



REFUSAL OF PLANNING PERMISSION

Applicant Name and Address

c/o agent

Agent Name and Address

Mr Brian Mullin
Marrons Planning
Two Colton Square
Leicester
LE1 1QH

Date of Validation
8 July 2019

Application Number:
2019/0736/FUL

PROPOSAL: Change of use of hardstanding from an airfield to B8 vehicle storage (retrospective)
LOCATION: Land At St George's Barracks Welland Road Edith Weston Rutland

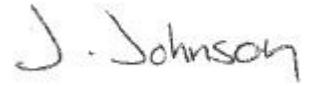
REFUSE PLANNING PERMISSION for the following reasons:

- 1 The type of business currently being operated from within the application site area by Airfield Trailer Store Ltd is not considered to be small scale activity, extending over a large area and resulting in a high number of vehicular movement's. The operational practices adopted by the applicant to date have caused unacceptable disturbance to nearby communities of Edith Western and Manton and this is reflected in the number of complaints received. It is considered that the operation practices and the mitigation measures proposed in the 'Operation Plan - St Georges Barracks' prepared by Marrons Planning dated (November 2020) on behalf Airfield Trailer Stores Ltd do not fully mitigate the impacts on the nearby communities and would result in an unacceptable level of disturbance to nearby communities of Edith Western and Manton as a result of the increase traffic movements and the associated noise and disturbance from the general use of the site. This would be contrary to planning advice in chapter 9 and 12 NPPF and planning policies CS06 of the adopted Core Strategy (2011), and SP11 and SP15 of the Site Allocations and Development Plan Document (2014).
- 2 Notwithstanding the submitted information it is considered that the proposed development would have a significant detrimental impact on the local wildlife and ecology. There is evidence that the operational practices of the business are not compliant with the suggested mitigation and acceptance of the proposal would therefore result in an adverse impact on the local ecology, the scheme would conflict with planning advice in chapter 15 NPPF and planning policies CS21 of the adopted Core Strategy (2011), and SP19 of the Site Allocations and Development Plan Document (2014).

INFORMATIVES:

Proactive Statement – This decision has been reached taking into account paragraph 38 of the National Planning Policy Framework.

Decision Date: 18 December 2020

A handwritten signature in black ink that reads "J. Johnson". The signature is written in a cursive style with a large initial "J".

Proper Officer of the Council

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IMPORTANT NOTES

1. Please quote your application reference number (shown overleaf) in all relevant correspondence.
2. **Appeals to the Secretary of State**
 - If you are aggrieved by the decision of your 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 for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.
 - If you want to appeal, then you must do so using a form which you can obtain from Initial Appeals Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN. Tel No: 0303 444 50 00. The Planning Inspectorate have an online appeal service which you can use to make your appeal. You can find the service through the Appeals area of the Planning Portal – <https://www.gov.uk/appeal-planning-decision>
 - Appeals must be made within **six months** from the date of this decision notice.
 - The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him that having regard to Sections 70 and 72(i) of the Act, to the provisions of the development order and to any directions given under the order, the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed.