

TOWN AND COUNTRY PLANNING ACT 1990

Refusal of planning permission

APPLICATION NO: PA/2025/1075

**North
Lincolnshire
Council**

Address/Agent:

Mrs Selena Gaskarth
Heaton Planning Limited
The Arc
6 Mallard Way
Pride Park
DERBY
DE24 8GX

Applicant: Ms Mary Tappenden, Biffa Waste Services Limited

North Lincolnshire Council hereby gives notice that the application received on 04/09/2025 for:

Planning permission to vary condition 2 of PA/2022/1293 to extend the expiry date for development at the site until 10 May 2042 and refer to condition 3 instead of condition 4 for restoration to be completed in accordance with details to be submitted and approved by the local planning authority - Roxby Rail Sidings, Winterton Road, Roxby, DN15 0BD

has been considered and that permission for this development has been **REFUSED** for the following reasons:

1. Insufficient information has been provided to demonstrate that there is an essential need for the proposal which would outweigh the impact on the character of the area and the amenity of surrounding residents. In the absence of such justification, the continued erosion of rural character and the amenity of surrounding residents cannot be supported. The development is therefore contrary to policies RD2 and DS1 of the North Lincolnshire Local Plan, and policies contained within the National Planning Policy Framework.

Dated: 16 March 2026

Signed:



Rebecca Brown
Planning Development Manager

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 39 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision, you must do so within 6 months of the date of this notice.
- Appeals should be made online via [Appeal a planning decision](#). If you do not have access to the internet and need help completing the appeal digitally, you should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.
- Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at [Make an appeal to the Planning Inspectorate and associated guidance](#).
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to them that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Please note however:

- If your application was for **householder development** (dwelling house extensions, alterations, garages, swimming pools, walls, fences, vehicular accesses, porches, satellite dishes etc) or for a minor commercial application, you must do so **within 12 weeks** of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the local planning authority's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

Purchase notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the council in whose area the land is situated. This notice will require the council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.