

When telephoning, please ask for :
Telephone No:
Our Reference:
Date:

Charlotte Thompson
 0115 914 8256
 23/02353/AGRIC
 31st January 2024

Dr Julita Geary
 Riverside Farm JK
 Fairham Brook Lane
 Bunny
 Nottinghamshire
 NG11 6SQ

Rushcliffe Borough
 Council Customer
 Service Centre

Fountain Court
 Gordon Road
 West Bridgford
 Nottingham
 NG2 5LN

Reference Number: 23/02353/AGRIC
Applicant: Dr Julita Geary
Development: Access Track
Location: Riverside Farm JK
 Fairham Brook Lane
 Bunny
 Nottinghamshire
 NG11 6SQ

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 9.30am - 5pm
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 8.30am - 4.30pm

Postal address
 Rushcliffe Borough
 Council
 Rushcliffe Arena
 Rugby Road
 West Bridgford
 Nottingham
 NG2 7YG

Dear Dr.Geary

I am writing to you in relation to the above mentioned application for an access track.

A notice was sent to the Council for the creation of an area of hardstanding and a fee was paid alongside this. The application was validated as a prior approval application under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order (as amended) (GPDO).

A full review of the application has been undertaken. Due to the size of the unit the permitted development rights available would be Class B of Part 6, Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order (as amended). There is no requirement to apply for prior approval for the creation a private way under Class B, Part 6, Schedule 2 as the land subject to this application is not Article 2(4) land.

The Council have not assessed if the works described in your letter are classed as Permitted Development under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order (as amended). If you would like confirmation of this you would need to submit a Certificate of Lawful Development, which is a formal application process to establish if the proposed development would be lawful and would meet the criteria within the GDPO.

If you wish to proceed with the proposed works, it is important to note that if the Borough Council do not consider the proposed development to be 'lawful'

and meet the requirements / pre qualifying criteria within the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO 2015) (as amended), then Enforcement Action may be initiated.

I hope this clarifies our position on the applications. If you have any queries regarding this, please do not hesitate to contact Charlotte Thompson on the number at the head of this letter.

Yours faithfully

A handwritten signature in black ink, appearing to read 'ABxtr'.

Andrea Baxter
Team Manager – Area Planning (West)