

Report to Planning Committee

Application Number: 2016/0075

Location: The Folly, Park Lane, Lambley, Nottinghamshire.

Proposal: Outline planning permission was sought for the development of the site to provide 5 no. new affordable dwellings comprising of 2 no. 2 bedroom bungalows and 3 no. 2 bedroom starter houses.

Case Officer: Alison Jackson.

Planning permission was refused by the Borough Council on the 25th May 2016 on the following grounds:

1. In the opinion of the Borough Council, the proposed development would constitute inappropriate development in the Green Belt by virtue of not serving the five purposes of land within the Green Belt. Therefore, in the absence of any very special circumstances the proposed development would, by definition, be harmful to the Green Belt contrary to the guidance contained within the National Planning Policy Framework (2012) and the Aligned Core Strategy.
2. In the opinion of the Borough Council, the proposed development would result in a significantly detrimental impact on the openness of the Green Belt. Therefore, in the absence of any very special circumstances the proposed development would, by definition, be harmful to the Green Belt contrary to the guidance contained within the National Planning Policy Framework (2012) and the Aligned Core Strategy.

An appeal against this decision was subsequently lodged with the Planning Inspectorate.

This appeal has been dismissed. The Inspector in reaching this decision concluded that the development would not be inappropriate within this Green Belt location given that the proposal relates to affordable housing and it had been demonstrated that there was a need for affordable housing in this location. In addition the Inspector concluded that the development of the site, given that the illustrative plans showed five relatively small homes in comparison with the scale of the larger village, the proposed development of the site would be limited.

However, the Inspector in assessing the impact of the development on the openness of the Green Belt concluded that the introduction of the buildings together with associated domestic paraphernalia would lead to the significant loss of the

Green Belt openness, eroding a gap in built development along Park Lane, which would be contrary to the purpose of the Green Belt to assist in safeguarding the countryside from encroachment.

The overall conclusion of the Inspector is that the harm to the Green Belt in this instance has not been clearly outweighed by other considerations which are sufficient to demonstrate very special circumstances.

Recommendation:

To note the information.