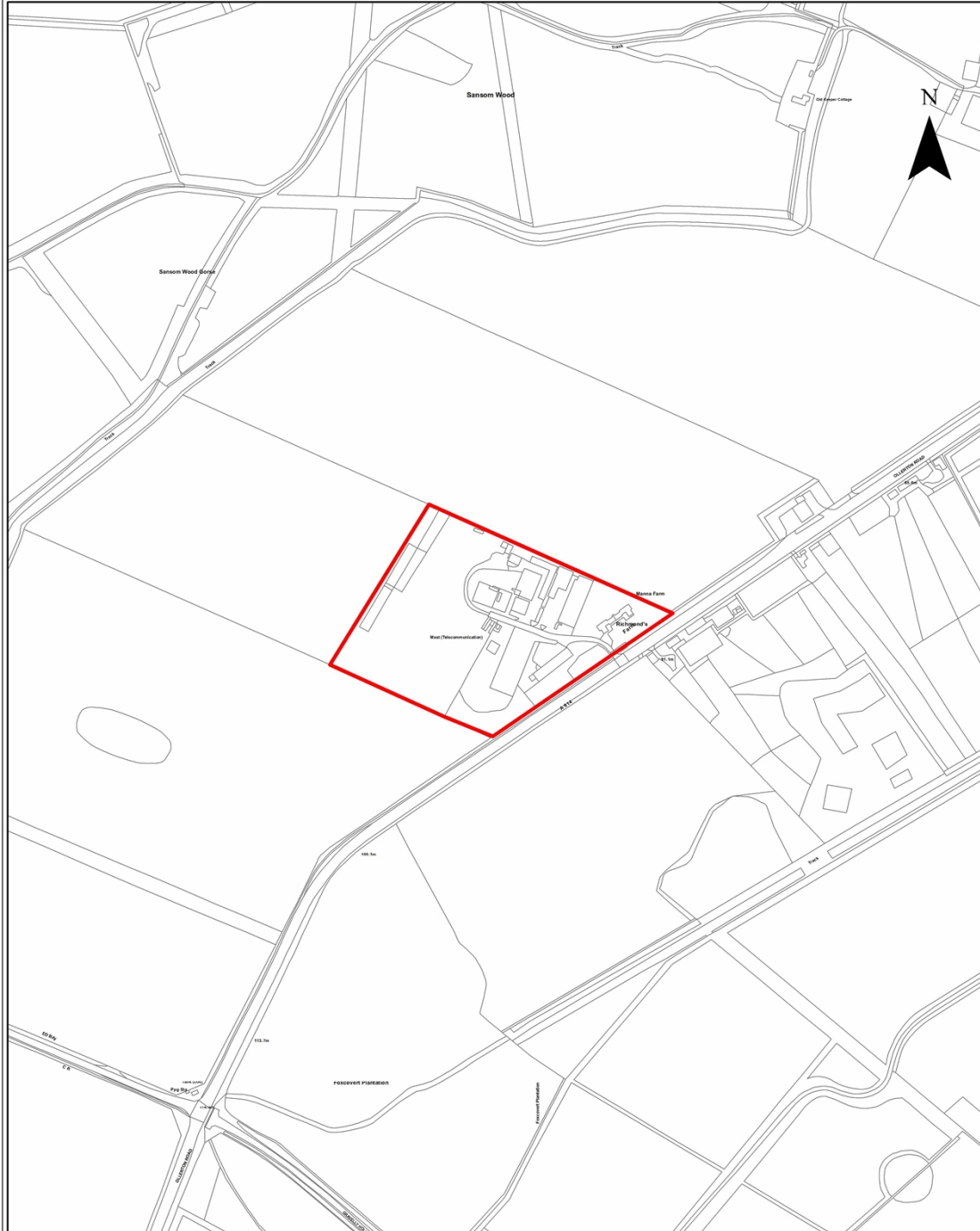




Planning Report for 2019/0158

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Manna Farm, Old Rufford Road, Calverton



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Report to Planning Committee

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| Application Number: | 2019/0158 |
| Location: | Manna Farm, Old Rufford Road, Calverton |
| Proposal: | Erection of a new accommodation block and staff apartments. |
| Applicant: | Betel UK. |
| Agent: | Mr Michael Hulme |
| Case Officer: | Paula Daley |

This application has been referred to Planning Committee by the Planning Delegation Panel to allow Members to consider the weight given to the very special circumstances provided by the applicant.

1.0 Site Description

- 1.1 The site is Manna Farm, a former agricultural farm which is now used by Betel UK Nottingham. Betel is a registered charity which operates a residential training establishment from the site with the purpose of helping homeless and addicted people make a fresh start and lead healthy, productive and independent lifestyles. The charity helps men, women and families affected by the hardships that lead to social exclusion, especially homelessness, drug and alcohol abuse and long-term unemployment.
- 1.2 The site is located in a relatively isolated location within the Nottinghamshire Green Belt, immediately to the western side of the main A614 road. The site is largely screened by existing tree planting along the boundary with the A614. A number of existing buildings are currently located on the site and include residential accommodation and buildings used in association with a furniture restoration business.
- 1.3 The proposed development would be undertaken on a piece of vacant grassland to the south west of the former farm complex. The land rises up from the east of the site toward the west.
- 1.4 Local Wildlife Sites are located to the north and the south, but not immediately adjacent to the site.

2.0 Relevant Planning History

- 2.1 90/0834 – Registered Home for rehabilitation of addicted persons & erect two storey detached house – Refused.
- 2.2 90/1507 – Registered home for rehabilitation of addicted persons & conversion of existing building – Approved.
- 2.3 95/0595 – Change of use from residential (wardens accommodation) to registered home for addicted persons – Approved.
- 2.4 98/0757 – Erection of free standing telecommunication mast – Approved.
- 2.5 2002/0635 – Change of use of seminar room to staff accommodation – Approved.
- 2.6 2003/2030 – Change of use of existing annexe to staff accommodation - 3 flats – Approved.
- 2.7 2005/0459 – Erect conservatory to rear elevation – Approved.
- 2.8 2007/0885 – Erect agricultural barn to replace one destroyed by fire – Approved.
- 2.9 2011/1409 - Installation and operation of a packaged wastewater treatment plant for Manna Farm - Approved.

3.0 Proposed Development

- 3.1 The development proposes the erection of a two and single storey building which would provide residential accommodation in conjunction with the existing use of the site. The building would provide accommodation for an additional 40 people (in 10, four person rooms) plus three staff families (in self-contained flats). A lounge and dining area would be accommodated in a single storey element of the building and would provide space for 40 people to dine and provide recreation space. The planning application form indicated that the facility could also be used for training events and a formal meeting space for up to 100 people. However, the amended Design and Access Statement clarifies that the facility will be used by residents and staff only.
- 3.2 The two storey part of the building would be approximately 9.45 metres in width and 35.2 metres in length, with a maximum height of approximately 7.6 metres. The single storey part of the building would be approximately 8.5 metres in width and 9.55 metres in length, with a maximum height of approximately 5.55 metres. The building will consist of a steel framed building with a metal cladding system in brown/darkgrey coloured material in order to appear as a typical agricultural building. Full details of the proposed materials have not been provided and will be subject to an appropriate condition.
- 3.3 In order to reduce the impact upon the openness of the green belt, the building is proposed to be set down into the existing site by approximately

1.5m. A landscaping bund is proposed along the south eastern elevation of the building in order to further screen the build and reduce the visual impact. An area of garden amenity space is proposed adjacent to the building for use by the residents.

- 3.4 To the rear of the building a car parking area is proposed which provides 10 car parking spaces. The development will be accessed via the existing access off the A614. The access is proposed to be upgraded to accommodate the development and this will include the widening of the existing access to 5.5m and the provision of 6m kerb radii in order to provide an appropriate access and enable vehicles to enter and exit the site at the same time. Visibility splays of 2.4m x 130.8m are proposed to be provide to the left and 2.4m x 138.8m is provided to the right.

4.0 Consultations

- 4.1 Nottinghamshire County Council Highways – The Highway Authority is now satisfied with the proposed vehicle access arrangements and off street parking provision. No objections subject to conditions regarding:

1. Provision of parking, turning and serving in accordance with the approved plans prior to occupation.
2. Widened access to be surfaced in a bound material
3. No development to be bought into use until the vehicular access is altered and made available

Informative regarding works within the public highway.

- 4.2 Nottinghamshire County Council – Lead Local Flood Authority – No observations.

- 4.3 Gedling Borough Council Economic Development – a Local Labour Agreement is required.

- 4.4 Gedling Borough Council Scientific Officer – No objection but requests planning conditions relating to electric vehicle charging points and a Construction Emissions Management Plan. Informative regarding asbestos due to an agricultural building being removed.

- 4.5 Members of the Public – A press notice was published and a site notice displayed, both advertising the proposal as a departure from the development plan. No representations have been received.

- 4.6 Calverton Parish Council
No observations received.

5.0 Assessment of Planning Considerations

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.

5.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2019 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG).

6.0 **Development Plan Policies**

6.1 The following policies are relevant to the application:

6.2 National Planning Policy Framework 2019

Sets out the national objectives for delivering sustainable development. Sections 8 (Promoting healthy and safe communities), 12 (Achieving well-designed places), 13 (Protecting Green Belt land) and 15 (Conserving and enhancing the natural environment) are particularly relevant.

6.3 Greater Nottingham Aligned Core Strategy Part 1 Local Plan

Policy A: Presumption in Favour of Sustainable Development – a positive approach will be taken when considering development proposals

Policy 1: Climate Change – all development will be expected to mitigate against and adapt to climate change including with respect to flood risk.

Policy 2: The Spatial Strategy – states that sustainable development will be achieved through a strategy of urban concentration with regeneration.

Policy 3: Green Belt – sets out that the principle of the Nottingham Derby Green Belt will be retained.

Policy 10: Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.

Policy 12: Local Services and Healthy Lifestyles – sets out the criteria that new, extended or improved community facilities should meet.

Policy 17: Biodiversity – sets out the approach to ecological interests.

6.4 Local Planning Document (Part 2 Local Plan)

The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The relevant policies to the determination of this application are as follows:

LPD 18: Protecting and Enhancing Biodiversity – sets out the criteria for protecting designated site, including Local Wildlife Sites.

LPD 19: Landscape Character and Visual Impact – states that planning permission will be granted where new development does not result in a significant adverse visual impact or a significant adverse impact on the character of the landscape.

LPD 32: Amenity – planning permission will be granted for proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.

LPD 4 – Surface Water Management – sets of the requirements for surface water drainage.

LPD 57: Parking Standards – sets out the requirements for parking.

LPD 61: Highway Safety – states that planning permission will be granted for developments that do not have a detrimental impact upon highway safety, movement and access needs.

6.5 Calverton Neighbourhood Plan

The Calverton Neighbourhood Plan was adopted by Gedling Borough Council on 31 January 2018. As such the Calverton Neighbourhood Plan forms part of the Development Plan for Gedling Borough.

Policy ISF1: Sustainable Transport – states that opportunities for the use of sustainable modes of transport must be maximised.

Policy ISF2: Car Parking – states that any new development outside of the Village Centre will only be permitted where it has sufficient parking provision.

Policy ISF3 – Highway Impact – sets out the criteria for assessing highway impact.

Policy BE1: Design & Landscaping – states that all development on the edge of Calverton must provide soft landscaping on the approach into the village and sets out criteria to achieve this.

Policy BE2: Local Distinctiveness and Aesthetics – states that development should be designed to a high quality that reinforces local distinctiveness including that buildings on the fringes of major developments should have variations in height, style and position.

Policy BE4: Parking Provision – sets out that adequate parking must be provided.

Policy NE3: Flooding- sets out the approach to preventing flooding and to ensure that adequate drainage is provided.

Policy NE4: Green Infrastructure –sets out the approach to green infrastructure and ecological considerations.

Policy NE5: Biodiversity – sets out the approach to biodiversity.

7.0 **Planning Considerations**

Principle of the development

- 7.1 The site is located within the Green Belt and accordingly the relevant national and local planning Green Belt policies apply. Paragraph 134 of the National Planning Policy Framework states that the Green Belt serves five purposes:
- a) to check the unrestricted sprawl of large built-up areas;*
 - b) to prevent neighbouring towns merging into one another;*
 - c) to assist in safeguarding the countryside from encroachment;*
 - d) to preserve the setting and special character of historic towns; and*
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*
- 7.2 Paragraph 145 of the National Planning Policy Framework states that *a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt*. A number of exceptions are listed however the development proposed does not fall within any of these categories.
- 7.3 Paragraph 146 of the National Planning Policy Framework states that *certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it*. Again, the development proposed does not fall within any of these categories.
- 7.4 The development proposed is therefore inappropriate development within the Green Belt. Paragraph 143 of the National Planning Policy Framework states *that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances*. Paragraph 144 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Very Special Circumstances

- 7.5 A number of considerations have been advanced by the Applicant in support of the proposed development within this location and these are summarised as follows:
- Betel is a registered charity which operates a residential training establishment from the site that helps men, women and families affected by the hardships that lead to social exclusion, especially homelessness, drug and alcohol abuse and long-term unemployment. Betel has welcomed over 12,000 people into their community within the UK since opening its doors in 1996. Betel is not a rehabilitation centre but provides an alternative model of recovery. It aims to help those who are seeking to make a fresh start in life by providing a safe, caring and encouraging environment to develop a work ethic and life skills.
- 7.6 Within the application site are a number of buildings including communal residential accommodation for residents and staff, training facilities and

business units. Residents presently live within the community house and thereafter participate in an assigned work team. These teams include flyer distribution, furniture collection and delivery, charity shop sales, furniture restoration, landscape gardening, and household duties such as preparing meals and cleaning. Betel provides a safe, structured, family-like environment where there is consistent peer-support. Betel recommends that residents stay a minimum of 12 to 18 months which provides time for the residents to effectively deal with the issues which cause addiction. In this way, many go on to build their own businesses, start families and live stable, healthy lives.

7.7 Betel runs a structure programme for their residents which includes:

- Teaching the responsibilities of personal hygiene, house cleaning, cooking and working a regular work day within the charities businesses. All of the funds earned from these business go back into paying for the living expenses and no resident received employment or housing benefit and there is no charge for residing at the centre.
- Biblically based instruction to build positive values, a strong work ethic and to foster lifestyle skills in a safe and instructive environment.

7.8 Training and employment provided are a boost to the local economy and Betel moves people from a dysfunctional lifestyle and who are hurting, homeless and addicted and gives them a healthy, productive and independent lifestyle. The new building would enhance the scope of the services that can be offered at Manna Farm and the application seeks to expand the current operation with the erection of a new accommodation block due to local and national need. This will enable the charity to house and help 40 additional people at any one time.

7.9 The accommodation is communal and gives a mixture of social activities but allows for personal study and privacy. 53% of the Betel new entrants are either homeless or in unstable living situations. This new accommodation will help to give people a sense of belonging and purpose. The scale of the facility at Manna Farm will provide enough accommodation to offer good training in landscape services, building works, upholstery services, furniture restoration, retailing, catering and other skills.

7.10 There are significant benefits to the Betel community in having this facility situated outside the city and the temptations that exist for their residents within urban areas. The site is conveniently situated within easy travelling distance of other local sites that Betel use Basford, Arnold, Grantham, Lincoln, etc and within reach of landscape work and furniture sources necessary for the restoration business.

7.11 The Betel facility is an established use of this site on which a lot of time and financial investment has taken place over a period of 17 years where over £100K has been spent on building improvements. The site provides a healthy rural environment for the Betel community and there is no direct cost to local social services and national government but in turn save a significant amount of money. The city and towns around Nottingham benefit from the caring service that Betel provides and the economic benefits are significant to the economy.

- 7.12 The design of the new accommodation block uses materials that respect the agricultural heritage of the site but are also contemporary and in sympathy with the rural nature of the site. The visual impact will be visually unobtrusive when viewed from most vantage points. If necessary the scheme can incorporate a tree planting/landscape design that will further reduce the impact. It should, however, be said that even if the building can be seen it will be a well-designed and attractive building that naturally sits within the existing landscape.
- 7.13 The development continues the important work of Betel in this area and has a major positive impact upon the communities where residents have been living. The different businesses that are operated from this site are not easily carried out in a more urban environment.
- 7.14 In addition, the planning application submission includes letters of support for the proposed development and the work that Betel undertakes from:
- The Rt. Revd. Tony Porter, Bishop Of Sherwood
 - Craig Guildford, Chief Constable, Nottinghamshire Police
 - Dr Paul Greatrix, Registrar, University of Nottingham
 - Chris Eyre, former Chief Constable, Nottinghamshire Police, writing in his capacity as a private citizen
 - Rabbi Tatsiana Sakhnovich, Nottingham Liberal Synagogue
 - R M Stevenson OBE DL, Chairman, Nottinghamshire Regeneration Limited
 - Sir John Peace, Lord-Lieutenant of Nottinghamshire

The planning balance

- 7.15 Paragraph 144 of the National Planning Policy Framework states that *when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.*
- 7.16 It is therefore necessary to determine whether the considerations advanced by the applicant clearly outweigh the harm that would arise to the Green Belt from this inappropriate development, and therefore whether they constitute the very special circumstances that would be necessary to allow the development to be permitted.
- 7.17 The proposal would result in encroachment into the countryside and would therefore be contrary to the purpose of the Green Belt as set out by Paragraph 134 of the National Planning Policy Framework. The development would also have an impact upon the openness of the Green Belt, in both a visual and a spatial sense, due to its location and its scale. It is noted however that the amended plans have sought to reduce the impact of the development upon openness by setting the development down into the site and by also providing a landscaping bund adjacent to the south eastern elevation. It is also noted that the site is largely screened by existing trees adjacent to the boundary with the A614 and views of the new building from

public vantage points along the A614 will be minimal. Within the site however, the development would have an impact upon the openness of the green belt.

- 7.18 In support of the development, Betel is a charitable organisation which seeks to help people who are in difficulty on its established base at Manna Farm. The charity is well regarded, as is demonstrated by the letters provided in support of the application. It is considered that the work of the charity is positive and of benefit to both those who are treated at Manna Farm and to the wider community on both a local and national level.
- 7.19 The proposal seeks to provide additional residential accommodation and staff facilities which will enable the existing operation to help a significant amount of additional people in need. As the proposal is an extension of the unique operation that presently is operated from Manna Farm, it would not be appropriate to suggest that this proposed development is located off site, within the existing urban area. The reasons for Betel seeking to locate the development at Manna Farm are understood, in terms of the fact that the isolated location reduces the temptations that exist in an urban area, the availability of land and the links to the existing operation that takes place on the site. The furniture restoration business on the site also provides employment in close proximity to the residential blocks, providing a self-contained, sustainable living/work environment.
- 7.20 It is clear that the proposal seeks to expand the existing operation which provides significant social and economic benefits to not only the residents it supports but also to the wider local community. It is considered that the expansion of the operation has both local and national social and economic benefits that is material in the consideration of this application. Paragraph 91 of the NPPF states that decisions should:
- aim to achieve healthy, inclusive and safe places which promotes social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other.
 - enable and support healthy lifestyles, especially where this would address identified local health and well-being needs.

It is considered that the proposal is in compliance with paragraph 91 of the NPPF in this regards and the proposed development achieves the aims of this paragraph.

- 7.21 On balance it is considered that these factors advanced by the Applicant in support of the development should be given substantial weight. The local social and economic benefits of the proposal outweigh the harm that would be caused to the Green Belt as a result of this development in terms of its inappropriateness and the impact the development has upon openness. It is therefore considered that very special circumstances have been demonstrated subject to consideration of any other potential harm.

Other harm - Impact upon the landscape character and visual amenity

- 7.22 Aside from the Green Belt considerations it is necessary to assess whether the impact on the surrounding landscape would be acceptable. The site is

located to the south west of the main buildings within the site. The site is set back from the A614 and is largely screened by existing trees that run along the boundary with the A614. Views of the existing and proposed buildings on site are therefore minimal from public vantage points. There will be a glimpse of the proposed building some 400m to the south west of the site along the A614 as is demonstrated by drawing no 055 P 005 A.

- 7.23 The building has been designed to be set down into the site by 1.5m from the existing ground level. A landscaping bund is also proposed along the south eastern elevation of the building to further reduce its impact. Full landscaping details will be secured via a condition in order to ensure compliance with Policy LPD19 of the Local Planning Document and BE1 of the Calverton Neighbourhood Plan.
- 7.24 The building is set within Manna Farm which was historically a working farm and many of the buildings on site reflect this agricultural heritage. The proposed building has been amended to reflect a building that would be typically found within a farm complex and is to be formed as a steel framed building with a metal cladding system in a brown/dark grey colour to reflect a typical agricultural building. Precise details of the proposed materials will be subject to a condition. In this regards, the application complies with Core Strategy Policy 10 Policy BE2 of the Calverton Neighbourhood Plan regarding local distinctiveness.
- 7.25 For the reasons outlined above and specifically with regard to the location of the proposed development, its appearance and its scale, it is concluded that the proposal building would not have a significantly adverse impact upon the landscape character and visual amenity of the surrounding area that would justify a reason for refusal. Notwithstanding the above, it is considered that the proposed development, due to its siting and scale will have an impact upon landscape character and visual amenity. However, in light of the very special circumstances demonstrated above, it is considered that the application is acceptable as the very special circumstances outweigh the limited landscape character and visual harm.

Sherwood Forest Special Protection Area

- 7.26 With regards to the Special Protection Area, paragraph 3.17.3 in the Council's Aligned Core Strategy (ACS) (2014) states 'Whilst this is not a formal designation, it does mean that these areas are under consideration by the Joint Nature Conservation Committee, and may be declared a proposed Special Protection Area in due course. The Aligned Core Strategies and Infrastructure Delivery Plan therefore take a precautionary approach and treat the prospective Special Protection Area as a confirmed European Site. The infrastructure Delivery Plan sets out requirements for a range of mitigation measures as recommended in the Habitats Regulation Assessment Screening Record. A decision on the extent of any possible Special Protection Area is not known'.
- 7.27 Natural England's current position in respect of the Sherwood Forest Region is set out in an advice note to Local Planning Authorities (March 2014) regarding the consideration of the likely effects on the breeding population of nightjar and woodlark in the Sherwood Forest Region. While no conclusion

has been reached about the possible future classification of parts of Sherwood Forest as a Special Protection Area (SPA) for its breeding bird (nightjar and woodlark) interests, Natural England advise those affected Local Planning Authorities (LPAs) to be mindful of the Secretary of State's decision in 2011, following Public Inquiry, to refuse to grant planning permission for an Energy Recovery Facility at Rainworth where the potential impacts on these birds and their supporting habitats was given significant weight.

