

## Notice of Decision

GRACEMACHIN PLANNING & PROPERTY - MR GEORGE MACHIN  
5 MALIN HILL  
PLUMPTRE SQUARE  
LACE MARKET  
NOTTINGHAM  
NG1 1JK

### Town and Country Planning Act 1990 (as amended)

**Application For:** Outline Planning Permission

**Application No:** 17/02139/OUT

**Applicant:** MR R CRAVEN SMITH MILNES

**Agent:** GRACEMACHIN PLANNING & PROPERTY - MR GEORGE MACHIN

**Proposal:** OUTLINE PERMISSION FOR 6 NEW HOMES FOR LOCAL PEOPLE WITH A SPECIFIC HOUSING NEED; AND PROVISION OF DEDICATED CAR PARKING FOR THE VILLAGE HALL, AREAS AROUND THE VILLAGE HALL INCORPORATING EXTENSION TO BUILDING AND NEW AMENITY AREA FOR THE LOCAL COMMUNITY TO USE

**Site Address:** FIELD REFERENCE NUMBER 7919 CAUNTON ROAD HOCKERTON  
NOTTINGHAMSHIRE

Newark and Sherwood District Council as Local Planning Authority in pursuance of their powers under the said legislation **refuse Outline Planning Permission** for the development described in the said application, for the reasons set out below.

### Reasons for Refusal

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The proposed development would result in additional dwellings within the open countryside outside of the main built up area of Hockerton. Policy DM8 of the Allocations and Development Management DDP (2013) strictly controls and limits the types of development in the countryside. The proposal does not accord with any of the exceptions listed. This policy is consistent (as tested in adopting the DPD) with the National Planning Policy Framework (NPPF).

The proposal does not accord with any of the exceptions listed. Furthermore, the site is located within an open field and it has not been demonstrated that the development would not result in an adverse impact on the this rural setting which would also be harmful to the significance of the heritage assets comprising the village hall, Bank Cottages, the old Rectory and the Church of St Michael.

The proposal is therefore contrary to the aim of promoting a sustainable pattern of development within the District and is not therefore considered to represent unsustainable development. The harm identified would not be outweighed by the benefits of the scheme contrary to Spatial Policy 3 (Rural Areas), Core Policy 9 (Sustainable Design), Core Policy 13 (Landscape Character) and Core Policy 14 (Historic Environment) of the Core Strategy (2011) and Policies DM5 (Design), DM8 (Development in the Open Countryside) and DM9 (Protecting and Enhancing the Historic Environment) of the Allocations and Development Management Development Plan Document (2013) as well as being contrary to the National Planning Policy Framework (NPPF) a material planning consideration.

A copy of the decision notice and the officer/committee report are available to view on the Council's website.



*Authorised Officer on behalf of Growth and Regeneration,  
Newark and Sherwood District Council*

Date: 7 March 2018

**Note: Attention is drawn to the Notices Attached**

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### **Appeals to the Secretary of State**

1. If you are aggrieved by the decision of the 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 for the Environment under section 78 of the Town and Country Planning Act 1990.
2. If this is a decision to refuse planning permission for a householder application or minor commercial application\*, you have 12 weeks from the date of this notice to appeal to the Secretary of State. However, for all other types of application, you must do so within 6 months of the date of this notice. You must use a **Planning Appeal Form or Householder Planning Form** when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require which is obtainable from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).

\*A minor commercial application are those relating to minor ground floor development to buildings in use for any of the purposes set out in a Schedule that reproduces the uses in Part A of the Schedule to the Town and Country Planning (Use Classes) Order 1987(9).

3. The Secretary of State can allow a longer period for giving notice of an 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.
4. The Secretary of State need not consider an appeal if it seems to him that the Local Authority could not have granted planning permission for the proposed development or could not have been granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any 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.

### **Purchase Notices**

1. If either the Local Planning Authority or The Secretary of State for the Environment refuses 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.
2. In these circumstances, the owner may serve a purchase notice on the Council of the District in which 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.