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- email: dutyplanner@ashfield.gov.uk

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

WHEREAS the Council of the District of Ashfield being the appropriate local planning authority within the meaning of Article 4 of the Town and Country Planning General Development Order 1988 are satisfied that it is expedient that development of the description set out in 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 1988.

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 1988 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(s) set out in the Schedule hereto.

SCHEDULE

Part 1

The carrying out on agricultural land comprised in an agricultural unit of:

- (a) works for the erection, extension or alteration of a building, or
 - (b) any excavation or engineering operations,
- reasonably necessary for the purposes of agriculture within that unit being development comprised within Part 6 Class A referred to in Schedule 2 of the Town and Country Planning General Development Order 1988 and not being development comprised within any other class.

Description of area of land to which this article relates.

The land lying at Flatts Lane, Westwood covers approximately 18.2 acres and comprises two separate fields each delineated by hawthorn hedges. It slopes fairly steeply from the south down to Bagthorpe Brook on its northern boundary and as a result of its topography represents a prominent landscape feature. A hedge which previously delineated the narrow strip

of land adjacent to Flatts Lane frontage has recently been removed.

The land in question has a long highway boundary to the west, Bagthorpe Brook to the north, and other agricultural fields to the south and east. These fields are the subject of a previously approved Article 4 Direction relating to Class VI of Schedule 1 of the Town and Country Planning General Development Order, 1977. Further to the south at a point higher than the subject land is Wansley Hall and Wansley Barn, which are Listed Buildings.

Along both the northern and eastern boundaries of the subject land are well used public footpaths.

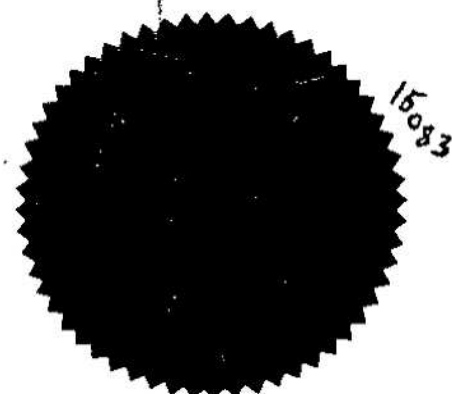
The land is in agricultural use but has recently been sold and is now the subject of a number of enquiries relating to agricultural development.

The land immediately to the south and east forms part of the Bagthorpe Conservation Area. The subject land lies within the Green Belt.

Given under the Common Seal of the Ashfield District Council
this *eighteenth* day of *April* One thousand,
nine hundred and ninety in the presence of


Vice
Chairman


Solicitor to the Council



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

18th July 1990

A Regional Controller
in the Department of
the Environment

Grounds on Which the Local Planning Authority Considers the Direction is Needed.

It is the opinion of the Local Planning Authority that any agricultural development should be brought within the ambit of the development control system, in order to avoid any intrusion into this prominent local landscape feature and to ensure that there is no harmful effect on the setting of the Listed Wansley Hall and Wansley Barn.

The land has recently been advertised for sale and sold and a number of enquiries have been received from prospective purchasers, who wish to erect agricultural buildings on the site. It is the opinion of the Local Authority, in view of the prominence of the site and its proximity to Listed Buildings and the Bagthorpe Conservation Area, that adequate essential means of control should exist to ensure that full consideration can be given to the implications of any such agricultural developments.

Scale 1:2500



ASHFIELD DISTRICT COUNCIL