

When telephoning, please ask for :

Mr James Bate **OFFICIAL**

Telephone No:

0115 914 8483

Our Reference:

23/00034/BUILD

Planning Inspectorate ref:

6005948

Date:

8th April 2026



Rushcliffe
Borough Council

IMPORTANT - THIS MAY AFFECT YOUR PROPERTY
TOWN AND COUNTRY PLANNING ACT 1990

Start Date: 19th March 2026

SITE ADDRESS: Riverside Farm, Fairham Brook Lane, Bunny, NG11 6SQ.

AMENDED DETAILS & ADDITIONAL GROUND OF APPEAL (GROUND B)

An appeal has been made to the Secretary of State against the Enforcement Notice issued by Rushcliffe Borough Council on 10 February 2026.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in the Town and Country Planning (Enforcement) (Written Representations Procedure) (England) Regulations 2002

Riverside Farm JK Fairham Brook Lane Bunny Nottinghamshire

The alleged breach being: Without Planning Permission, a large structure (shown shaded red on the plan attached and variously described as an "agricultural processing building" or a "forestry building") has been erected on the land (shown edged red on the plan attached); totalling some 15.1m in length, 5.05m in width and comprising a pitched roofed timber framed section measuring approximately 10.30m (l) by 5.05m (w) and 4.52m (h – internal), with a porch on the north side 1.15m x 2.25m and 2.4m in height, with a domestic style conservatory attached measuring 4.80m (l) by 5m (w). There is also a stated intent that the building is incomplete and will be further extended to the south of its current footprint. The building has been constructed without the benefit of planning permission or prior approval.

The Councils reason(s) for issuing the Enforcement Notice are as follows:-

It appears to the Council that the above breach of planning control has occurred within the last four years.

No application for planning permission or prior approval for the structure has been submitted, if the prior approval route is even available, and it does not fall into any classification under Permitted Development without prior approval.

The building is located within the Green Belt and has an overtly domestic character as a consequence of the reused domestic conservatory incorporated as its southeast end. The absence of an agricultural character would make it unlikely that planning permission or prior approval would have been granted, and the building also has adverse impacts on the setting of a nearby Grade I listed building in the form of Bunny Hall.

Whilst agricultural development is not 'inappropriate' within the greenbelt the Borough Council is not satisfied that there is a functional need to justify the building, and if such a justification does exist nothing to justify a building of this scale or of this design and character has been provided to the Council.

Email:

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Postal address

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NG2 7YG



The proposal would therefore be contrary to:

- Chapter 12 'Achieving well designed places' of the National Planning Policy Framework
- Chapter 13 'Protecting Green Belt Land' of the National Planning Policy Framework
- Chapter 16 'Conserving and enhancing the historic environment' of the National Planning Policy Framework
- Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies
- Policy 4 (Nottingham-Derby Green Belt) of the Rushcliffe Local Plan Part 1: Core Strategy
- Policy 21 (Green Belt) of the Rushcliffe Local Plan Part 2: Land and Planning Policies
- Policy 28 (Conserving and enhancing heritage assets) of the Rushcliffe Local Plan Part 2: Land and Planning Policies

The Enforcement requires the following steps to be taken:

1. Remove the structure from the land and return the land to its previous condition.
2. Remove any materials or debris arising from the above works from the land.
3. Refrain from constructing any further buildings on your land, without the benefit of planning permission.

An appeal against the Enforcement Notice has been made to the Planning Inspectorate by Riverside Farm JK Ltd.

The appellants Grounds of Appeal are as follows:-

<i>Ground A</i>	<i>That planning permission ought to be granted for the development</i>
<i>Additional: Ground B</i>	<i>That the breach of control alleged in the enforcement notice has not occurred as a matter of fact.</i>
<i>Ground C</i>	<i>That there has not been a breach of planning control.</i>

If you wish to make comments, you can do so online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>. If you do not have access to the internet, you can send your comments to:

The Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

All representations must be received by 5 May 2026. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

OFFICIAL

If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above.

All appeal documents can be inspected on-line on the Councils website planning online at www.rushcliffe.gov.uk Ref **24/00569/ENAPP**, Alternatively are available for inspection at, West Bridgford Library, Bridgford Road, West Bridgford, Nottingham NG2 6AT on Monday, Thursday between 9am to 5pm and Friday between 9am to 4.30pm which documents can be inspected.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in enforcement appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>

Yours faithfully,

Service Manager, Communities