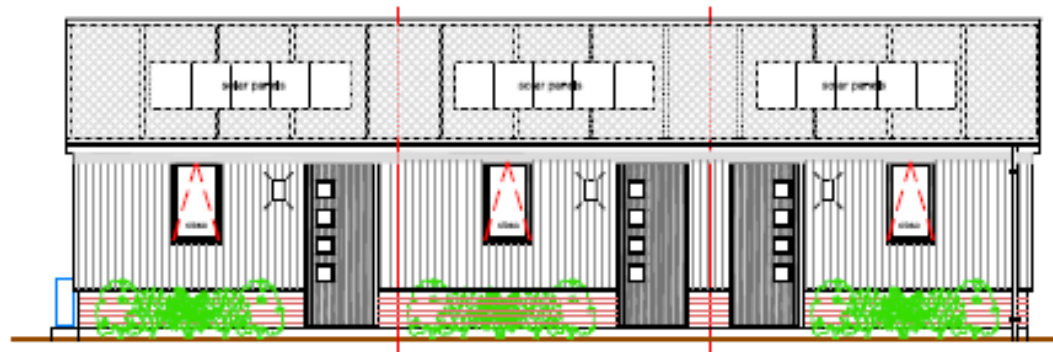


ASHP • Size to be confirmed

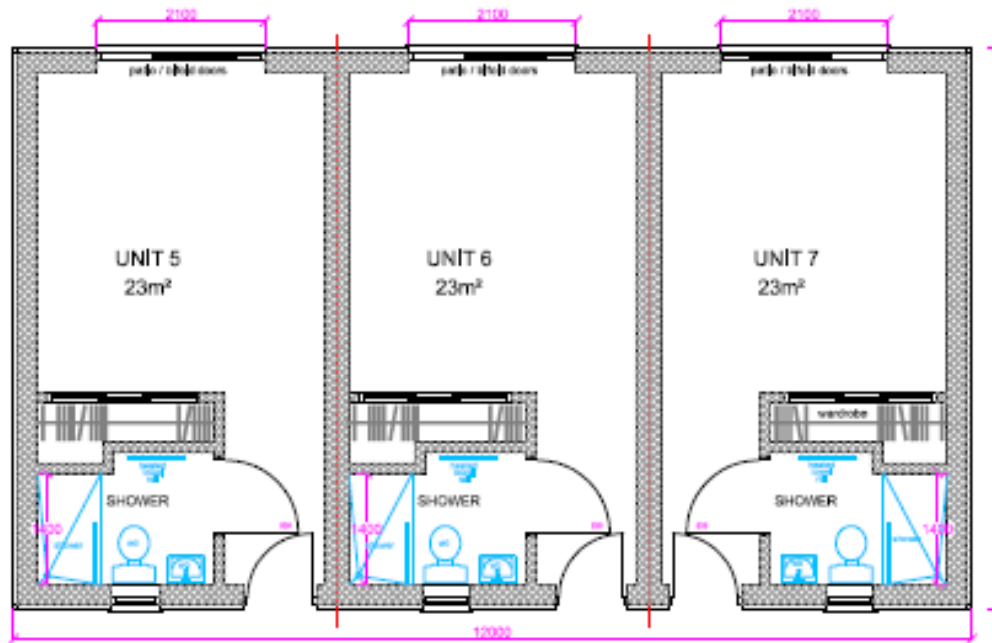
End Elevation South 1:100



End Elevation North 1:100



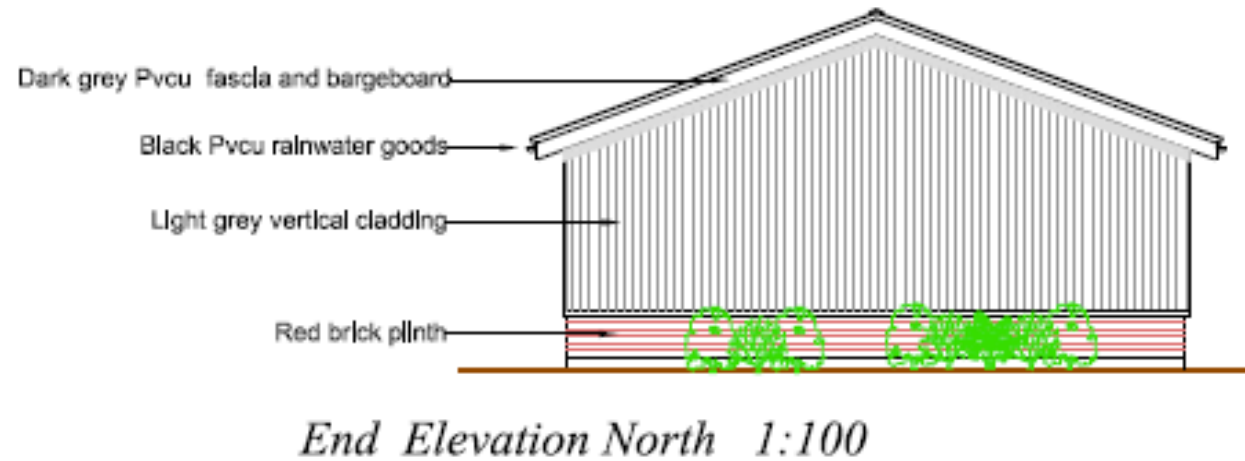
