

Delegated Report

Reference: 06/20/0023/F

Site: Home Farm Waters Lane Hemsby GREAT YARMOUTH

Applicant: MR & MRS S DANIELS

Proposal: The creation of 5 residential units, through conversion of existing buildings, demolition of modern agricultural buildings, new/replacement buildings and extensions to existing buildings (to include works to listed and curtilage buildings) and associated infrastructure

Policies:

Assessment:

This site is a large collection of barn buildings associated with a farmhouse, now close to the middle of Hemsby village and at the western extent of the conservation area.

The access to the complex is to the south east corner of the frontage, closer to the junction between Waters Avenue and the Street

The barns are annotated in the application as follows:

Barn 1, South west corner of the site nearest Waters Ave, a single storey soft red brick cart shed with Flemish bond brick and thatched roof. The ridge is in two places deteriorated with the rafters exposed. This barn is within its own yard with a soft red brick enclosing wall to the highway, some of this is in poor condition, but the detailing, for a boundary wall is excellent with plinth and brick piers and creasing courses and half round coping. This barn is proposed to become a single dwelling with separate open oak frame car port forming part of the application.

Behind this the barn 2 the listed barn, of red Flemish bond brick and thatched roof in intact condition and proposed as one dwelling with a two storey modern metal clad transverse wing connected at the east end for bedrooms and bathrooms, the grand barn space to have free standing mezzanines inserted at both ends, one to provide a seating platform with kitchen under and the other to provide a deck for a guest bedroom and bathroom and under a toilet pod within the space.

The original listing description for this barn dates to 1947 and the G.V. II* status for this aisled barn relates to its quality and date assumed as early C17. A supplementary heritage statement by the applicant throws considerable doubt on this. While earliest historic mapping shows the barn and house the house is dated to mid 18th century and the fabric is sufficiently similar to conclude they are contemporary. The listing description continues, factually: Brick and thatched. Gabled transept entrance to east with double timber doors. Rebuilt gable head. Main wall has set-off at plinth and 2 diamond ventilation holes each side of transept under eaves. Gabled roof. Gable heads supported on moulded kneelers. West side entered through opposing double timber doors. Above is weatherboarding below swept thatching. 2 diamond ventilation holes right and left as before. Doorway flanked by rendered sloping buttresses. Interior. 4 aisle posts, now in concrete sockets. Posts of square section, chamfered at corners. 3 straight braces rise from each to arcade plates and tie beams. From ties are Queen struts to lower of 2 tiers butt purlins. Upper tier has curved windbracing. Collars.

Barn 3 is to the north of this running east west of soft red brick and another thatched roof and proposed to be converted into a single storey residence with a modern single storey wing added via a narrow glazed light touch connection to the north and at right angles.

Barn 4 is immediately attached to the east of barn 3, also single storey, though of more modern date probably early 20th century stables and garaging, of harder red pink brick and with an industrial probably asbestos cement roof. The proposal here is to demolish and rebuild proposal to create an entirely modern interpretation with northern wing added also at right

angles.

Barn 5 comprises two barns within the retained curtilage of the farmhouse, no works are proposed and these are outside the red lined area.

Barn 6 is to the south east side of the site and has walls of flint cobble and brick and the proposal represents a rebuild of a lost single storey form requiring the removal of an asbestos cement roof on the surviving west wing of this planform, and the erection of a new south and east range where currently only the outer wall remains. There is a small retained brick and double roman pan-tiled roofed outbuilding in the northeast corner which the restored planform runs up to and incorporates into the proposal.

The site is surrounded by development, with early 21st century housing to the west, and a cluster of 19th century housing and former shops to the south around the Waters Lane to The Street junction.

All of the buildings in the group are in generally good order and certainly sufficient fabric survives for the works to represent a conversion and restoration rather than a rebuild

24/2/21: EOT until 31.3.21 offered.

History:

06/16/0677/F and LB applications to convert barn 5 adjacent, and not forming part of this application. This appears to not be determined.

