HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Name and Address of Applicant
Mr And Mrs J. Salmon
Borrowdale Gates
Whitwick Road
Copt Oak
Markfield
Leicestershire
LE67 9QB

Name and Address of Agent (if any)
BK Architecture Ltd
Suite 9 Oak Business Centre
79 - 93 Ratcliffe Road
Sileby
Leicester
LE12 7PU

Part I - Particulars of Application

Date of Application

20 February 2008

Application No.

08/00174/FUL

Particulars and location of development:

ERECTION OF PROPOSED GUEST HOUSE

Borrowdale Gates Whitwick Road Copt Oak Markfield Leicestershire

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council refuses to permit the carrying out of the development referred to in Part I hereof for the following reason(s):-

1. In the opinion of the Local Planning Authority, the proposal would result in development in the countryside that would be detrimental to the general appearance and character of an area, which should be protected for its own sake; development in an unsustainable location within the Charnwood Forest area of particularly attractive countryside and the National Forest, to the detriment of the appearance and character of the landscape. The proposal is therefore contrary to Policies BE1, NE5, NE19, NE21 and REC 21 of the adopted Hinckley & Bosworth Local Plan; Policy 2 'Locational Priorities for Development' and Policy 3 'Sustainability Criteria' of the Regional Spatial Strategy for the East Midlands (RSS8); and to Central Government Guidance in Planning Policy Statement 1 'Delivering Sustainable Development' and Planning Policy Statement 7 'Sustainable Development in Rural Areas'.

2. The approval of this proposal would set a precedent for the consideration of further applications of a similar nature, to which the Local Planning Authority would also object, but which would consequently be difficult to resist. The proposal is contrary to Policies BE1, NE5, NE19, NE21 and REC 21 of the adopted Hinckley & Bosworth Local Plan; Policy 2 'Locational Priorities for Development' and Policy 3 'Sustainability Criteria' of the Regional Spatial Strategy for the East Midlands (RSS8); and to Central Government Guidance in Planning Policy Statement 1 'Delivering Sustainable Development' and Planning Policy Statement 7 'Sustainable Development in Rural Areas'.

T. M Prowse

Date: 30 April 2008

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE SIDE OF THIS FORM