- 7.28 In light of this decision the Advice Note recommends a precautionary approach should be adopted by LPAs which ensures that reasonable and proportionate steps have been taken in order to avoid or minimise, as far as possible, any potential adverse effects from development on the breeding populations of nightjar and woodlark in the Sherwood Forest area. This will help to ensure that any future need to comply with the provisions of the 2010 Regulations is met with a robust set of measures already in place. However unlike the Council's ACS, Natural England's Standing Advice Note does not recommend that the Sherwood Forest Region should be treated as a confirmed European site.
- 7.29 Having regard to evidence submitted to the inquiry in 2010, the site is not located within a core ornithological interest for breeding nightjar and woodlark area but is situated within an indicative 5km buffer zone. The precise extents of any buffer zones are not known and therefore it is considered that the proposal would have a minimal variance with Paragraph 3.17.3 of the Council's ACS and the benefits of the scheme would outweigh any harm identified.
- 7.30 In terms of the legal background, a potential Special Protection Area (pSPA) does not qualify for protection under the Habitats Regulations until it has been actually designated as a SPA. Furthermore, the site does not qualify for protection under the NPPF as paragraph 176 refers to pSPAs and footnote 59 explicitly states that pSPAs are sites on which the Government has initiated public consultation on the case for designation. This has not occurred and therefore the Sherwood Forest Region does not qualify for special protection and a risk based approach is not necessary to comply with the Habitat Regulations or the NPPF. The application therefore complies with Policy LPD18 of the Local Planning Document and NE4 and NE5 of the Calverton Neighbourhood Plan.

Highway matters

- 7.31 Manna Farm is accessed from the A614 via a ghost island right turn lane. The Highway Report submitted with the application identifies that no accidents have been reported on this section of the A614 within the last 5 years. There are no footways along the A614 so the site is only accessible via the car and cycle. The site has limited public transport connections with the nearest bus stop being 1.8km from the site. The site is therefore relatively remote and therefore there are limited opportunities to maximise sustainable mode of transport in accordance with policy ISF1. However it is noted above, that the sites remoteness is a benefit for the operation of this site and ISF1 would not override other material considerations.
- 7.32 The existing access serving the farm measures 4.2m in width and following negotiations with the Highway Authority, the access will be widened to 5.5m and incorporate a 6m kerb radii in order to provide an appropriate access and

enable vehicles to enter and exit the site at the same time. Visibility splays of 2.4m x 130.8m are proposed to be provide to the left and 2.4m x 138.8m is provided to the right.

- 7.33 It is noted that the residents generally do not have a car, and the car parking will be provided for the staff and visitors. The application proposes a car park to the rear of the proposed building which will provide sufficient space for 10 parking spaces. There are large courtyard within the site area that currently provide additional car parking if necessary.
- 7.34 The Highway Authority have concluded that they have no objection to the proposal subject to the imposition of appropriate conditions to secure the improved access and parking provision. It is considered that the proposal provides a safe and appropriate access and adequate parking to serve the development and therefore the proposal complies with LPD57 and LPD61 of the Local Planning Document and Policy ISF2, ISF3 and BE4 of the Calverton Neighbourhood Plan.

Other Issues

- 7.35 Public Protection has requested an informative regarding asbestos due to an agricultural building being removed. However, the amended application has removed the proposal to demolish a building on site and therefore this informative is not necessary. A condition was also requested regarding the provision of a Construction Emission Management Plan to control dust and air emissions. It is noted that the site is isolated and is not located within close proximity of any residential properties with the exception of the residential properties that form part of the Betel operation. It is therefore not considered necessary to require the submission of a Construction Emission Management Plan.
- 7.36 Economic Development has requested that a labour agreement is secured through this approval. It is not considered that the application meets the necessary criteria for requiring a Local Labour Agreement under Policy LPD48 as the proposal is not for more than 10 dwellings, does not create more than 15 jobs and the application development site are is less than 0.5hectares.
- 7.37 The Design and Access state indicates that a sustainable urban drainage system is proposed via a soakaway system and potentially a pond holding area. Foul drainage will be taken into the existing septic tank which may need upgrading to provide sufficient capacity of the new development. Full details have not been submitted with this application and therefore it is proposed to condition the foul and surface water drainage to ensure that proposal complies with LPD4 of the Local Planning Document and NE3 of the Calverton Neighbourhood Plan.

8.0 Conclusion

- 8.1 Having regard to the above considerations, whilst the application consists of inappropriate development within the Green Belt and the proposal would have an impact upon openness, very special circumstances have been provided

that, in the planning balance, outweigh the harm to the Green Belt by virtue of its inappropriateness, impact upon openness and the impact upon landscape character and visual amenity. On balance I am of the opinion that the proposal is in accordance with the National Planning Policy Framework, Policy 3, 10, 12 and 17 of the Aligned Core Strategy 2014, Policies LPD18, LPD19, LPD32, LPD57 and LPD61 of the Local Planning Document 2018 and Policies ISF2, ISF3, BE1, BE2, BE4, NE3, NE4 and NE5 of the Calverton Neighbourhood Plan 2018. Accordingly, I recommend that planning permission be granted.

