

APPLICATION REFERENCE: PF/25/2102

LOCATION: Land To The North Of Thursford Cemetery, Gunthorpe Road, Thursford, NR21 0BP

PROPOSAL: Change of use from agricultural land to a dog walking field with associated secure car parking, shed for use by dog walkers, associated vehicular access improvements to serve dog walking field and a car park for Thursford Cemetery as users currently have to park on the highway

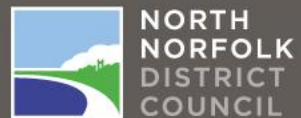


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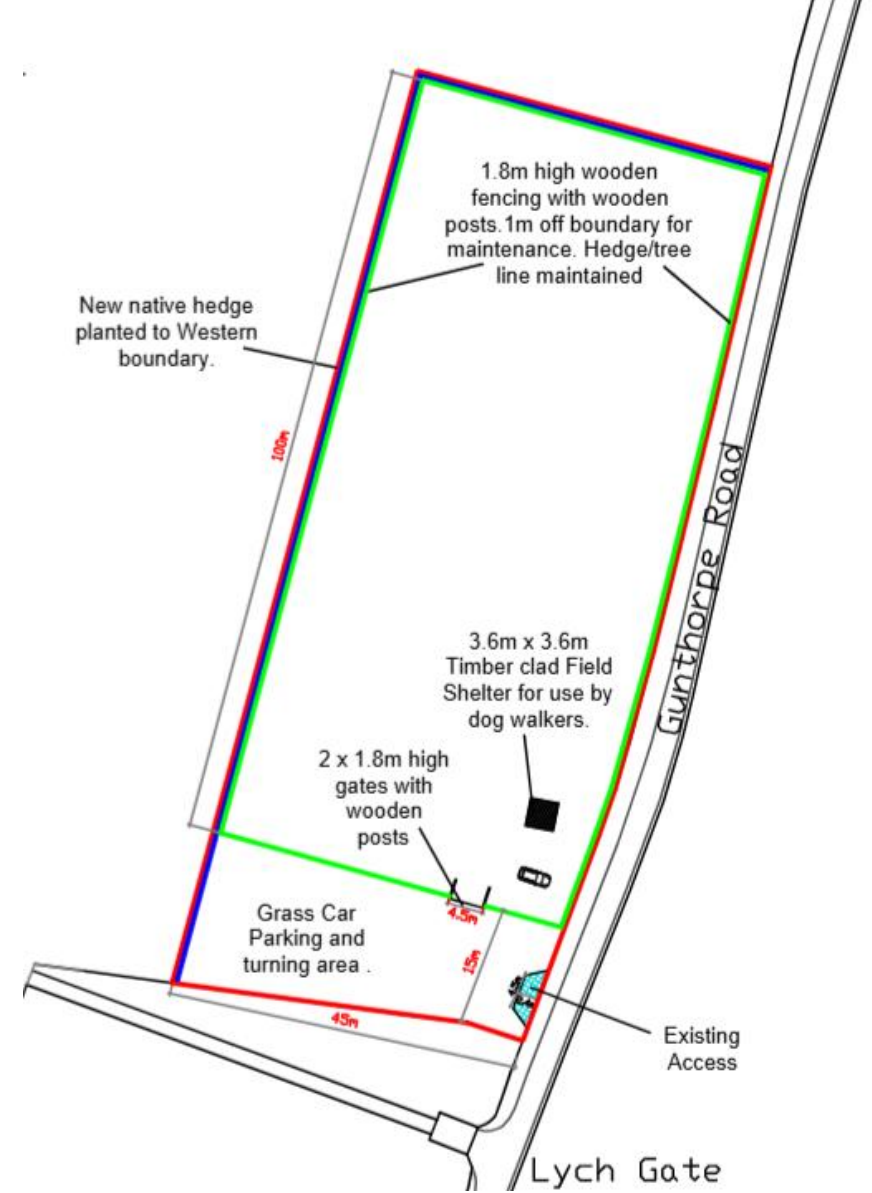
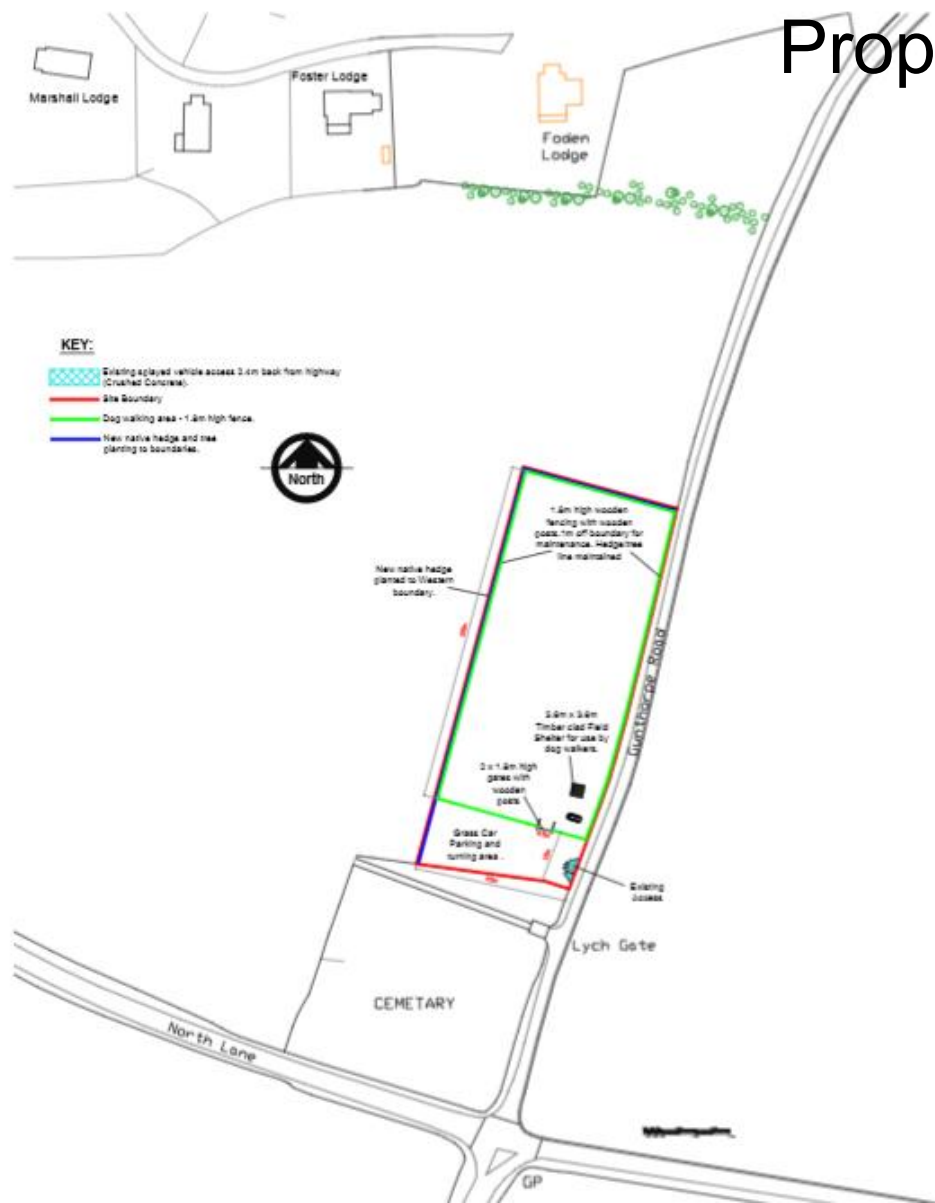
— Site Boundary  
— Land/Property owned by client.



