

The Horizon Centre, Broadland Business Park, Peachman Way,
Norwich, NR7 0WF
Tel 01508 533633 / 01603 430509 Text phone 01508 533622
Freephone 0800 3896109
Email planning@southnorfolkandbroadland.gov.uk
Website www.southnorfolkandbroadland.gov.uk



Agent

Mr Ben Bullen
David Bullen Ltd
Evolution House
Iceni Court
Delft Way
Norwich
NR6 6BB

Applicant

Mrs T Scott
33 Lakeland Close
Little Plumstead
Norfolk
NR13 5FF

DECISION NOTICE

Town and Country Planning Act 1990

Reference : 2024/0845
Application Type : Full Planning Permission
Applicant : Mrs T Scott
Location : Great Plumstead Recreational Area Church Road Great Plumstead
Norfolk NR13 5AB
Proposal : Construction of a new set of amenity buildings & activity spaces to
replace the existing facilities, including new fencing & surface
treatments
Date of Decision : 13 May 2024

Permission is granted for the carrying out of development referred to above in
accordance with the application form and plans submitted subject to compliance with the
following conditions:

1. The development hereby permitted must be begun before the expiry of THREE
YEARS from the date of this decision.

Reason for the condition

Required to be imposed by Section 91 of the Town and Country Planning Act 1990
as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. The development hereby permitted shall be carried out in accordance with the
application form, plans and drawings and other documents and details received as
listed below:

Dwg No 441-P-001 Site Location Plan submitted 19 March 2024

Dwg No 441-P-006 Security details submitted 18 March 2024

Dwg No 441-P-002 Site Plan submitted 19 March 2024

Dwg No 441-P-004 MK3 Proposed Elevations and Floor plan submitted 29 April
2024

Ecology Assessment submitted 20 March 2024

Construction and Environmental Management Plan submitted 18 March 2024

Bird and Bat Box Location submitted 10 May 2024

Reason for the condition

For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans, as required by the Spatial Planning Objectives of the Greater Norwich Local Plan and the Broadland Development Management DPD 2015.

3. The external lighting shall cease use no later than 22:00 other than on the occasion of a public event in which case the use is permitted until 23:00.

Reason for the condition

In the interests of residential amenity in accordance with paragraphs 109-125 of the NPPF and Policy EN4 of the Broadland Development Management DPD 2015.

4. The development shall be implemented in full in accordance with the ecology mitigation recommendations set out in the Ecological assessment submitted 20 March 2024.

Reason for the condition

In order to safeguard the ecological interests of the site in accordance with Policy EN1 of the Broadland Development Management DPD 2015.

5. Prior to the first use of the development hereby approved the ecology enhancements detailed on Dwg Bird and Bat Box Location submitted 10 May 2024 shall be implemented and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason for the condition

In order to safeguard the ecological interests of the site in accordance with Policy EN1 of the Broadland Development Management DPD 2015.

6. No development other than the works required for the laying of foundations shall begin until full details of the means of surface water drainage, have been submitted to and agreed in writing with the local planning authority. The details should include the results from percolation tests if appropriate and incorporate installation of water efficiency and water saving devices such as rain saver systems. The development shall be carried out in accordance with the agreed details prior to being brought into use and shall be retained as such thereafter.

It should be noted that it is the applicants/developers/owners responsibility to ensure adequate drainage of the site so as not to adversely affect surrounding land, property or highway.

Reason for the condition

To minimise the possibilities of flooding in accordance with Policy CSU5 of the Broadland Development Management DPD 2015.

7. No foul drainage from the development hereby approved shall be discharged other than to the main sewer. The foul water disposal shall be implemented prior to being brought into use and retained as such thereafter.

Reason for the condition

To prevent pollution of the water environment in accordance with Policy CSU5 of the Broadland Development Management DPD 2015.

