



Darryl Watson
North Norfolk District Council
Head of Development Management
Council Offices
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Norfolk
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Your Ref: PF/21/0623
Date: 22 April 2021

My Ref: 9/1/21/0623
Tel No.: 01603 729260
Email: darren.mortimer@norfolk.gov.uk

Dear Darryl

**Helhoughton: Change of outbuilding to cookery school: Home Farm House
The Street**

Further to the consultation received recently relating to the above development proposal, I have reviewed the extents of the highway boundary, which are further back than initially thought, being some 5m deep at the site access, allowing increased levels of visibility (with maintenance) to the NW.

It has also revealed that the timber post and rail fence to the north is encroaching/enclosing public highway and would need to be removed, further increasing emerging visibility, as such, subject to maintenance works, I could remove my objection on visibility grounds.

Should your Authority be minded to the grant of consent, I would seek to append the following conditions to any consent notice issued:-

SHC 09 - Prior to the commencement of the use hereby permitted the vehicular access indicated shall be upgraded to a minimum width of 4.5 metres in accordance with the Norfolk County Council residential access construction specification for the first 5 metres as measured back from the near channel edge of the adjacent carriageway. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and traffic movement.

SHC 21 - Prior to the first use of the development hereby permitted the proposed access/on-site car parking/servicing/loading/unloading/turning/waiting area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Inf. 2

This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the Applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Management Group. Please contact (Darren Mortimer on 01603 729260).

If required, street furniture will need to be repositioned at the Applicants own expense.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

Yours sincerely

Darren Mortimer

Highways Development Management Officer
for Executive Director for Community and Environmental Services

Please be aware it is the applicants responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicants title plan. Please contact the highway research team at highway.boundaries@norfolk.gov.uk for further details.