

CHERWELL DISTRICT COUNCIL

DECISION NOTICE SCHEDULE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

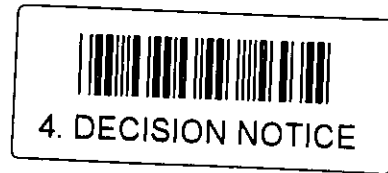
THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)

ORDER 1995, SCHEDULE 2, PARTS 6 AND 7

APPLICATION FOR PRIOR APPROVAL 98/00646/AGD

Name and Address of Agent/Applicant:

K J Bishop
College House
Hempton
BANBURY
Oxon
OX15 0QS



Date Registered: 1 July 1998

Brief Details of Application

Proposal: Construction of a general purpose agricultural building and an 80 ton grain silo.

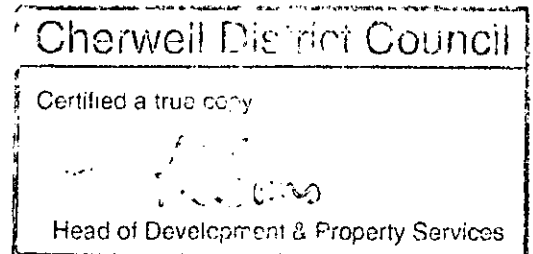
Location: OS Parcel 4300 North of Shortlands and South of High Rock, Hook Norton Road, Sibford Ferris, Banbury, Oxon

Parish: SIBFORD FERRIS

REFUSAL OF PERMISSION FOR DEVELOPMENT

The Cherwell District Council, as Local Planning Authority, hereby REFUSES to grant permission for the development described in the above-mentioned application, the accompanying plans and drawings and any clarifying or amending information. The reasons for refusal are set out in the attached schedule.

Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA



Date - 3 SEP 1998

Head of Development & Property Services

REASONS FOR REFUSAL

The proposed agricultural building and grain silo will constitute unduly prominent and visually intrusive features in this attractive and sensitive landscape within a designated Area of High Landscape Value. As such it is contrary to Policies C7 and C13 of the Cherwell Local Plan.



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NOTES TO THE APPLICANT

REFUSAL OF PERMISSION

- The Local Planning Authority has refused permission or approval for the reasons set out in the schedule forming part of this notice of refusal. If you wish to have any further explanation of the reasons for the decision, it will be given on request, and a meeting arranged if necessary.
- If you wish to examine any of the development plans which set out the Local Planning Authority's policies and proposals for the development and use of land in its area, these are available for inspection at the District Council offices, Bodicote House, Bodicote, during normal office hours.

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of the Local Planning Authority to refuse the application you can appeal to the Secretary of State for the Environment, Transport and the Regions in accordance with Section 78(1) of the Town and Country Planning Act 1990.
- If you wish to appeal, then you must do so within six months of the date of this notice, using a form which you can obtain from the Department of the Environment, Transport and the Regions at Tollgate House, Houlton Street, Bristol BS2 9DJ. Tel (0117) 987 8000.
- 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 the Local Planning Authority could not have granted permission or approval for the proposed development, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

- If either the Local Planning Authority or the Secretary of State for the Environment, Transport and the Regions refuses planning permission or approval for the development of land, the owner may claim that he/she 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.
- In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

COMPENSATION

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused by the Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.

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(16)