



EAST NORTHAMPTONSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

17/00266/FUL

Location

West End Land North Of..Brick Kiln Road..Raunds..Northamptonshire.....

Proposal

Proposed Distribution Centre (B8 Use Class) together with ancillary offices, parking, servicing and site landscaping.

Applicant

Equation Properties Limited

c/o Agent

Agent

Quod - Tim Rainbird

Ingeni Building 17 Broadwick Street London W1F 0AX

Date received

8 February 2017

Date valid

12 December 2017

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. The proposal by virtue of its scale and location would result in unacceptable landscape and visual impacts and as a result of being visually overbearing would be detrimental to residential amenity. As such the proposal is contrary to North Northamptonshire Joint Core Strategy Policies 24 (e) and 8 (e) and Raunds Neighbourhood Plan Policy 14. The benefits of the proposal do not outweigh the identified harm.
2. The proposal does not include a proportion of floorspace in the form of smaller employment units, contrary to North Northamptonshire Joint Core Strategy Policy 24 (a). As a result it fails to contribute to the delivery of a mix of jobs and a diverse economy in conflict with North Northamptonshire Joint Core Strategy Policy 23 and Raunds Neighbourhood Plan Policy 13.

Your attention is drawn to the following notes:

1. In reaching this decision this Council has implemented the requirement in the NPPF to deliver sustainable development in a proactive and positive way in accordance with paragraph 38. The applicant was advised of concerns with the application and was given the opportunity to address them. This involved the relocation of the access road from Holdenby Drive to the A45 roundabout.

A full report is available at www.east-northamptonshire.gov.uk

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2. This decision relates to the following plans:
- 6085 - 72A Building Floor Plan received on 14/12/17
 - 6085 - 73 A Office Floor Plans received on 14/12/17
 - 6085 - 74A Hub Office Floor Plans received on 14/12/17
 - 6085 - 76A Roof Plan received on 14/12/17
 - 16575/E/500 P3 Lighting layout received on 14/12/17
 - 17-0852-100 P2 Highway Improvements General Arrangements received on 04/04/18
 - 17-0852-101 P2 Highway Improvements Tracking received on 04/04/18
 - 17-0852-160 P2 Highway Improvements Centreline Long section received on 04/04/18
 - 17-0852-170 P2 Highway Improvements Typical Cross Sections received on 04/04/18
 - 6085-70D Proposed site location plan received on 04/04/18
 - 6085-71E Proposed site layout plan received on 26/11/2018
 - 6085-77D Proposed external finishes received on 04/04/18
 - 6085-79C Site sections received on 04/04/18
 - 6085-84 Proposed elevations received on 25/06/18
 - 6125/ASP1.0L Planting plan overview received on 25/06/18
 - 6125/ASP1.1L Planting plan 1 of 3 received on 25/06/18
 - 6125/ASP1.2L Planting plan 2 of 3 received on 25/06/18
 - 6125/ASP1.3L Planting plan 3 of 3 received on 25/06/18
 - Arboricultural Impact Assessment received on 07/02/18
 - 6085-93 Proposed phasing plan received on 27/11/2018
 - Landscape Management Plan received on 8 February 2017

Decision Date
14 December 2018

Signed:



Paul Bland
Head of Planning Services

Further information can be found in the Report which is published on our Website: <http://www.east-northamptonshire.gov.uk/viewplanningapplications>

RIGHT OF APPEAL:

Your attention is drawn to the following notes which explain how to submit an appeal should you be aggrieved by the above decision.

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or the grant of permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 or Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990, within 6 months of the date of this notice. However, where an enforcement notice has been served on the same, or substantially the same, development as in the application within 2 years of the date the application was made, the period for receiving an appeal is within **28 days** of the date of the decision notice or of the date by which the Local Planning Authority should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the Local Planning Authority had to determine the application, the period for receiving the appeal is within **28 days** of the date the enforcement notice was served (unless this extends the normal 6 months or 12 week deadline). Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise

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this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements, to the provisions of the development order, and to any direction given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of responsibly beneficial use by carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 or Chapter III of the Planning (Listed Buildings and Conservation Areas) Act
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990 or Section 27 of the Planning (Listed Buildings and Conservation Areas) Act

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