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Mr Colin Marks
Horstead CP
Cedar Beth-El
17 Park Lane
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SG11 1RL

Date: 5th October 2017
Our Ref: 3/17/1614/FUL
Please ask for: Luke Ashley
Telephone: 01992 531504
Email: planning@eastherts.gov.uk

**Notice of Decision
Town and Country Planning Act 1990 (as amended)**

Dear Sir/Madam

APPLICATION: 3/17/1614/FUL

PROPOSAL: Demolition of a group of former pig farm buildings. Construction of two detached dwellings.

AT: Land Adjacent To: Gelders Conduit Lane Great Horstead Buntingford Hertfordshire SG9 0NU

FOR: Mrs And Mrs M And S Dry And Crisp-Hihn

Further to my earlier consultation regarding this proposal, I write to inform you that this matter was considered by the Council on the 5th October 2017 and it was decided to **Refuse Planning Permission** subject to the following:

1. The proposed development by reason of its size, scale and layout, would be out of keeping with and detrimental to the character and appearance of the surrounding rural area and the Great Horstead Conservation Area. The proposal is thereby contrary to Policies BH6 and ENV1 of the East Herts Local Plan Second Review 2007 and the provisions of the National Planning Policy Framework.
2. The proposed development, by reason of its siting outside of any identified settlement would represent a harmful incursion into the countryside with future residents likely to be dependent on private cars. The proposal would fail to represent sustainable development, and as such the adverse impacts of the development would significantly and demonstrably outweigh the benefits. The proposal is thereby contrary to the National Planning Policy Framework and policies SD2, GBC2, GBC3 and ENV1 of the East Herts Local Plan Second Review April 2007.

Informatives:

1. In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015, East Herts Council has considered, in a positive and proactive manner, whether the planning objections to this proposal could be satisfactorily resolved within the statutory period for determining the application. However, for the reasons

set out in this decision notice, the proposal is not considered to achieve an acceptable and sustainable development in accordance with the Development Plan and the National Planning Policy Framework.

This Decision Relates to Plan Numbers:

12706-S001 (Existing Site Plan)
12706-P002-D (Proposed Plans, Elevations and Location)
12706-P003 (Floor/Elevation - Proposed)
12706-P004 (Floor/Elevation - Proposed)

Yours sincerely

A handwritten signature in black ink, appearing to read 'Kevin Steptoe', written in a cursive style.

Kevin Steptoe
Head of Planning and Building Control