06/16/0679/F, demolition and rebuild to block 6 (part of this application) not determined

06/16/0671/F block 2 (part of this application) not determined

06/16/0669/F block 1 (part of this application) not determined

Reference/Proposal	Decision	Date	Appeal Decision	Date
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06/16/0676/LB

Conversion of barn to create a dwelling (Unit 4) and associated works

06/16/0677/F

Conversion and extension of agricultural buildings (Unit 5) to form annexe accommodation

06/16/0678/LB

Conversion and extension of agricultural buildings (Unit 5) to form annexe accommodation

06/16/0679/F

Proposed demolition of outbuildings and the provision of a new dwelling and associated works

06/20/0024/LB

The creation of 5 residential units, through conversion of existing buildings, demolition of modern agricultural buildings, new/replacement buildings and extensions to existing buildings (to include works to listed and curtilage buildings) and associated infrastructure

Consultation:

Total number of comments recieved - 9 Total number of Objections received - 2.

Parish Council: No objection.

Norfolk Ecology service: submitted surveys are out of date and positive enhancement is required. A

survey dated September 2020 has been supplied.

Re-consultation- received 23/03/2021: No objections, conditions recommended

Following previous comments an updated bat report (MHE Consulting, 15/09/20) and Habitat Regulation assessment has been submitted. Suggestions for enhancement are provided within the ecological report. Barn B1 is used as a roost by common pipistrelle (day roost), soprano pipistrelle and Natters' bats. Bars B1, B2 and B6 are used by brown-long eared bats (feeding remains) and possibly roost in B3. B2 is also used as an occasional roost by pipistrelle bats. The permanent loss of the roosts would be considered a significant negative effect at the local level. The barns provide suitable nesting niches for a species such as swallow and house sparrow. A European Protected Species licence will be required.

There are no objections on ecological grounds subject to conditions: that the EPS licence is submitted to evidence the bat licence issued by Natural England.

A Lighting design strategy for light-sensitive biodiversity is required before occupation, demonstrating isolux plots,

and a requirement for compliance with the submitted ecological measures within sections 5.6, 5.8, and 5.9 of the Ecology study.

A Biodiversity Enhancement and Management Plan is required to be agreed before commencement of substantive work to the barns.

Local Lead flood Authority: No comment as below threshold. (potentially this scheme offers increased permeable areas).

Fire service: No fire hydrants required, access needs to conform to the building regulations.

Building Control: properly dimensioned access is required for the fire service. (revised drawings identify this). Bearing capacity required (hard-core and dressing shown...this might vary, but if it does will need a variation perhaps)

Environmental Health: The submitted details are a letter from the applicant identifying their farming practices and an internet based "environsearch" collation. As such this does not constitute a full phase 1 appraisal and so further works are necessary and pre-commencement model conditions recommended. Hours of operation condition also suggested.

Update 23.3.21, the phase 1 submitted allows removal of the modern structures prior to further intrusive survey, remediation recommendations and validation of any remediation deemed as required.

Historic England letter of 2.7.20 on revised scheme. Clear justification for the mezzanines required and if the kitchen was under the guest bedroom the second mezzanine could be omitted allowing the full height to be appreciated. The WC pod shown should be removed to the new accommodation wing (could go in the stair space and close to other sanitary spaces).

Natural England: no objection subject to mitigation and within proximity to Broads area.

Norfolk County Council Highways recommend conditional approval that only the access shown shall be used, that the crossover shall be properly reinstated and the access reduced to 5m width for 10 depth and hard surfaced to prevent carry over of loose materials, and drainage put in place to avoid run off onto the public highway. That vision splays be provided and onsite parking made available before use.

Conservation comments are within the report body

Policy:

Policy CS02 suggests residential development should be focussed on the main settlement and then primary villages such as Hemsby and this old farming site is close to the middle of the modern village so sustainably located.

As all the buildings are within the settlement the proposal to extend to convert does not offend the principle applied where buildings in the countryside are converted that the size should not significantly expand. The creation of fewer dwellings within the existing volumes, in this primary village and therefore preferred location would not assist with housing provision given the current lack of a five year housing supply, which in itself lends the scheme some weight in justification.

The main grain barn is however a significant and early survivor with grade 2 starred listing. Policy CS10 seeks to promote the conservation, enhancement and enjoyment of this historic environment by: conserving and enhancing the significance of the borough's heritage assets, seeking appropriate beneficial uses and enhancements to historic buildings, spaces and areas, especially heritage assets that are deemed at risk and ensuring that access to historic assets is maintained and improved where possible.

It is considered that the removal of the modern buildings from the site and the sensitive adaption of the main barn offers this enhancement and the new use secures the financial uplift to make expensive repairs viable thus offering security. As the site is currently closed to the public the creation of access routes into the site open to residents and visitors does offer some public access.

