

Mr Graeme Hewitt
The Broads Authority
Yare House
62-64 Thorpe Road
Norwich
Norfolk
NR1 1RY

Application No : BA/2018/0177/FUL
Proposal : Retain temporary toilet building with ramp for another 3 years
Address : Whitlingham Broad Visitors Centre, Whitlingham Lane, Trowse,
Norfolk
Applicant : Whitlingham Charitable Trust

APPROVAL OF PLANNING PERMISSION

The Broads Authority give notice in pursuance of the Town and County Planning Act 1990 that planning permission **has been granted** for the development referred to above in accordance with the application form and plans submitted, subject to the conditions set out below. The informative notes included on this planning permission should also be read carefully.

CONDITIONS:

Condition

1. The development hereby permitted shall be carried out in accordance with the application form received by the Local Planning Authority on 08/05/2018, 'Design and Access Statement', received by the Local Planning Authority on 08/05/2018, and emails from agent to case officer regarding the justification dated 13/07/2018 and 01/08/2018, and plans titled:
'Car Park' (Site Location Plan) drawing number (100021573), received by the Local Planning Authority on 08/05/2018.
'Whitlingham Park' (Portakabin Elevations) drawing number (3), received by the Local Planning Authority on 08/05/2018.
'Plan Type V 282' (Floor Plan) drawing number (PL282V), received by the Local Planning Authority on 08/05/2018.
'Plan View/Section View' (Ramp Plans), received by the Local Planning Authority on 08/05/2018.

Reason

For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans

Condition

- *2. This permission shall expire three years from the date of this decision notice, unless on or before that date, an application is made for an extension of the period of permission and such application is approved by the Local Planning Authority,
- (a) the applicant shall advise the Local Planning Authority, in writing, of the date of removal of the building hereby approved within 1 month of the proposed removal date; and
 - (b) the use hereby permitted shall be discontinued; and
 - (c) the PortaKabin and ramp shall be removed from the site which is the subject of this permission; and
 - (d) there shall be carried out any works necessary for the reinstatement of the said land to its condition before the start of the development permitted by the previous application (BA/2014/0204/FUL) and this permission.

Reason

To enable the Local Planning Authority to retain control over the future of the site and ensure the use of the toilet block remains temporary in accordance with policy WH1 of the Site Specific Policies Local Plan (2014).

Please note that any conditions marked * will require an application for approval of details reserved by condition, this is not definitive and the conditions must be read with care.

INFORMATIVE NOTES:

1. This permission/consent is granted in strict accordance with the approved plans. It should be noted that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform the Development Management Section immediately of any proposed variation from the approved plans and ask to be advised to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
2. This permission is granted subject to conditions and it is the owners and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
3. If there is a condition that requires work to be carried out or details to be approved prior to commencement of the development, this is called a "condition precedent". The following should be noted with regards to condition precedents:
 - a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.

- b) In addition, if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.
4. This permission may be subject to a condition precedent or another condition which requires the submission of information and for the information to be agreed in writing with the Broads Authority as Local Planning Authority. Please be aware that there is a fee charged for the discharge of conditions on planning permissions. This fee is required and set by the Government. The fee is £34 for a householder application and £116 for all other applications. Each request can cover more than one planning condition.

Explanation of how the Authority has worked positively and proactively with the Applicant/Agent

The Broads Authority as Local Planning Authority has appraised the scheme against the Development Plan, the National Planning Policy Framework and other material considerations and recommended changes to the proposal including providing a justification, so as to deliver sustainable development.

Signed:



Director of Strategic Services

Date: 17 August 2018

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority 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.
- If you want to appeal against your local planning authority's decision then you must do so **within 6 months** 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 you wish to appeal against your local planning authority's 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.
- Appeals must be made using a form which you can get from the Secretary of State at The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN, (Telephone number 0303 444 5000) or online at: <https://www.gov.uk/planning-inspectorate>
- The Secretary of State can allow a longer period for giving notice of an appeal but 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 the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.