

REFUSAL OF PLANNING PERMISSION

Name and Address of Applicant
W & G Childs & Sons
Manor Farm
Twywell
Kettering
Northamptonshire
NN14 3AH

Name and Address of Agent (if any)
Berrys
(Adam Farnsworth)
42 Headlands
Kettering
Northamptonshire
NN15 7HR

PART I - Particulars of application

Date of Application:

Application No.:

21ST April 2004 (Valid 23rd August 2004)

KE/04/976C

Particulars and location of development:

Completion of Agricultural Access Track, Land at Duck End Farm, Cranford.

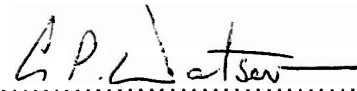
PART II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been refused** for the carrying out of the development referred to in Part I hereof for the following reasons.

1. The information submitted with the planning application, including that contained in the applicant's agent's letter dated the 19th August 2004, relative to flood risk is not considered adequate to show that the development will not lead to an increased risk of flooding and has resulted in objections from the Environment Agency. In consequence the proposed development is considered to be contrary to Policy AR8 of the Northamptonshire County Structure Plan 1996-2016 which states that development will not be permitted in areas at direct risk of flooding or where it is likely to increase the risk of flooding elsewhere.
2. The application as submitted to widen and increase the height of the historic tramway track would result in the loss of existing mature trees to the east of the track and would appear as an excessively over-engineered ramp which would be inappropriate in this intimate landscape setting and is considered objectionable having regard to Policy W3 of County Structure Plan and Policy 11 of the Northamptonshire Waste Local Plan Revised Deposit Draft (November 2003),

Date 13th December 2004

Signed 

Authorised to sign on behalf of the
Head of Sustainable Development