



EAST NORTHAMPTONSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

19/01238/FUL

Location

OP0061 SP9676 Addington Road Woodford Northamptonshire

Proposal

Erection of 2 No. Dog kennel buildings; an Exercise/training barn; a Quarantine unit; a Maintenance garage/workshop together with associated new site access from Addington Road

Applicant

Mr And Mrs Michael Clipstone-Roome

20 Holme Close Redhill Grange North Wellingborough NN9 5YF

Agent

Mr Andrew Johnson - A And J Whitegates

9 Orlingbury Road Great Harrowden Northants NN9 5AF

Date received
15 July 2019

Date valid
22 November 2019

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 proposed development would result in an unacceptable loss of amenity to local residents / businesses due to noise and odours associated with the use, which would relate to rescued dogs (who require more care and attention) and which would be unstaffed overnight. This is contrary to Policy 8 e) of the North Northamptonshire Joint Core Strategy 2016 and Paragraphs 127 and 180 of the National Planning Policy Framework.
2. The proposed development would result in an unacceptable visual impact in context of the surroundings. This is contrary to Policy 3 (a, b and e) of the North Northamptonshire Joint Core Strategy 2016 and Paragraphs 130 and 170 of the National Planning Policy Framework.
3. The proposed development would be in an unsustainable, open countryside location, contrary to Policies 11 (2 - a and d) and 13 (1 - a, b, c and d) of the North Northamptonshire Joint Core Strategy 2016 and Paragraph 83 of the National Planning Policy Framework.
4. The proposed development would result in the loss of agricultural land, contrary to Policy 11 (2 - a and d) of the North Northamptonshire Joint Core Strategy 2016 and Paragraph 170 of the National Planning Policy Framework.

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Decision Date
17 July 2020

Signed:



Paul Bland
Head of Planning Services

NOTES:

In reaching this decision the Council has implemented the requirement in the NPPF to deliver sustainable development in a proactive and positive way in accordance with paragraph 38.

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

APPEALS TO THE SECRETARY OF STATE:

If you are aggrieved by the decision of the 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 under section 78 of the Town and Country Planning Act 1990.

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application, if you want to appeal against the local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against the local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against the local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- In all other circumstances if you want to appeal against the local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at:

<https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

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If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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