

Item 12.4 Planning Application PA 2018/6376/1 - use and development of the land for the purpose of a transfer station comprising salvage and temporary storage of used or damaged motor vehicles and a reduction in the standard rate of car parking At 376-400 Leakes Road, Plumpton

Appendix 6 Grounds of Refusal - undated

Appendix 6 – Grounds of Refusal

The planning application is refused on the following grounds:

1. The use and development of land for a transfer station is contrary to the purpose and decision guidelines of the Green Wedge Zone and Clause 65.01 of the Melton Planning Scheme.
2. The proposal is contrary to the Planning Policy Framework and Local Planning Policy Framework, of the Melton Planning Scheme more specifically Clause 11 (Settlement), Clause 11.01-1R (Green wedges – Metropolitan Melbourne), Clause 11.01-1R (Settlement – Metropolitan Melbourne), Clause 12.05-2S (Landscapes), Clause 13.07-1S (Land use compatibility), Clause 14.01-1S (Protection of agricultural land), Clause 14.01-1R (Protection of agricultural land – Metropolitan Melbourne), Clause 15.01-6S (Design for rural areas), Clause 18.02-4S (Car parking), Clause 21.02-3 (Non –Urban Land), and Clause 21.05-1 (Agriculture).
3. The proposal is contrary to the particular provisions of the Melton Planning Scheme, more specifically Clause (Metropolitan Green Wedge Land: Core Planning Provisions), Clause 53.14 (Resource Recovery) and Clause 52.06 (Car parking).
4. The proposed use more appropriately fits the definition of a store and therefore it could be argued that it is prohibited.