Front Elevation East 1:100



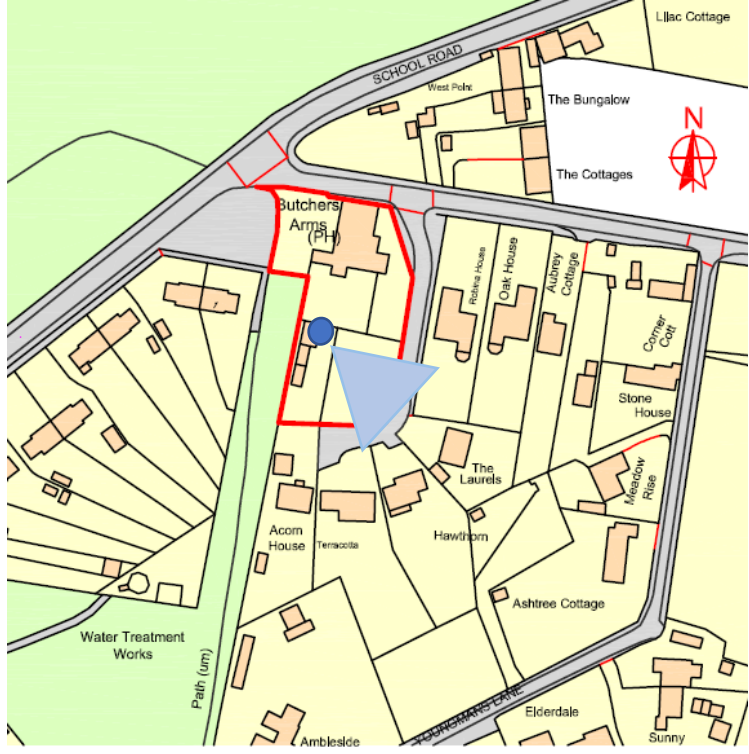
Plan 1:100

PROPOSED ELEVATIONS (Units 5-7)

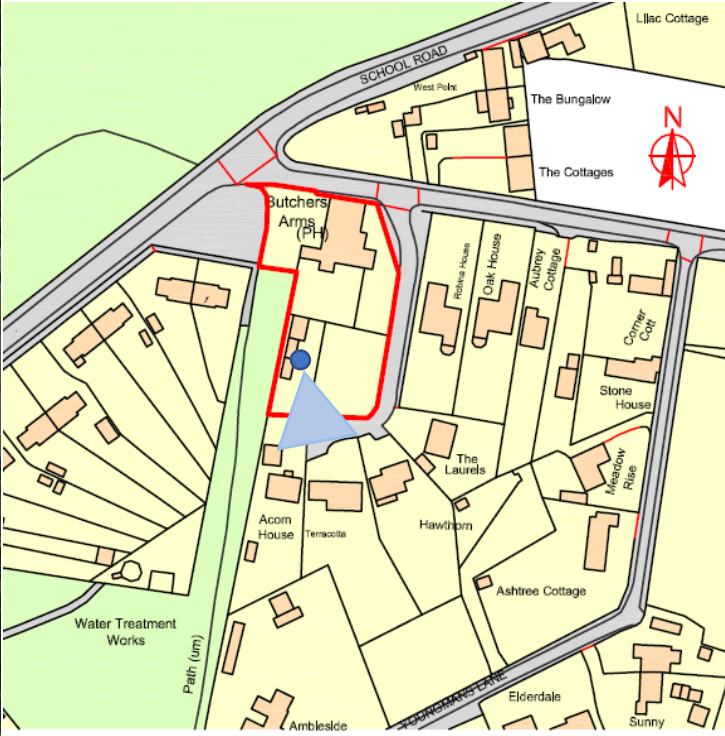
PROPOSED ELEVATIONS (Units 5-7)



