Town and Country Planning Act 1971

REFUSAL OF FULL PLANNING PERMISSION

Applicants Name and Address
HON. THOMAS NOEL AND ROBERT REID,
c/o Agents.

Agents Name and Address (if any)
ANDERSON ASSOCIATES,
Tom Hill Barn,
BROUGHTON,
Skipton,
North Yorkshire. BD23 3AQ

Part I - Particulars of Application

Date of application:
01/03/90

Application Number:
F/90/0183/9/PJD

Particulars and location of the development
Change of use of the land as a park for touring caravans and timber-clad holiday homes, alterations of existing access to highway
land at O.S. 7841, Barnsdale Avenue, EXTON,
Oakham, Leics.

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1971, the Rutland District Council refuses to permit the carrying out of the development referred to in Part 1 hereof for the following reasons:

1 The site is located in an area of open countryside at the southern end of Barnsdale Avenue, adjoining open farmland to north and west. Its development with timber clad holiday homes would be a permanent feature on the site and provide an intensity of activity which together would adversely affect the appearance and character of this attractive rural location. The proposal would be contrary to the conservation theme of the Rutland Structure Plan Alteration No.1 and to Policies R/SE12, R/SE20, R/ST4(iii) and R/EV5, which seek to limit development in the open countryside to that which is essential in the interests of tourism and acceptable in environmental and landscape terms.

2 The Rutland Water Recreation, Tourism and Environmental Issues Local Plan which has recently been the subject of a Public Local Inquiry includes part of the application site within the 'Barnsdale Area of Opportunity' because of the outstanding commitment as a site for 40 touring caravans or tents. While further development of recreation, sports and tourist facilities may take place within the 'Area of Opportunity' it is intended that this must be directly related to existing uses on the site or those proposed and with the benefit of planning permission, and that new development and changes of use should be of a scale and appearance in keeping with the facility and Area. As such the proposal is contrary to Policies 3.24 and

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3.26 of the Local Plan in that is is not an extension of the permitted touring caravan or tenting use and to Policy 3.27 as the proposal which includes 26 holiday homes cannot be considered to be of a scale and appearance in keeping with the permitted facility and the area generally.

3 The proposal extends the recreational use beyond that previously approved and outside the Barnsdale Area of Opportunity described in Condition 2, encompassing the elevated part of the field which is particularly prominent to view.

4 Construction of an access to the standard indicated on the application drawings would result in an unacceptable loss of hedgerow and adversely affect the attractive approach to Barnsdale Avenue, to the detriment of the rural character of the area.

5 The location of the proposed access to the site, combined with the density of development proposed and limited opportunity for landscaping, would be detrimental to the amenities of the occupants of Barnsdale Cottages, situated on the opposite side of the road.

6 The proposal would lead to the unacceptable intensification in use of a vehicular access which is close to the junction of Barnsdale Avenue with the A606 road. Such intensification would not be in the interests of highway safety.

7 Notwithstanding the above, development of the site to the density proposed would provide insufficient scope for internal and perimeter landscaping which is considered to be essential to minimise the environmental impact of development in this sensitive rural location.

8 Significant increase in flow to the public sewerage system from this development is likely to have an adverse effect on the environment. This application is therefore considered premature in advance of improvements to the sewerage facilities.

10th July, 1990

Proper Officer of the Council

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