



GOVERNMENT OFFICE
FOR THE EAST MIDLANDS

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Our Ref: EMP 3005/19/11
Your Ref: DC/17
Date: 24 May 2004



Dear Sir

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) ORDER 1995
ASHFIELD DISTRICT COUNCIL - DIRECTION UNDER ARTICLE 4 (1) TO
WHICH ARTICLE 5(4) APPLIES - LAND AT DUNSIL FARM, SILVERHILL
LANE, TEVERSAL, NOTTINGHAMSHIRE**

1. I am directed by the First Secretary of State to refer to your letter of 26 November 2003 and to return herewith one copy of the direction endorsed with his approval.
2. The Council are requested to notify the owners and occupiers of land on whom this direction was served of the First Secretary of State's approval of the direction and the effect of that approval.

Yours faithfully

KARIN STAPLES (MISS)



Handwritten notes at top right: (Ref: A4/9)

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

DIRECTION UNDER ARTICLE 4(1) TO WHICH ARTICLE 5(4) APPLIES

Whereas Ashfield District Council being the appropriate Local Planning Authority within the meaning of Article 4 (6) of the Town & Country Planning (General Permitted Development) Order 1995, is satisfied that it is expedient that development of the description set out in the Schedule below should not be carried out on the land shown edged red on the attached plan, unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990.

AND WHEREAS the Council considers that development of the said description would be prejudicial to the proper planning of their area and that the provisions of paragraph 4 of Article 5 of the Town and Country Planning (General Permitted Development) Order 1995 apply.

NOW THEREFORE the said Council in pursuance of the power conferred on them by Article 4 (1) of the Town and Country Planning (General Permitted Development) Order 1995 hereby direct that the permission granted by Article 3 of the said Order shall not apply to development on the said land of the description set out in the Schedule below.

THIS DIRECTION is made under Article 4 (1) of the said Order and, in accordance with Article 5 (4), shall remain in force until 26 May 2003 (being six months from the date of this Direction) and shall then expire unless it has been approved by the First Secretary of State.

SCHEDULE

The use of the land for the holding of a market being development comprised within Class B of Part 4 of Schedule 2 to the said Order and not being development comprised within any other Class.

Given under the Common Seal of Ashfield District Council of Nottinghamshire this 26 November 2003. The Common Seal of the Council was affixed to this Direction in the presence of

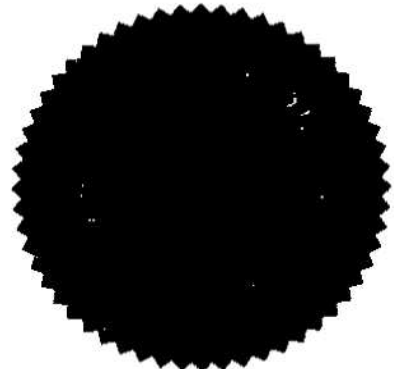
[Redacted signature block]

Chairman of the Council

[Redacted signature block]