Conclusion & Recommendation:

The original listing description dates to 1947 and the G.V. II* status for this aisled barn relates to its quality and date assumed as early C17. A supplementary heritage statement by the applicant throws considerable doubt on this. While earliest historic mapping shows the barn and house the house is dated to mid 18th century and the fabric is sufficiently similar to conclude they are contemporary.

This is of some significance as the special characteristics of a Grade 2 starred site can raise the expectations with regard to acceptable levels of change in accordance with paragraph 196 of the National Planning Policy Framework: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Clearly the removal of the large 20th century buildings is of great benefit to the setting of the listed barn and the group generally, but the domestication and addition of modern extensions does dilute this improvement though the use of modern forms helps the viewer to read the stratified history of the site.

Given the extensive survival of thatch on the barn roofs residential value uplift will provide the economic reason for maintaining this expensive and relatively short life material.

During the application process several revised proposals have been received addressing some of the concerns arising. In proposals received 17.02.21 (ref: 207/01 L site plan) Drawing 202/05J for Barn 2 the listed barn, shows the second mezzanine previously included now removed, so that only the guest bedroom over the kitchen now intrudes into the grand open barn, making its form and meaning clearly apparent and this insertion is held clear of the structure to the sides assisting this clear expression of the historic space.

203/05J for barn 3 now shows the main roof as clearly retaining thatch.

The previous iteration of Barn 4 had moved the line of the proposed new extension rearwards to match the line of the current structures and this was considered satisfactory (drawing ref: 204/05 F unit 4 received 12.1.21)

Note there is no Barn 5 in as much as this was a barn in the settling of Home Farm on a different red lined site nearby.

Barn 6 now shows the domestic gable removed from the north facing elevation over the entrance, and while this makes the main entrance less legible it is much more barnlike in character. The linking element providing dining and living space was not part of the footprint of this range historically, so the retaining of a pitched roof does tend to imply a form that was not historic, but is on balance considered acceptable as being of an appropriate form and

necessary to create a dwelling of sufficient size to be viably saleable. (Drawing reference 206/03D received 17.2.21).

Parking and access: The County have requested a number of conditions and all of these are straightforward in their provision. There is space for vision splays and the existing concrete surfaces already provide a bound surface of sufficient width, albeit in an unattractive concrete form. The heritage interest has suggested that the farmyard character needs to be maintained in conversion. The latest site plan correctly shows bin presentation outside the vision splay.

Amenity: It is considered that all the barns have no material impact on external amenity and within the site the use of courtyards within barn 1 and 6 allow great privacy. Barn 2, the listed barn has a blind gable facing barn 3 and barn 3 and 4 primarily outlook to their private spaces to the north.

Contaminated Land matters. During the agreed extension of time period, the applicant has submitted a phase 1 contamination study and this has allowed the trigger point for further work to follow clearance of the modern agricultural buildings that disfigure the setting of the brick and tile barns.

Ecology. An up to date bat survey has been provided, and conditional approval recommended by the County Ecologist. The modern barns are not assessed as bat habitat. It is acceptable to remove these in advance of preparing the Biological enhancement and management plan. The EPS licence should however be obtained for Natural England in advance of any works.

The Habitat Regulations Assessment has been agreed and payment received (apparently twice so a refund is due)

Recommendation Approve with conditions relating to historic assets, ecology and contaminated land, and highway matters.

Planning Officer: Mr C Green

Date: 7th April 2021

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

DRAFT

Reference No :- **06/20/0023/F**

Submitted :- 14th January 2020

Development at :-

Home Farm Waters Lane
Hemsby
GREAT YARMOUTH

For :-

The creation of 5 residential units, through conversion of existing buildings, demolition of modern agricultural buildings, new/replacement buildings and extensions to existing buildings (to include works to listed and curtilage buildings) and associated infrastructure

Agent :-

Acorus - Laura Wall
Battlegate Road
Boxworth
CAMBRIDGE
CB23 4NN

Applicant :-

Mr & Mrs S Daniels
Home Farm Waters Lane
Hemsby
GREAT YARMOUTH
NR29 4LE

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

The time limit condition is imposed in order to comply with the requirements of 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 shall be carried out in accordance with the revised plans received by the Local Planning Authority as set out below:

Drawing references (all DE/079/1111): 207/01 revision N (site plan) received 4.3.21 and 201/05 revision G (Barn 1), 202/05 revision J (Barn 2 the listed barn), 203/05 revision J (barn 3), 206/03 revision D (Barn 6) all received 17.02.21 and drawing ref: 204/05 revision F (barn 4) received 12.1.21.

The reason for the condition is :- For the avoidance of doubt.

3. All original external and internal historic features, part of the special character of the heritage asset (including buttresses, brickwork, joinery of historic importance, etc) should be preserved and protected from any damage throughout the works. Any damaged fabric should be repaired in a like for like manner with relevant matching materials and techniques.

The reason for the condition is:-

To ensure that regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990

4. All the new external and internal repair works to the retained fabric shall match the existing adjacent historic work with regard to the methods, materials, colour, texture and profile, unless agreed otherwise with the Local Planning Authority. Newly added brickwork should match the quality of the existing and should be laid in lime mortar. Any repointing should also be carried out in matching lime mortar.

The reason for the condition is:-

To ensure that the used materials and finishes are appropriate for the character and appearance of the Listed building.

5. Prior to commencement of the development, (other than the demolition of the corrugated sheet built agricultural buildings on the site though this is still legally dependant on note 17 asbestos survey) details of proposed interventions to the Listed Building (supported with detailed larger scale drawings for works that affect historic fabric) should be submitted and agreed with the Local Planning Authority. Particular regard should be given to the following items:
- Detail between glazed screens of the mezzanine and existing roof structure
 - Detail of the link between the listed barn and new extension
 - Details of the Mezzanine structure indicating materials
 - Ducts - their position and installation
 - Integration of glazing within the existing openings (diamond shaped ventilation openings, gable opening, door openings)
 - New openings and proposed joinery
 - Other joinery, windows, doors and their surrounds
 - Specification of new external materials to the proposed extension (Listed Building Unit 2) and the rest of the proposed buildings (Units 3,4,6)
 - Thatch specification, identifying original type and consist and specifying the replacement including ridge and other details. Details of any underlay (not preferred)
 - Details of the external hard surfacing works including the alteration of concrete roadways extant on site.

Reason: To ensure that regard is paid to protecting the character and appearance of the Listed Building and its curtilage.

6. During the works, if hidden historic features or archaeology are revealed they should be retained in-situ. Works shall be halted in the relevant area of the building and the Local Planning Authority should be notified immediately.

The reason for the condition is:- To ensure that historic features are recorded and preserved as part of the special character of the Listed Building.

7. Before work begins (other than demolition as referred to in condition 5) , the position, type and method of installation of all new services and related fixtures (including rainwater goods, communications and information technology servicing), shall be specified and agreed with the Local Planning Authority if these installations are to be fixed at any part of the Listed Building and have not been previously included within the application documents.

The reason for the condition is:- To ensure that the integrity of the Listed building is protected.

8. CL/CL Contaminated land - scheme to be submitted

With the exception of the careful demolition of the existing modern agricultural structures on the site, the development hereby permitted shall not otherwise, commence, until an investigation and risk assessment has been completed in accordance with a scheme to be first agreed in writing by the Local Planning Authority, to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The written report(s) shall include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
- (iii) an appraisal of remedial options if required,
- (iv) A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason for the condition

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Note

This must be conducted in accordance with the Environment Agency's 'Land contamination risk management (LCRM)'.

9. CL/RS Implementation of approved remediation scheme

With the exception of the careful demolition of the existing modern agricultural structures on the site, the development hereby permitted shall not otherwise, commence until:

- 1) the approved contamination remediation scheme has been carried out in full,
- 2) a validation report that demonstrates the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority.

Reason for the condition

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

10. In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. All development shall cease and shall not recommence until:
- 1) a report has been submitted and agreed in writing by the Local Planning Authority which includes results of an investigation and risk assessment together with proposed remediation scheme to deal with the risk identified and
 - 2) the agreed remediation scheme has been carried out and a validation report demonstrating its effectiveness has been approved in writing by the Local Planning Authority.

The reason for the condition is :-

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

11. Construction work shall not take place outside the following hours:-

08:00 to 18:00 Mondays

08:00 to 18:00 Tuesdays

08:00 to 18:00 Wednesdays

08:00 to 18:00 Thursdays

08:00 to 18:00 Fridays

08:30 to 13:30 Saturdays

and no work shall take place on Sundays or Bank Holidays.

(These hours shall only apply to work generating noise that is audible at the boundary of the nearest noise sensitive property)

The reason for the condition is :-

In the interests of the residential amenities of the occupiers of nearby dwellings.

