

TOWN AND COUNTRY PLANNING ACT 1990

Refusal of planning permission

APPLICATION NO: PA/2022/535

**North
Lincolnshire
Council**

Address/Agent:

Ricky Newton
Lincs Design Consultancy
12 Vickers Lane
LOUTH
LN11 9PJ

Applicant: Jemma Godfrey-East

North Lincolnshire Council hereby gives notice that the application received on 29/03/2022 for:

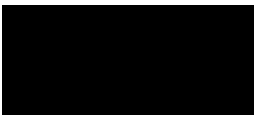
Outline planning permission to erect four dwellings with scale, layout, appearance and landscaping reserved for subsequent consideration on land to the rear of the Jolly Miller, Brigg Road, Wrawby, DN20 8RH

has been considered and that permission for this development has been **REFUSED** for the following reasons:

The proposed development would result in the urbanisation of an existing area of countryside and lead to encroachment into the open countryside. While it is noted that matters of scale, layout, appearance and landscaping are reserved for future consideration, it is not considered that an appropriate scheme could come forward at the reserved matters stage that would be acceptable in these respects without having a harmful impact on the character and appearance of the area. The proposals are therefore contrary to policies DS1 of the North Lincolnshire Local Plan and CS5 of the North Lincolnshire Core Strategy, and paragraph 130 of the National Planning Policy Framework.

Dated: 13 June 2023

Signed:



**Rebecca Leggott
Development Management Lead**

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

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 of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and if you want to appeal against your local planning authority's decision on your application, then you must do so 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 your local planning authority's 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 [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

Please note however:

If your application was for **householder development** (dwelling house extensions, alterations, garages, swimming pools, walls, fences, vehicular access, porches, satellite dishes etc) or for a minor commercial application then you must do so **within 12 weeks** of the date of this notice.

- Appeals can be made online at <https://www.gov.uk/planning-inspectorate>. 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 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 him that the local planning authority could not have granted planning permission for the proposed development or could not have 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.
- 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 GOV.UK](#)

Purchase Notices

- If either the local planning authority or the Secretary of State 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.
- 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 V1 of the Town and Country Planning Act 1990.