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14 April 1985

Ref 2

Relating to land adjacent to
west boundary of
Bagthorpe Conservation Area
and situated on either side of
the public highway known as
Lower Bagthorpe

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS

1977 TO 1981

WHEREAS the Council of the District of Ashfield being the local planning authority for the said District of Ashfield are satisfied that it is expedient that development of the description set out in Part I of the Schedule hereto should not be carried out on the land shown edged red on the plan annexed hereto unless permission therefor is granted on application made under the Town and Country Planning General Development Order 1977 as amended

NOW THEREFORE the said Council in pursuance of the powers conferred upon them by article 4 of the Town and Country Planning General Development Order 1977 as amended hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the description set out in the Schedule hereto.

SCHEDULE

PART I

Description of Class of development
to which this Article relates

Class VI of Schedule I of the Town and Country Planning General Development Order 1977.

PART II

Description of area of land to which
this Article relates

Comprising mainly agricultural land adjacent to the west boundary of the Bagthorpe Conservation Area and situated on either side of the public highway known as Lower Bagthorpe.

Given under the Common Seal of the
Ashfield District Council this
11th day of April One thousand nine
hundred and eighty six

The Common Seal of the Council was hereunto
affixed in the presence of:-

Chairman

Deputy Clerk and Legal Adviser.

ASHFIELD DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977 -
PROPOSED ARTICLE 4 DIRECTION

Land to the west of Bagthorpe Conservation Area

1. Description of Site Area

The site in question involves agricultural land adjacent to the west boundary of the Bagthorpe Conservation Area, and situated on either side of the public highway, known as Lower Bagthorpe.

The highway follows a prominent local ridgeline, and the Local Authority has recently resolved to pursue an extension to the Bagthorpe Conservation Area, in order to include fields adjacent to both sides of this highway.

Two buildings listed as being of special architectural and historical interest, are located at the highest point of this ridgeline, namely Wansley Hall, and the Wansley Hall Barns.

An agricultural barn has recently been erected adjacent to the east side of this important group of buildings. Unfortunately construction works had commenced prior to a date when an earlier proposed Article 4 Direction could come into effect.

2. Grounds on which the Local Planning Authority considers the Direction is needed

It is the opinion of the Local Planning Authority that any further agricultural building development should be brought within the ambit of the development control system, in order to avoid any further undue intrusion into the local landscape.

It is evident that the farmer at Wansley Hall Farm is currently disposing of his land holdings in the locality, and a number of enquiries have been received from prospective purchasers of parcels of land, who wish to erect agricultural buildings, including intensive pig-rearing businesses. A recent application under Section 53 of the Town and Country Planning Act 1971 has been received, relating to erection of an intensive pig-rearing unit on O.S.3117.

It is understood that the majority of land situated to the north of the Lower Bagthorpe public highway is used by the occupant of White Cottage. The Department of the Environment has recently dismissed an Appeal for the erection of riding stables to the rear of the residence (D.O.E. Reference: T/APP/W3005/A/85/038109/P3). It is the opinion of the Local Planning Authority that proposals for the erection of agricultural buildings could well be forthcoming for this area of the proposed Direction.

Conclusion

It is the opinion of the Local Planning Authority that adequate essential means of control should exist to ensure that full consideration can be given to the implications of any proposed agricultural buildings in proximity to this attractive, and physically prominent, area of the district. Class VI of the First Schedule to the Town and Country Planning

General Development Order 1977 gives permitted development rights to the erection of agricultural buildings, and it is felt that in this particular case such buildings would be likely to have an adverse impact on the visual amenities of the local landscape, on the amenities offered to the public by the Bagthorpe Conservation Area, and specifically to the two Listed Buildings.

PKJ/GMA

3rd April 1986.

