



## EAST NORTHAMPTONSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

### REFUSAL OF PLANNING PERMISSION

**20/00999/FUL**

---

Location

Land North Of Raunds Fronting Brick Kiln Road North Street Brooks Road And Midland Road  
Raunds Northamptonshire

Proposal

Amendment to the proposed road north of the proposed care home site to form a turning head

---

Applicant

Mr Collins Purdey - Bowbridge Homes (Raunds) Ltd

C/O Agent

Agent

Martin Bagshaw

Dale View Rews Close Combe Martin EX34 0DW

Date received

18 August 2020

Date valid

20 August 2020

---

Under the provisions of the Town and Country Planning Act 1990 the Local Planning Authority hereby **REFUSE PLANNING PERMISSION** for the above development in accordance with the application and plans submitted, for the following reasons:

1. Policy 8(b) and (d) of the North Northamptonshire Joint Core Strategy 2016 as well as Policies R2, R10 and R20 of the Raunds Neighbourhood Plan 2017 and Paragraphs 109 and 110 of the National Planning Policy Framework 2019, seek for new developments to provide well-designed, safe and convenient access and parking provision as well as to not cause adverse harm to highway users and the network.

The proposed road layout would introduce a poorly designed road with substandard footpath which would result in vehicles of a similar size to a refuse truck over crossing the footpath, causing severe harm to the safety of highway users. By reason, the proposed development fails to comply with the aforementioned policies.

**Your attention is drawn to the following notes:**

1. The following application form, plans and documents form part of this notice. They are as follows:
  - Application Form
  - Location Plan - 18027 - SK104
  - Proposed Site Plan - 18027 - SK103
  - Refuse Tracking Plan - Y211 DD SK004 P02

20/00999/FUL



Decision Date  
15 October 2020

Signed:



Paul Bland  
Head of Planning Services

#### NOTES:

In reaching this decision the Council has implemented the requirement in the NPPF to deliver sustainable development in a proactive and positive way in accordance with paragraph 38.

A full report is available at [www.east-northamptonshire.gov.uk](http://www.east-northamptonshire.gov.uk).

#### APPEALS TO THE SECRETARY OF STATE:

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 under section 78 of the Town and Country Planning Act 1990.

- 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, if you want to appeal against the 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 the 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.
- If this is a decision to refuse planning permission for a householder application, if you want to appeal against the local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against the local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against the local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- In all other circumstances if you want to appeal against the local planning authority's decision then you must do so within 6 months 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 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 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.

20/00999/FUL

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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Derefulz