



Rutland
County Council

REFUSAL OF OUTLINE PLANNING PERMISSION

Applicant Name and Address

Mr Wilfred Bothwell
Millwell Farm,
Stocken Hall Road
Stretton
LE15 7RW

Agent Name and Address

Louise Gregory
Acorus Rural Property Services
Old Market Office
10 Risbygate Street
Bury St Edmunds
IP33 3AA

Date of Validation
21 August 2019

Application Number:
2019/0909/OUT

PROPOSAL: Proposed permanent agricultural dwelling
LOCATION: Millwell Farm Stocken Hall Road Stretton Rutland LE15 7RW

REFUSE OUTLINE PLANNING PERMISSION for the following reasons:

- 1 The settlement hierarchy in Rutland has been adopted to ensure that new development is located in a sustainable way, where local services will be available and the need to travel is reduced. The application site is located in an isolated 'open countryside' location outside the Planned Limits of Development of any nearby settlement. Existing policies only allows for the conversion and re-use of appropriately and suitably constructed rural buildings for residential use in the countryside and do not apply to new build unless it is to meet an essential operational need for a dwelling to be located in the countryside or to meet an identified affordable housing need as set out in Core Strategy Policy CS11. The information submitted with the application has not identified that the business is currently financially viable to justify permanent accommodation on the site. In addition the proposed site of the new dwelling is not well related to the existing farm buildings or access into the holding and as a consequence the site of the dwelling would provide little or no security for the farm buildings which can be accessed before the site. As such the development would be contrary to Policies CS3 (The settlement hierarchy), Policy CS4 (The location of development), of the Adopted Core Strategy and Policies SP6 (Housing in the Countryside), SP23 (Landscape character in the countryside), of the Site Allocations Development Plan Document 2014 and paragraphs 79, of the NPPF (2019) and Planning Practice Guidance 'Housing needs of different groups' published July 2019.

INFORMATIVES:

Proactive Statement – This decision has been reached taking into account paragraph 38 of the National Planning Policy Framework.

Decision Date: 30 January 2020

Proper Officer of the Council

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IMPORTANT NOTES

1. Please quote your application reference number (shown overleaf) in all relevant correspondence.
2. **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, then you can appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.
 - If you want to appeal, then you must do so using a form which you can obtain from: Initial Appeals, Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN. Tel No: 0303 444 5000. The Planning Inspectorate have an online appeal service which you can use to make your appeal. You can find the service through the Appeals area of the Planning Portal – <https://www.gov.uk/appeal-planning-decision>
 - Appeals must be made within **six** months from the date of this decision notice.
 - 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 having regard to Sections 70 and 72(i) of the Act, to the provisions of the development order and to any directions given under the order, the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed.