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Doric Developments (Bath) Ltd
c/o agent

Application Number: 2018/0486/FUL
Date of Application: 26th February 2018
Application Type: Full Application

TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)

THE MENDIP DISTRICT COUNCIL, being the LOCAL PLANNING AUTHORITY for the said District, hereby **REFUSE PLANNING PERMISSION** to carry out the development described in the application validated on 26th February 2018.

PROPOSAL: Erection of car dealership (with national electric vehicle charging infrastructure) and associated access and landscaping works (revised drainage information and additional supporting information received 25/4/18; and supporting information received 30/4/18).

LOCATION: Land North Of Bath Road Beckington Somerset
PARISH: Beckington Parish Council

DECISION: Refusal

REASONS

1. The site lies in open countryside outside the Settlement Limits of Beckington, where development is strictly controlled as a matter of principle, to ensure a sustainable pattern of development, including proportionate growth; and to ensure unfettered development in the countryside does not undermine its intrinsic value. The proposal has failed to adequately demonstrate that it would sustain the local rural community; be of a manner and scale appropriate to its location and constraints; and that there are no suitable alternative sites that are more accessible or sequentially preferable with regard to the Council's spatial strategy. The benefits of the scheme, including in terms of job creation and supporting the national electric charging infrastructure, do not outweigh the harmful impacts of the proposal in terms of conflict with the employment land and spatial strategy. The development would therefore be contrary to policies CP1, CP3, CP4 and CP6 of the Mendip District Local Plan 2006 - 2029 Part I (adopted December 2014) the Frome Neighbourhood Plan (December 2016) and the National Planning Policy Framework, particularly in regard to 'Achieving Sustainable Development' and 'Core Planning Principles' and section 3.
2. The site lies in open countryside outside the Settlement Limits of Beckington, where development is strictly controlled in the interests of the character and appearance of the countryside. The proposed development due to its urban nature and significant scale, layout and extent, in a prominent position, would cause an unjustified urbanising effect that would encroach into the open countryside and have a harmful impact on the countryside's intrinsic character and appearance. The development would therefore be contrary to policies CP1, CP4 and DP1, DP4 and DP7 of the Mendip District Local Plan 2006 - 2029 Part I (adopted December 2014) and the National Planning Policy Framework, particularly in regard to 'Achieving Sustainable Development' and 'Core Planning Principles' and sections 7 and 11.

NOTES

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant and has looked for solutions to enable the grant of planning permission. However, the proposal remains contrary to the planning policies set out in the reasons for refusal and was not therefore considered to be sustainable development.
2. This decision relates to drawings:
 - 001 Rev. B Location Plan
 - 101 Rev. M Proposed Site Plan
 - 106 Rev.G Proposed Floor Plan and Elevation
 - Arboricultural Method Statement
 - Tree Protection Plan TP 2183/1612/TPP Rev.A dated 21 February 2018
 - Transport Assessment by IMA-18-022 dated February 2018
 - Drainage Strategy Report 17007-R01-D and drawing D01 Rev.D
 - Response to LLFA/ drainage engineer received 25/4/18
 - Additional supporting information from applicant received 25/4/18.
 - Additional information from applicant by email dated 30/4/18.



Tracy Aarons
Deputy Chief Executive

If you have any queries regarding this notice please contact our Customer Services Team on 0300 303 8588

Dated 13th June 2018