

Report to Planning Committee

Application Number: 2018/0336 – Appeal Ref: APP/N3020/W/18/3204971

Location: 284 Longdale Lane, Ravenshead, NG15 9AH

Proposal: The development proposed is a tractor store and stables

Case Officer: David Gray

Planning permission was refused by the Borough Council on the 4th May 2018 on the following grounds:

In the opinion of the Borough Council, the proposed development would constitute inappropriate development in the Green Belt by virtue of its size, scale, massing and location and by virtue of not serving the five purposes of including 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. The proposed development would conflict with saved policies ENV1 and R11 of the Adopted Local Plan ((certain policies Saved 2014)) and Policy 3 of the Adopted Core Strategy 2014, Policy LPD25 of the Local Planning Document and the overall aims and objectives 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 proposal would harm the openness of the Green Belt and conflict with the purposes of including land within it. This harm was given substantial weight. The proposal would also conflict with development plan policy, which attracts significant weight. The matters cited in support of the application do not outweigh the identified harm. Consequently, the proposal would conflict with the development plan, and with national planning policy, when taken as a whole the appeal must, therefore be dismissed.

Recommendation: To note the information.