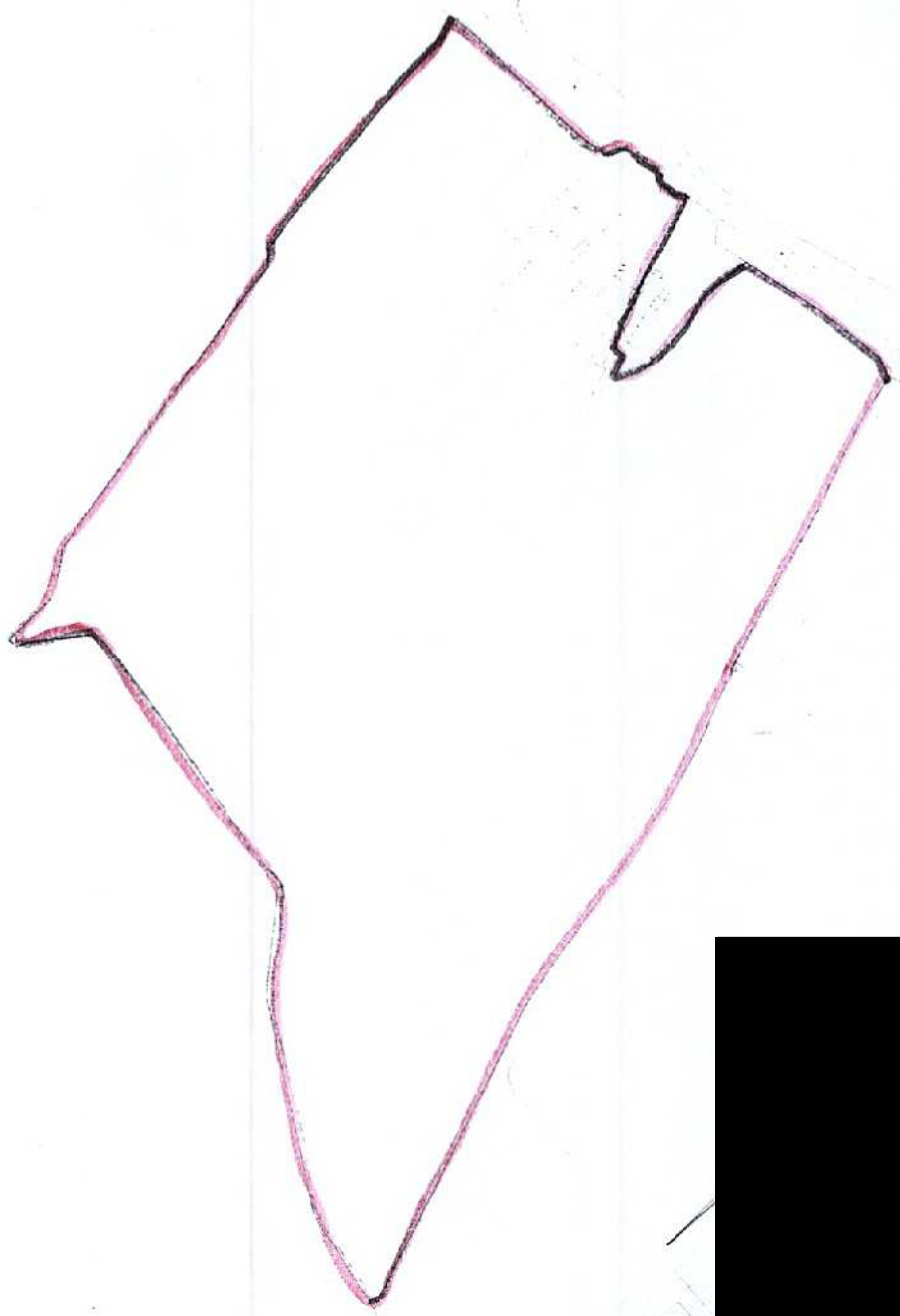
Solicitor to the Council

23423



Handwritten initials: ON 6/15

23422



Dunsil Farm, Silverhill lane, Teversal.
.t2
.t3

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Ashfield District Council
Urban Road
Kirkby-in-Ashfield
Nottingham NG17 8DA



Map sheet: SK4661NE
Reference: .rn
Prepared by: .db
23 Sep 2003 16:16:14

Scale: 1 to 2000

**ARTICLE 4 DIRECTION LAND AT DUNSIL FARM SILVERHILL LANE
TEVERSAL NOTTINGHAMSHIRE**

**STATEMENT OF THE DISTRICT COUNCIL'S REASONS FOR MAKING THE
ARTICLE 4 DIRECTION**

Description of the Site

The site is accessed from Silverhill Lane and comprises an area of land around Dunsil Farm extending from the south west of the farm clockwise to the northwest with an adjacent cottage taking up a small amount of land to the southwest. The land is designated as Countryside in the Ashfield Local Plan Review.

Grounds on which the Direction is needed

In August 2003 the Local Planning Authority received a complaint that vehicles leaving the site from a car boot sale via the east side of the Dunsil Farm property were causing a disturbance to a local resident. The access to the site was via a gate directly on to a field accessed from Silverhill Lane to the northwest of the farm buildings. The local highway network comprising narrow roads with no pedestrian footpath is inadequate for highly concentrated volumes of traffic. The Local Planning Authority are concerned that the substantial increase in traffic accessing and egressing the site is detrimental to highway safety and would therefore wish to maintain control over the nature and extent of activities on the land.