

REF. No. 6



Department of the Environment
East Midlands Regional Office
Cranbrook House Cranbrook Street Nottingham NG1 1EY
Telex 377681 Telephone 0602 476121 ext
GTN 6202

Solicitor to the Council
Ashfield District Council
Urban Road
Kirkby in Ashfield
Notts
NG17 8DA

Your reference
JF/TP/7
Our reference
EMP 3005/19/8
Date
13 June 1991

RECEIVED ON
14 JUN 1991
JL
5

Sir

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
DIRECTION UNDER ARTICLE 4
LAND BETWEEN SELSTON COMMON AND SELSTON GREEN, SELSTON

I am directed by the Secretary of State for the Environment to refer to your letter of 23 April 1991 and to return herewith one copy of the modified Direction endorsed with his approval. Minor grammatical modifications are indicated in red ink.

The Council's attention is drawn to the provisions of Article 5(10) of the General Development Order which relates to the publication or service of notice of the direction.

I am sir
Your obedient Servant



D WILSON
Authorised by the Secretary of State
to sign in that behalf

ASHFIELD DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

WHEREAS the Council of the District of Ashfield being the appropriate local planning authority within the meaning of Article 4 of the Town and Country Planning General Development Order 1988 are satisfied that it is expedient that development of the description set out in the Schedule hereto should not be carried out on the land shown edged red on the plan annexed hereto unless permission therefor is granted on application made under the Town and Country Planning General Development Order 1988.

NOW THEREFORE the said Council in pursuance of the powers conferred upon them by article 4 of the Town and Country Planning General Development Order 1988 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(s) set out in the Schedule hereto

SCHEDULE

The carrying out on agricultural land comprised in an agricultural unit of —

- (a) works for the erection, extension or alteration of a building, or
- (b) any excavation or engineering operations,

reasonably necessary for the purposes of agriculture within that unit, being development comprised within Part 6 Class A referred to in Schedule 2 of the Town and Country Planning General Development Order 1988, and not being development comprised within any other class.

DESCRIPTION OF AREA OF LAND TO WHICH THIS ARTICLE RELATES

The land covers approximated^y 44.3 hectares and lies between Selston Common and Selston Green. All of the land is within the statutory Green Belt and the majority of the land is in agricultural use.

The land has road frontages onto Alfreton Road, Nottingham Road, Stoney Lane and Church Lane. The land rises steadily from Alfreton Road/Nottingham Road frontages in a north-easterly direction up to Stoney Lane and then falls away to the east whilst continuing to rise to the north before falling away to the Church Lane frontages and towards Commonsides.

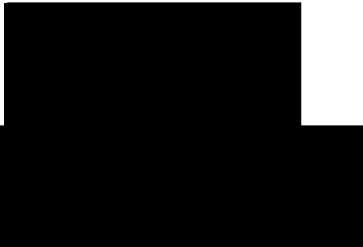
The land is extremely prominent when viewed from a number of directions from the roads that border and intersect the land and from the numerous public footpaths that cross the land. The land is also prominent from residential properties on the southern, western and north-eastern boundaries.

Given under the Common Seal of Ashfield District Council

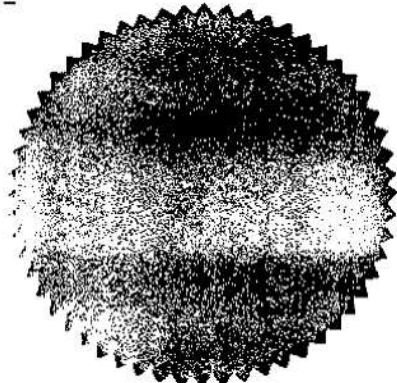
this 24th day of April One

thousand Nine hundred and ninety one in the present of:-

Chairman

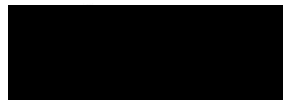


1576/5



Solicitor to the Council.

and Secretary of State for the Environment, hereby approves the foregoing direction subject to the modifications shown in red ink thereon.



Signed by authority of the Secretary of State

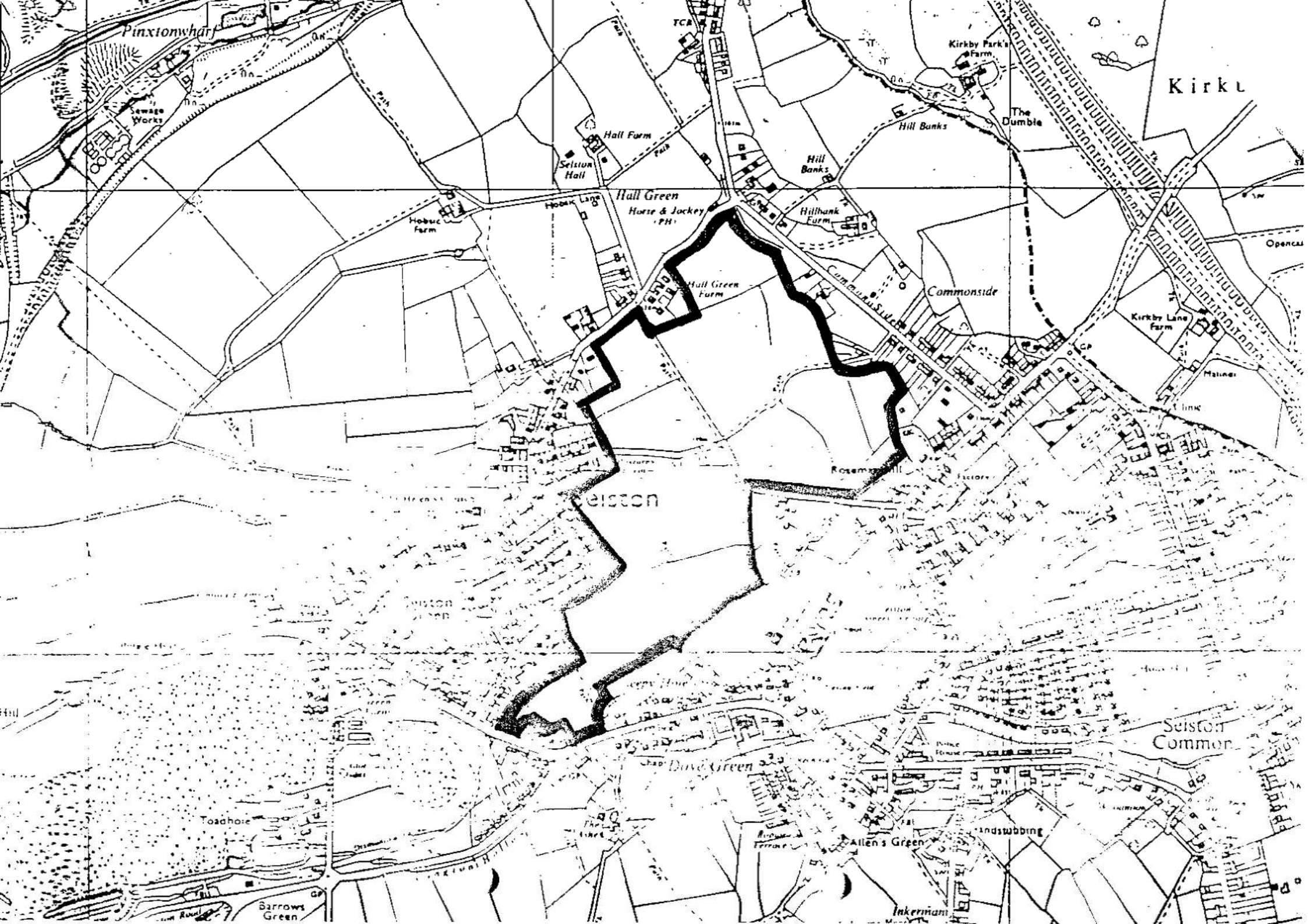
A Regional Controller in the Department of the Environment.

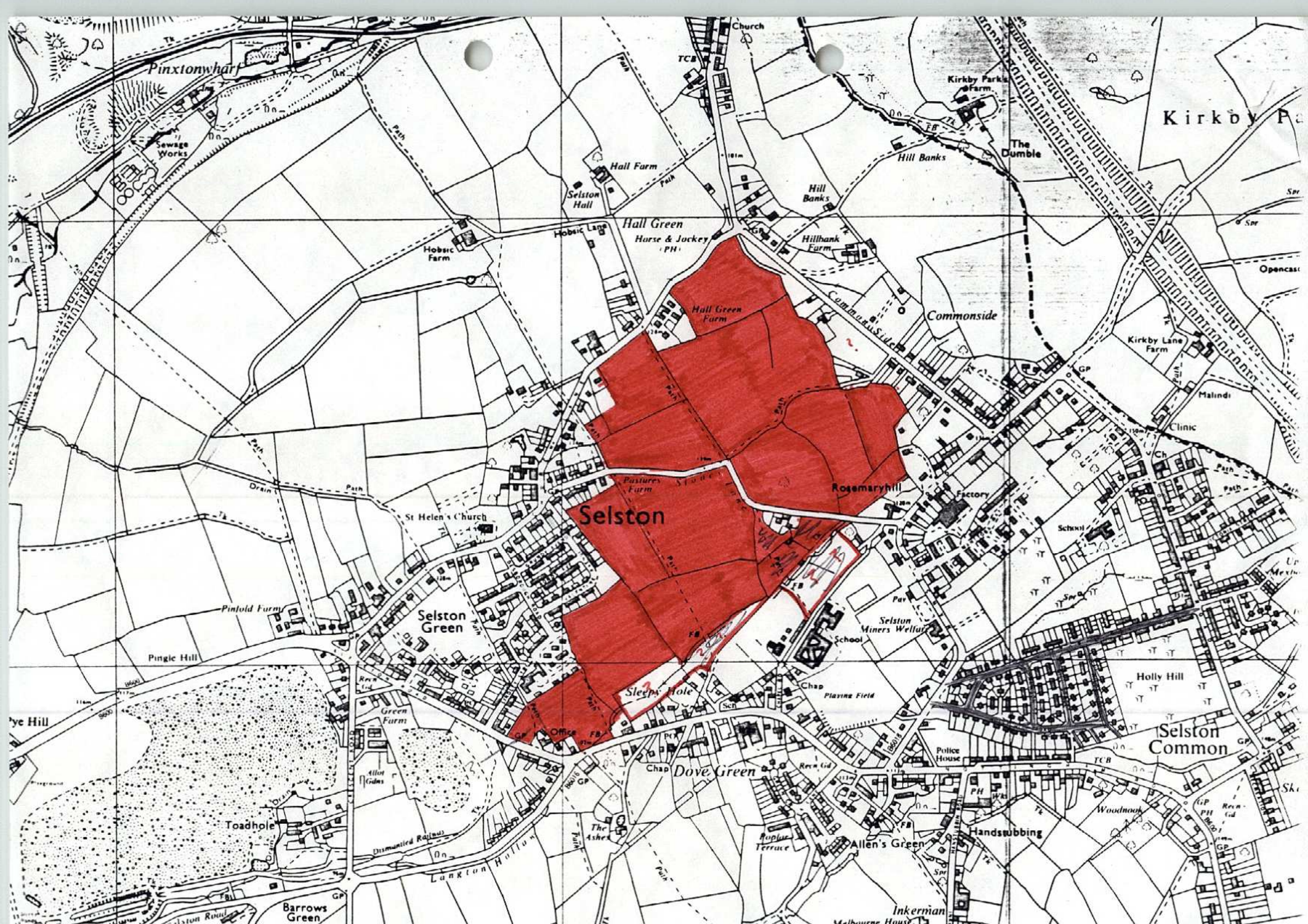
GROUNDS ON WHICH THE LOCAL PLANNING AUTHORITY

CONSIDERS THE DIRECTION IS NEEDED

It is the opinion of the Local Planning Authority that the erection of agricultural buildings within this visually prominent area is a possibility. One of the land owners has clearly indicated his intentions to develop his land with some form of agricultural building(s). Accordingly the Local Planning Authority is of the opinion that adequate essential means of control should exist to ensure that full consideration can be given to the implications of any agricultural buildings.

Part 6 (Class A) of Schedule 2 of the Town and Country Planning General Development Order 1988 gives permitted development to the erection of agricultural buildings and it is felt that in this particular case such buildings could possibly have an adverse impact on the visual amenity of the area.





Pinxtonwharf

Sewage Works

Pingle Hill

Toadhole

Barrows Green

Selston Green

St Helen's Church

Selston

Dove Green

Sleepy Hole

Hall Green

Selston Hall

Hall Farm

Rosemaryhill

Selston Miners Welfare School

Playine Field

Allen's Green

Inkerman

Hillbank Farm

Hill Banks

Commonside

Handsubbing

Holly Hill

Selston Common

Factory

Clinic

Kirkby Lane Farm

Malindi

The Dumble

Kirkby Park Farm

Kirkby Pa

Selston Common

Woodnook

Handsubbing

Malbourne House

Inkerman

Allen's Green

Dove Green

Selston Common

Selston Common

Selston Common

Selston Common

Selston Common

Selston Common

Selston Common

Selston Common

Selston Common

Copy for hand charges

Ref. No. 6.

Paul ...
...

ASHFIELD DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

WHEREAS the Council of the District of Ashfield being the appropriate local planning authority within the meaning of Article 4 of the Town and Country Planning General Development Order 1988 are satisfied that it is expedient that development of the description set out in the Schedule hereto should not be carried out on the land shown edged red on the plan annexed hereto unless permission therefor is granted on application made under the Town and Country Planning General Development Order 1988.

NOW THEREFORE the said Council in pursuance of the powers conferred upon them by article 4 of the Town and Country Planning General Development Order 1988 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(s) set out in the Schedule hereto

SCHEDULE

The carrying out on agricultural land comprised in an agricultural unit of
(a) works for the erection, extension or alteration of a building, or
(b) any excavation or engineering operations,
reasonably necessary for the purposes of agriculture within that unit being development comprised within Part 6 Class A referred to in Schedule 2 of the Town and Country Planning General Development Order 1988 and not being development comprised within any other class

DESCRIPTION OF AREA OF LAND TO WHICH THIS ARTICLE RELATES

The land covers approximated 44.3 hectares and lies between Selston Common and Selston Green. All of the land is within the statutory Green Belt and the majority of the land is in agricultural use.

The land has road frontages onto Alfreton Road, Nottingham Road, Stoney Lane and Church Lane. The land rises steadily from Alfreton Road/Nottingham Road frontages in a north-easterly direction up to Stoney Lane and then falls away to the east whilst continuing to rise to the north before falling away to the Church Lane frontages and towards Commonsides.

The land is extremely prominent when viewed from a number of directions from the roads that border and intersect the land and from the numerous public footpaths that cross the land. The land is also prominent from residential properties on the southern, western and north-eastern boundaries.

Given under the Common Seal of Ashfield District Council

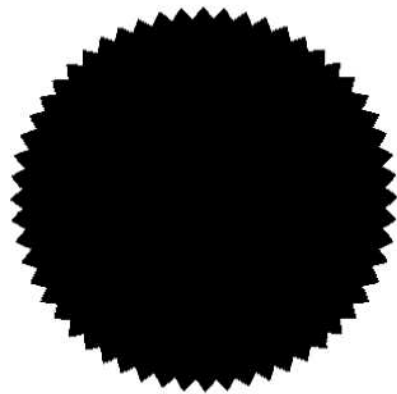
this *24th* day of *April* one

thousand Nine hundred and ninety one in the present of:-

Chairman

[Redacted signature area]

Solicitor to the Council.



15801

GROUNDS ON WHICH THE LOCAL PLANNING AUTHORITY
CONSIDERS THE DIRECTION IS NEEDED

It is the opinion of the Local Planning Authority that the erection of agricultural buildings within this visually prominent area is a possibility. One of the land owners has clearly indicated his intentions to develop his land with some form of agricultural building(s). Accordingly the Local Planning Authority is of the opinion that adequate essential means of control should exist to ensure that full consideration can be given to the implications of any agricultural buildings.

Part 6 (Class A) of Schedule 2 of the Town and Country Planning General Development Order 1988 gives permitted development to the erection of agricultural buildings and it is felt that in this particular case such buildings could possibly have an adverse impact on the visual amenity of the area.

