



# Notice of Decision

## Town and Country Planning Act 1990

### Refusal of Permission for Development

<b>To:</b> Mr Michael Wills C/O Anthony Rickett Partnership Wood Farm Everdon DAVENTRY NN11 3BH	<b>Application No:</b>	S/2019/0754/FUL
	<b>Application Date:</b>	4 April 2019
	<b>Date of Refusal:</b>	30 May 2019

**SOUTH NORTHAMPTONSHIRE COUNCIL, in pursuance of powers under the above mentioned Act, hereby REFUSE to permit:**

Erection of single storey portal frame building as pet and equine crematorium at Bishopstone Weston Road Moreton Pinkney NN11 3SN

**In accordance with the accompanying plans and particulars, for the reasons specified below:**

1. By virtue of the scale, height and siting of the proposed building in open countryside the proposed development would represent a prominent isolated industrial feature within an open rural setting. The development would therefore appear out of place and would have a detrimental impact on the visual amenity of the open countryside area. The proposed development is therefore contrary to policy G3 and EV2 of the South Northamptonshire Local Plan and fail to comply with Section 12 of the NPPF.

**Town and Country Planning (Development Management Procedure) (England) Order 2015 and paragraph 38 of the National Planning Policy Framework (July 2018)**

In accordance with the above, South Northamptonshire Council has worked with the applicant in a positive and creative way by offering to engage in pre-application discussions and, where possible, by enabling problems to be resolved within applications in accordance with its adopted protocol on 'Negotiating Submitted Applications'. Where the applicant chooses to engage in pre-application discussions, the outcome of these will be referred to in the application report. In responding to pre-application enquires and determining formal applications, South Northamptonshire Council always seeks to look for solutions rather than problems so that applications for sustainable development can be approved, thereby resulting in improvements to the economic, social and environmental conditions of the area.

Jim Newton - Assistant Director - Planning and Economy

Checked by:	WC (Officer initials)
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## **NOTES TO APPLICANTS :**

### **APPEALS TO THE SECRETARY OF STATE**

If you are aggrieved by the decision of your Local Planning Authority to refuse permission 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 (12 weeks in the case of householder or minor commercial development) of the date of this notice.**

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate.gov.uk>  
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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 permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

### **PURCHASE NOTICE**

If either the local planning authority or the Secretary of State refuse permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990