12. Vehicular/pedestrian/cyclist access to and egress from the adjoining highway shall be limited to the access annotated 'F' on drawing number DE/079/1111 207-01 Rev J only. Any other access or egress shall be permanently closed, and the footway/highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority concurrently with the bringing into use of the new access.

The reason for the condition is: -

In the interests of highway safety.

13. Prior to the commencement of the use hereby permitted the vehicular access indicated for improvement on on drawing number DE/079/1111 207-01 Rev N shall be upgraded/widened to a minimum width of 5 metres for the first 5 metres as measured back from the near channel edge of the adjacent carriageway/constructed in accordance with the approved plan/details to be agreed in writing by the Local Planning Authority. 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.

The reason for the condition is: -

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

14. Notwithstanding the submitted details unless otherwise agreed in writing by the Local Planning Authority the proposed private drive shall be maintained in perpetuity at a minimum width of 5 metres for its complete length and shall be constructed perpendicular to the highway carriageway for a minimum length of 10 metres as measured from the near edge of the highway carriageway.

The reason for the condition is: -

In the interests of highway safety and traffic movement.

15. Prior to the first occupation/use of the development hereby permitted visibility splays measuring 2.4 metres x 43 metres shall be provided to each side of the access where it meets the highway. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

The reason for the condition is: -

In the interests of highway safety in accordance with the principles of the NPPF.

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

The reason for the condition is: -

To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.

17. 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 Applicant's 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 Stuart French on 01603 638070.
If required, street furniture will need to be repositioned at the Applicant's 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.

Inf 10 Please be aware it is the applicant's 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.

18. Submission of a copy of the EPS licence
Works shall not in any circumstances commence unless the local planning authority has been provided with a licence issued by Natural England pursuant to regulation 551 Conservation of Species and Habitats Regulations 2017 (as amended) authorizing the specified activity/development to go ahead.
Reason: To ensure the correct licence is in place

19. Lighting design strategy for light-sensitive biodiversity

Prior to occupation, commencement/at reserved matters stage a 'lighting design strategy for biodiversity' for bats shall be submitted to and approved in writing by the local planning authority.

The strategy shall:

(a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example foraging; and

(b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to breeding sites, resting places or feeding areas.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: to mitigate impacts of lighting on bats and their roosts.

20. Compliance with existing detailed biodiversity method statements

All ecological measures and/or works shall be carried out in accordance with the details contained in sections 5.6, 5.8, and 5.9) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: for the avoidance of harm to animals and birds during site clearance.

21. Biodiversity Enhancement and Management Plan

Prior to the commencement of development, other than the demolition of the modern barns (as identified in contamination condition 8), a biodiversity enhancement plan shall be submitted and approved in writing by the local planning authority, detailing the enhancement measures for biodiversity on site outlined in Section 5.12 of the Ecology report (MHE Consulting, 2020). The biodiversity enhancement plan should the numbers and locations of bird boxes, bat boxes, habitat enhancements and management. The measures shall be carried out strictly in accordance of the approved scheme."

Reason: for compliance with Policy CS11 and NPPF with regard to ecological enhancement in development proposals

22. Note: The developer must carry out an asbestos survey on the historic barns prior to development in order to identify asbestos containing materials (ACMs). The developer has a legal duty to remove most ACMs before demolition and some ACMs must be removed by contractors licensed by the Health and Safety Executive (HSE). If at any stage during demolition asbestos is suspected the work should be stopped and the material investigated. It is noted that a survey has been conducted on the modern barns that are to be removed.

23. NOTES - Please read the following notes carefully:-

Local Air Quality: The site will potentially generate a significant amount of dust during the clearance and construction process; therefore, the following measures should be employed:-

- An adequate supply of water shall be available for suppressing dust;
- Mechanical cutting equipment with integral dust suppression should be used;
- There shall be no burning whatsoever of any materials on site.

The applicant is strongly recommended to advise neighbouring residential occupiers of the proposals, together with contact details in the event of problems.

Ecology Note: The ecological report is fit for planning purposes and is valid for planning until August 2021. Should there be a delay beyond August 2021, it may be necessary to validate the results of the survey. Please note that additional bat surveys will be required for the European Protected Species licence application if surveys are more than a year old.

Date: 23rd March 2021

Planning Manager

Town Hall, Hall Plain, Great Yarmouth