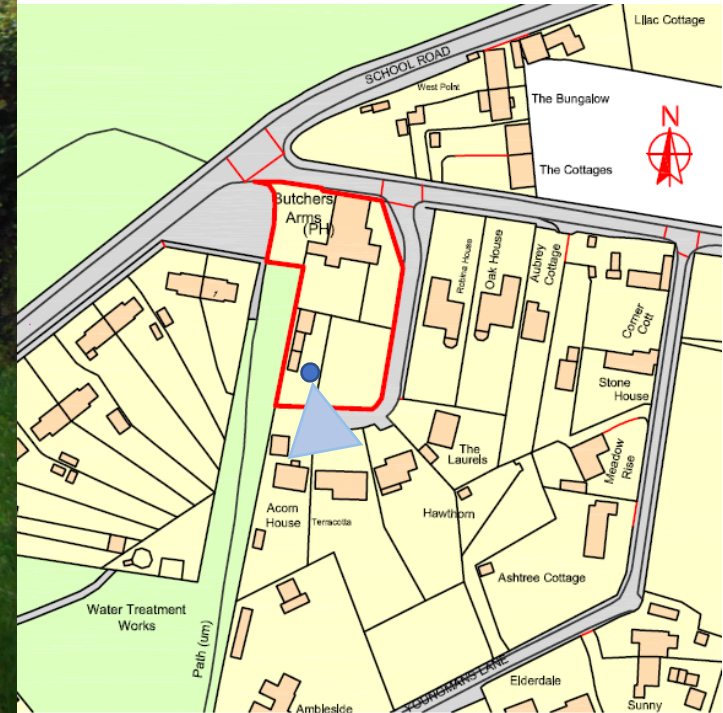
Looking towards south-east within site



Looking towards southern boundary within site

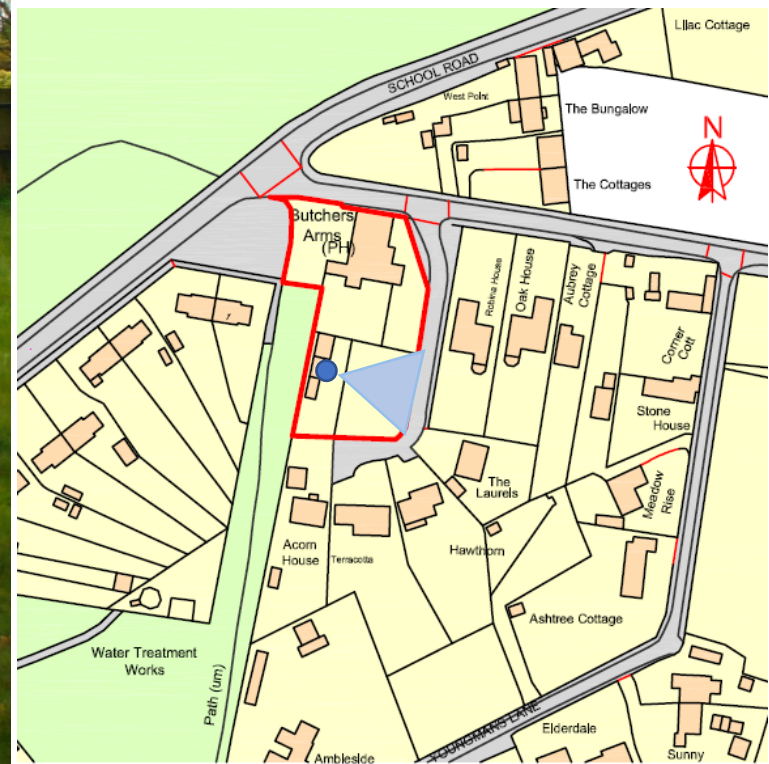


Southern site boundary





Looking towards eastern boundary within site



Looking towards eastern boundary within site

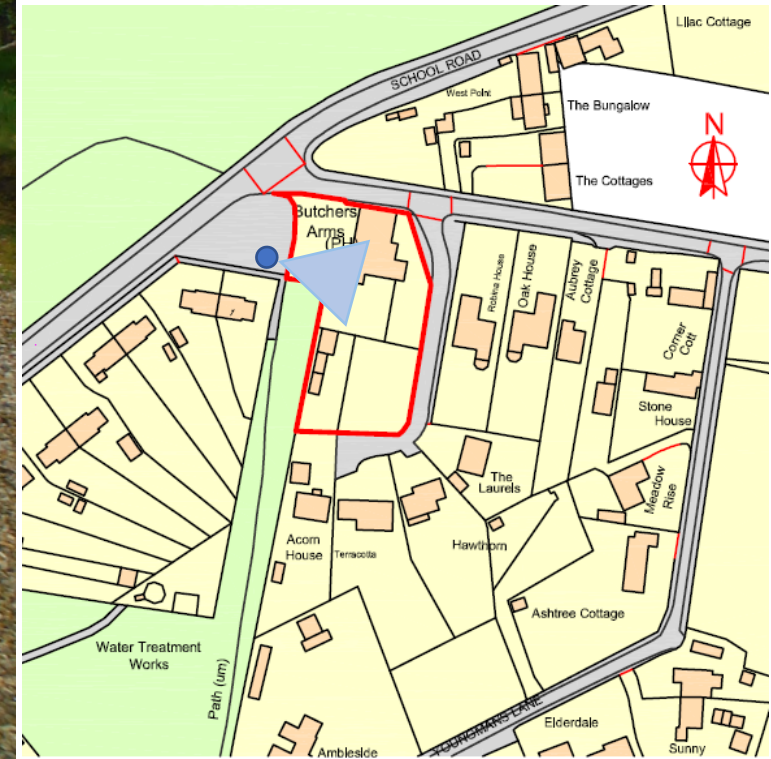


Northern site boundary

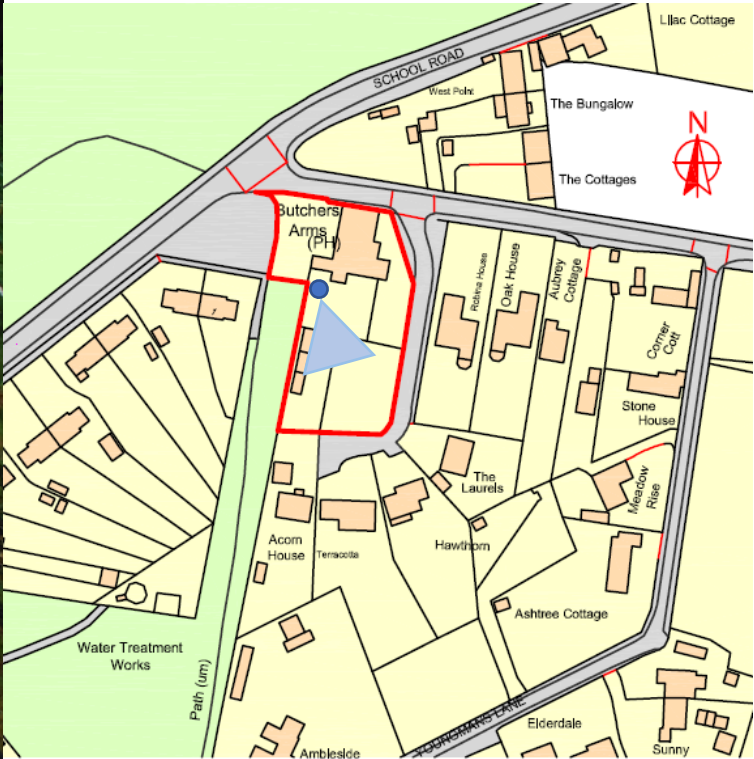




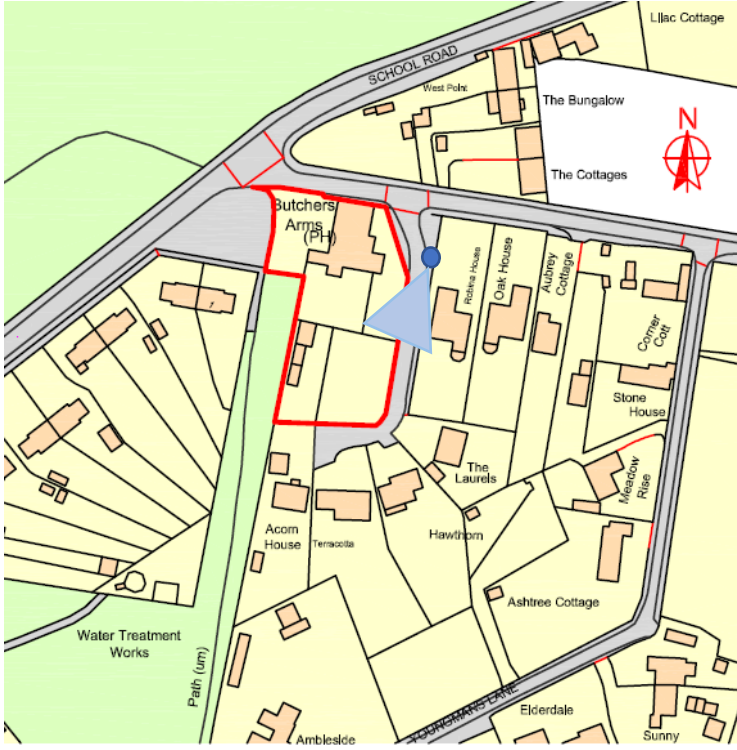
Public house and entrance to proposal site



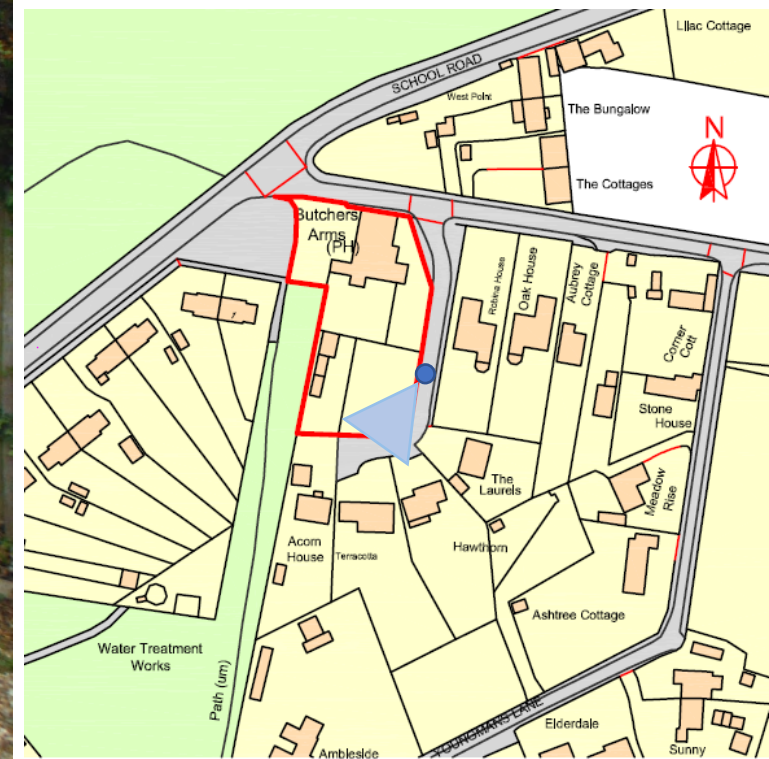
Area of proposed parking



Eastern site boundary viewed from private drive



South-eastern site boundary viewed from private drive



KEY ISSUES

Principle of development

Design and amenity

Highway impact

Landscape impact

Biodiversity

Environmental matters

RECOMMENDATION

APPROVAL subject to conditions to cover the matters listed below, and any other conditions considered to be necessary by the Assistant Director – Planning:

1. Time limit
2. Accordance with approved plans
3. Materials as submitted
4. Units used as ancillary accommodation to the public house, not sold off separately
5. Limit use of external amenity areas
6. Noise control scheme to be submitted/agreed
7. Details of acoustic fencing to be submitted/agreed

RECOMMENDATION (cont)

8. Compliance with submitted tree protection measures
9. Landscaping scheme/specific planting details to be agreed
9. Replacement of new planting if subsequently damaged/removed.
10. Incorporation of biodiversity mitigation/enhancement measures
11. Compliance with submitted drainage strategy
12. Air source heat pumps to be installed/maintained as per details submitted
13. Parking area to be provided prior to first use
14. Prior agreement of any external lighting

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