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# Proposed Site Plan

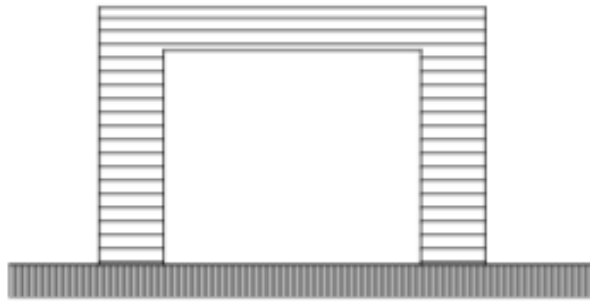




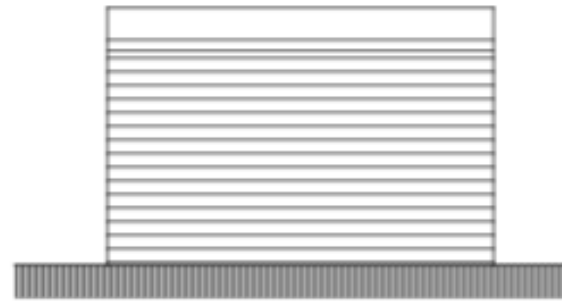
# Proposed Site Plan







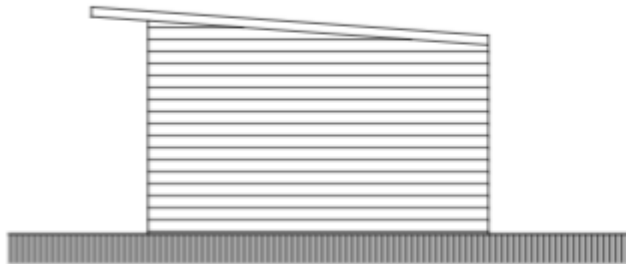
Proposed South Elevation



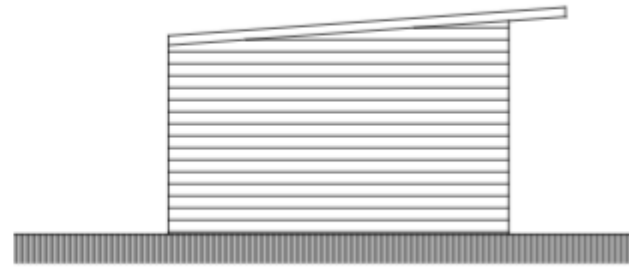
Proposed North Elevation



Field Shelter



Proposed East Elevation



Proposed West Elevation

## Proposed Materials:

1. Walls - Timber, brown.
2. Roof - Grey shed roofing felt.



# Photos looking South towards North Lane





# Photos Looking North Towards Gunthorpe Road





# Photos Looking into the Site with the Existing Access





# Photos Looking into the Site





# Junction of Gunthorpe Road with North Lane





# Junction of Gunthorpe Road with North Lane (looking west)





# Junction of Gunthorpe Road with North Lane (looking east)





# Key Considerations

- **Site and Application**
- **Principle of Development**
- **Design and Impact on Landscape and Character of the Area**
- **Amenity**
- **Highways**
- **Biodiversity**
- **Conclusion**



## Recommendations

### **REFUSAL for the following reason:**

The unclassified road that provides access to the site is deemed insufficient for the proposed development due to its narrow width, absence of passing opportunities, subpar construction quality, and limited visibility at nearby road junctions. If the proposal is approved, it is expected to create conditions that could negatively impact highway safety. This is in violation of policies ENV 8 and CC 9 outlined in the Local Plan.