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- email: dutyplanner@ashfield.gov.uk

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER

1977 TO 198~~4~~5

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 blue and orange 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 4 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

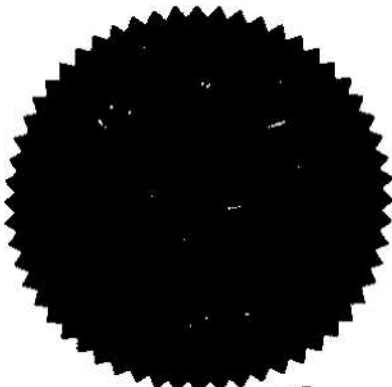
Class VI (1) of Schedule I of the Town and Country Planning General Development Order 1977

PART II

Description of area of land to which
this Article relates

Comprising two plots of land of which are located on the western side of Dawgates Lane Skegby Sutton in Ashfield in the County of Nottingham plot A (as indicated by orange edging on the plan) comprising an area of approximately 4.36 acres or thereabouts and plot B (as indicated by blue edging on the plan) comprising an area of approximately 4.29 acres or thereabouts

23.11.87.



12078

Given under the Common Seal of the

Ashfield District Council this

23rd day of November One thousand

nine hundred and eighty seven in

the presence of:-

Vice Chairman

Deputy Clerk and Legal Adviser

The Secretary of State for the Environment
hereby approves the foregoing direction
subject to the modifications shown in red
ink thereon

Signed by authority
of the Secretary of
State

23rd December 1987.

A Regional Controller
In the Department of
the Environment.

ASHFIELD DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

PROPOSED ARTICLE 4 DIRECTION

Two areas of land on the western side of Dawgates Lane, Skegby, Sutton in Ashfield in the County of Nottingham.

1. Description of Site.

The land in question relates to two plots of land both of which are located on the western side of Dawgates Lane, the remainder of the adjoining land is agricultural but in a different ownership.

Plot A (see plan) has an area of approximately 2.26 acres and is located at the bottom of a valley. The land does in fact fall from Dawgates lane down to the stream on the western boundary. A tarmacaded access runs adjacent to its southern boundary to the water treatment works to the west. The site is currently occupied by a block of unauthorised stables which were refused planning permission (ADC ref. 86/0757). The subsequent appeal was dismissed (DoE Ref. APP/W/3005/A/87/71188/P3) on 4th November, 1987.

Plot B (see plan) is a triangular area of agricultural land with a substantial frontage to Dawgates Lane. The site has an area of approximately 4.29 acres and falls away from Dawgates Lane. The adjoining land is agricultural but in a different ownership.

As part of the application for an access onto Dawgates Lane, relating to this application the applicant indicated his future intention to erect agricultural buildings in the site.

Both sites are extremely prominent when viewed from Dawgates Lane and in particular from the lane to the west which look across the valley and onto the hillside. In view of the prominence of the site the recent development pressure and subsequent appeal decision, the likely future development and the fact that the site is located some distance to the north of the existing limit of development, it is considered that any form of agricultural building development should be strictly controlled.

2. Grounds on which the Authority considers the direction is needed.

The Local Planning Authority is of the opinion that the erection of agricultural buildings with this visually prominent area to the north of Skegby is a possibility. One site owner (Plot A) has already constructed unauthorised buildings whilst the other owner (Plot B) has indicated his intentions for agricultural development on a drawing to the Authority. 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 implication of any such buildings.

Class VI (1) of the 1st Schedule of 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 could possibly have an adverse impact on the visual amenity of the area.

