



Town and Country Planning Act 1990

Application for Full Planning

Applicant:

Rebeckah Vaughan
No More Kennels, 10-11 Riverside Trading Estate, Wa5 2ul

Agent:

Merseyplans
Merseyplans, 56, C/o Terret Croft, Stockbridge Village, L28
6yb

Application No: 2021/40507

Change of use of agricultural land to dog exercise facility with timber shelter(6m x 3m) and sheep fencing (1.2 m). Resubmission of 2021/39869 with reductions in fencing, parking and scaled down usage, access to provided from alternative existing established access.

Proposal:

Location:

The Council of the Metropolitan Borough of Warrington hereby give notice in pursuance of the above Act(s) that permission is Refused for the development referred to above in accordance with the application and plans submitted, for the following reason(s):

1. The proposed development would have an adverse impact on openness and as such would represent inappropriate development which is by definition harmful to the Green Belt. No very special circumstances exist to outweigh the harm. As such the proposal fails to comply with Warrington Core Strategy Policy CS5 and policies set out in the NPPF. 2.The proposed development would detract from the overall visual amenity and rural character of the area and wider landscape views of the site. As such the proposals would be contrary to Policies QE7 and CC2 of the Warrington Core Strategy and policies in the NPPF. 3. Insufficient information has been provided to demonstrate that the proposal would not result in an unacceptable harmful impact on highway safety and as such fails to comply with Warrington Core Strategy Policies MP1, MP3, QE6 and the NPPF.

SIGNED:

Development Manager
Development Management

DATED: 23 June 2022

IMPORTANT

This decision relates solely to the planning legislation, and does not grant authority under the Building Regulations, nor any other legislation that might be required. The guidance notes enclosed with this decision notice will help you to understand this decision, your rights and other things you may have to do.

NOTES

1. 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 under section 78 of the Town and Country Planning Act 1990.
2. 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 your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

3. 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 your 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.
4. If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this decision; or 12 weeks in the case of a householder application or a minor commercial application.
5. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate
6. 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.
7. 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.
8. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Purchase Notices

1. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
2. In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.