



Planning Statement

Client: Trimingham Parish Council
Job No: 20.0417
Job Title: Land Transfer of Agricultural land and Recreational Land



General Location and Site Context

Trimingham Parish Council have their recently constructed Village Hall on the South side of the Cromer Road in Trimingham. The recreation ground of Gray's Yard (Site B) is to the North of the Cromer Road behind a row of houses. The proposal is to return Site B back to agricultural land in swap for Site A to be recreational land adjacent to the site of Trimingham Village Hall.

The site of Gray's Yard (Site B) was approved to be a playing field in 1991 under application:

01 901639 RESIDENTIAL DEVELOPMENT AND PLAYING FIELD AT LAND AT, CHURCH STREET, TRIMINGHAM - approved 17th May 1991 along with a Section 106 agreement ensuring the land would stay in the use of the village.

The proposed new site for the recreation ground is situated to the West of the Trimingham Village Hall site and as such will be a continuation of their existing land. No new accesses either pedestrian or Vehicular are proposed.

Pre-app advise

NNDC planning department have confirmed that this would be supported under a single application for the land swap as one would not happen without the other. Richard Riggs email extract is below from 14th January 2021.

From: Richard Riggs <Richard.Riggs@north-norfolk.gov.uk>
Sent: 14 January 2021 09:24
To: Planning Department <Planning.Department@north-norfolk.gov.uk>
Cc: James Mann <James.Mann@north-norfolk.gov.uk>
Subject: FW: Land at Trimingham

Good morning

I spoke with Rob P before he left about whether this app could be done as a single joint app, and it was agreed that we would be able to do so. However, it would need to be made clear that each site is being considered for a change of use and what those proposed changes are. If you've got any questions, I'll be happy to talk them through.

Kind regards

Richard

Richard Riggs
Planning Officer – Major Projects
North Norfolk District Council

Section 106 Agreement

When the council would like to remove the existing S106 on Site A and create a new S106 on Site B, please contact Steven Howes to inform you of the solicitor who will be handling this work in conjunction with the NNDC Legal team.

Fee

The fee will be £462 for the application reduced by 50% due to the submission through the Parish Council.