

**Report to Planning Committee**

**Application Number: 2017/0627**

**Location: Longdale Plantations, Longdale Lane, Ravenshead.**

Proposal: Change of use and conversion of existing machinery and log storage building to 2no. holiday lets.

Case Officer: David Gray

Planning permission was refused by the Borough Council on the 6<sup>th</sup> October 2017 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 that outweigh this identified harm the proposed development would, by definition, be harmful to the Green Belt contrary to the guidance contained within the National Planning Policy Framework (2012). In the opinion of the Borough Council the proposed development would not preserve the openness of the Green Belt at this location nor would it safeguard the countryside from encroachment. The proposed development would conflict with saved policies ENV1, ENV26 and ENV37 of the Adopted Local Plan ((certain policies Saved 2014)) and Policy 3 of the Adopted Core Strategy 2014, Policy LPD12 of the Local Planning Document and the overall aims and objectives set out within Paragraphs 55 and 90 of the National Planning Policy Framework.
2. By virtue of its isolated location any residents would be naturally inclined to be heavily reliant on private motor vehicles to access services and facilities. It is the opinion of the Borough Council that the development would therefore not represent sustainable development in a sustainable location, contrary to paragraph 55 of the National Planning Policy Framework.

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

This appeal has been **dismissed**. The Inspector concluded that the proposed development amounts to inappropriate development in the Green Belt and the very special circumstances necessary to justify the proposal do not exist.

**Recommendation:** To note the information.