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Application Number
20191685

Wheatman Planning Limited
FAO: Mr Simon Wheatman
Beacon Innovation Centre
Beacon Business Park
Gorleston
NR31 7RA

Date Of Decision : 23 December 2019
Development : Erection of Dwelling with Associated Works (Outline)
Location : Land adjacent to Lesita, Buxton Road, Cawston, NR10 4HN
Application Type: Planning Application Outline

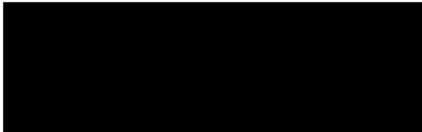
Town & Country Planning Act 1990

The Council in pursuance of powers under this Act **REFUSES OUTLINE PLANNING PERMISSION** for the development referred to above for the following reasons:-

- 1 The application has been considered against the Development Plan for the area, this being the Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk 2014 and the Development Management DPD (2015). Other material considerations include the National Planning Policy Framework (NPPF) 2019 and Planning Practice Guidance (2014).
- 2 The policies particularly relevant to the determination of this application are Policies 1 and 17 of the JCS, Policies GC1, GC2 and GC4 of the Development Management DPD and paragraphs 77 and 78 of the NPPF.
- 3 The application seeks outline planning permission for the construction of a single dwelling and associated access. All other matters are reserved.
- 4 The site is located outside of a defined settlement limit and the development does not present any overriding economic, social or environmental benefits. The proposal is therefore contrary to the aims of Policy GC2 of the Development Management DPD and Policy 17 of the Joint Core Strategy, which do not permit new development unless the proposal accords with a specific allocation and/or policy of the development plan.
- 5 The site has poor connectivity to neighbouring settlements and there would be a reliance on private car use to access services and facilities. The proposal would therefore be contrary to Policy 1 of the Joint Core Strategy, which aims to minimise the need to travel and Policy GC4 of the Development Management DPD that expects development to be accessible to all via sustainable means of transport. The development would not contribute to the aims of paragraph 78 of the NPPF that requires housing to be located where it will enhance or maintain rural communities where this would support local services.

- 6 It is considered that the development conflicts with the development plan for the area for the above reasons. It is not considered that there are sufficient material considerations to overcome the conflict with policy and the proposal is not considered to represent sustainable development and is in conflict with the NPPF.
- 7 The Local Planning Authority will, where appropriate, discuss amendments to applications to secure an acceptable and sustainable form of development. However, in this instance it is not considered that the proposal could be amended to overcome the concerns of the Authority. The Authority has therefore acted accordingly to refuse this inappropriate development.

Signed

A black rectangular box redacting the signature of the Assistant Director.

Assistant Director – Planning
Broadland District Council,
Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU

Information relating to appeals against the decision of the Local Planning Authority

If you are aggrieved by this decision 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 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Time periods to submit appeal

If the application relates to minor commercial development (as defined in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015) this should be submitted with **12 weeks** of the date of this notice.

If the decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, any appeal must be submitted within **28 days** of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the decision on your application, then you must do so within: **28 days** of the date of service of the enforcement notice, or within **6 months** of the date of this notice, whichever period expires earlier.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least **10 days** before submitting the appeal. Further details are on <https://www.gov.uk/government/publications/notification-of-intention-to-submit-an-appeal>

The Secretary of State can allow a longer period for giving notice of appeal, but he 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 permission for the proposed development could not have been given by the Council or could not have been given without the conditions imposed having regard to the statutory requirements, to the provisions of the development order and to any directions given under a development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Appeals can be made online at <https://www.gov.uk/appeal-planning-decision> If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or tel no. 0303 444 5000

Purchase Notices

If permission to develop land or carry out works is refused or granted subject to conditions, whether by the Council or by the Secretary of State for the Environment, the owners of the land may claim that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of either Part VI of the Town and Country Planning Act 1990.