1. The Local Planning Authority confirm it has taken a positive and proactive approach to reach this decision in accordance with the requirements of the National Planning Policy Framework
2. The applicant needs to be aware that there is liability for a Community Infrastructure Levy (CIL) with this development. A separate Liability Notice will be issued setting out the details of the levy due. If you have not received the CIL Liability Notice by the time you intend to commence development then it is imperative that you contact case officer. Further information about CIL can be found at <https://www.south-norfolk.gov.uk/residents/planning-and-building/community-infrastructure-levy>

This permission refers only to that required under the Town and Country Planning Act 1990 and does not include any consent or approval under any other enactment, bylaw, order or regulation and specifically any consent required under the Building Regulations 2010 (as amended). The attached notes for applicants are also part of this decision notice.



Assistant Director – Planning

How did we do? Let us know your feedback on the service you received.
<https://www.smartsurvey.co.uk/s/CSANew2021/>

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Decision Notice & Notes Attached

Approved Plans:

The Council's approval is only for the details shown on the plans originally submitted or, if amended, as listed on the decision notice. If you wish to change the approved plans in any way, please contact Planning Services quoting the application reference number to check if the changes would be acceptable. In some case/s, a fresh application for approval will be required for the proposed changes. You should not change the approved plans and start work until the proposed changes are approved by the Council.

Conditions of Approval:

If the Council's approval is subject to conditions, you must ensure that any action required, including the need to obtain the Council's further approval for items such as landscaping details or materials to be used, is taken before work commences.

The Council has the power to take action to force compliance with the approved plans and/or the requirements of any conditions attached to the decision notice. Any failure to carry out work strictly in accordance with the approved plans and/or any conditions may result in the work having to be removed or changed.

Commencement of Work

Before work starts on the proposal, please ensure that all pre commencement conditions have been complied with. If the development is liable for the Community Infrastructure Levy (you should have received a Liability Notice), it is essential that you submit a Commencement Notice and Assumption of Liability Notice. Failure to do so could result in the loss of any exemptions which have been granted and result in payment being due immediately and subject to a 20% surcharge.

Information relating to appeals against the decision of the Local Planning Authority.

If you are aggrieved by this decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Time periods to submit appeal

If the application relates to minor commercial development (as defined in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015) this should be submitted with **12 weeks** of the date of this notice

If the decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, any appeal must be submitted within **28 days** of the date of this notice

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the decision on your application, then you must do so within: **28 days** of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

In all other cases the appeal should be submitted within **six months** of the date of this notice.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK

The Secretary of State can allow a longer period for giving notice of appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that permission for the proposed development could not have been given by the Council or could not have been given without the conditions imposed having regard to the statutory requirements, to the provisions of the development order and to any directions given under a development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Appeals can be made online at <http://www.gov.uk/appeal-planning-decision> If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or tel no. 0303 444 5000

Purchase Notices

If permission to develop land or carry out works is refused or granted subject to conditions, whether by the Council or by the Secretary of State for the Environment, the owners of the land may claim that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of either Part VI of the Town and Country Planning Act 1990.



After Planning comes Building Control

Building Control is a statutory requirement on the vast majority of building projects (including internal alterations and conversions) irrespective of whether planning permission has been required or not.

It is the process of ensuring projects are completed in accordance with the building regulations and exists to ensure that the safety and well-being of any person is not compromised by changes or work that takes place.



CNC Building Control can help in numerous ways, including:

- Technical input and pre-submission advice
- Guidance on applying for and registering an application
- Becoming part of your design team
- Ensuring projects are completed timely and to budget, including providing advice and guidance on related facets such as energy reports, acoustic issues, air tightness testing and fire strategy.

In essence, CNC will support you through your project from pre-planning and commencement all the way to project completion and issuing of certification.

For more information or to obtain a quotation, please use one of the following:

Email – quotations@cncbuildingcontrol.gov.uk

Phone – 0808 168 5041

CNC Building control provides the statutory building control functions for the Local Authority areas of Kings Lynn and West Norfolk, Fenland, South Norfolk, Norwich City, and Broadland.



**Borough Council of
Kings Lynn &
West Norfolk**



**Fenland
District Council**