9.0 Recommendation: That the Borough Council GRANTS FULL PLANNING PERMISSION, subject to conditions:

Conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 This permission shall be read in accordance with the Site Location Plan drawing no 005 P 001, Proposed Elevations Sheet 1 drawing no 005 P 015, Proposed Elevations and Section drawing no 055 P 016, Proposed Site Plan drawing no 005 P 002 A, Proposed First Floor Plan drawing no 055 P 011 Rev C and Proposed Ground Floor Plan drawing no 055 P 010 Rev C received 30th July 2019; Access Junction Layout and Required Visibility Splays Drawing no ADC2101-DR-001 Rev P2 received 13th August 2019 and Proposed Section Plan drawing no 055 P 007 and Proposed Layout drawing no 055 P 006 received 12th September 2019. The development shall thereafter be undertaken in accordance with these plans/details.
- 3 No above ground level works shall take place until a scheme for the on-site storage and regulated discharge of surface water run-off and foul drainage has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.
- 4 No above ground works shall commence until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 5 No part of the development hereby permitted shall be brought into use until the parking, turning and servicing areas are provided in accordance with the approved plans. The parking, turning and servicing areas shall not be used for any purpose other than parking, turning, loading and unloading of vehicles, and shall thereafter be retained for the life of the development.
- 6 No part of the development hereby permitted shall be brought into use until the widened access driveway has been surfaced in a bound material (not loose gravel). The surfaced drive shall then be maintained in such bound material for the life of the development.

- 7 No part of the development hereby permitted shall be brought into use until the vehicular access has been altered and made available for use in accordance with the Access Junction Layout and Required Visibility Splay drawing no ADC2101-DR-001 Rev P2 received 13th August 2019.
- 8 Prior to commencement of any above ground construction works, details of an Electric Vehicle charging point to be provided for the proposed use, to include their location and specification shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details prior to the first occupation of the development.
- 9 No above ground works shall commence until a scheme of landscaping, , which shall include details of both hard and soft landscape works and earthworks, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of each development phase. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.
- 3 To ensure that an appropriate surface water and foul drainage system is provided to accommodate the proposed development.
- 4 To ensure that the finished appearance of the development will enhance the character and visual amenities of the area.
- 5 In the interests of Highway safety
- 6 To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc).
- 7 In the interests of Highway safety.
- 8 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration Chapter 9 of the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.

9. To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area. To comply with Policy LPD19 of the Local Planning Document and BE1 of the Calverton Neighbourhood Plan.

Reasons for Decision

In the opinion of the Borough Council, whilst the application consists of inappropriate development within the Green Belt and the proposal would have an impact upon openness, very special circumstances have been provided that, in the planning balance, outweigh the harm to the Green Belt by virtue of its inappropriateness, impact upon openness and the impact upon landscape character and visual amenity. On balance, the proposal is in accordance with the National Planning Policy Framework, Policy 3, 10, 12 and 17 of the Aligned Core Strategy 2014, Policies LPD18, LPD19, LPD32, LPD57 and LPD61 of the Local Planning Document 2018 and Policies ISF2, ISF3, BE1, BE2, BE4, NE3, NE4 and NE5 of the Calverton Neighbourhood Plan 2018.

Notes to Applicant

The development makes it necessary to amend a vehicular crossing within the public highway. These works shall be constructed to the satisfaction of the Highway Authority. Works will be subject to a design check and site inspection for which a fee will apply. The application process can be found at:

<http://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities>

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2019). Negotiations have taken place during the determination of the application to address adverse impacts identified by officers. Amendments have subsequently been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.

The Applicants attention is drawn to the Nottinghamshire County Council Local Lead Flood Authority comments attached regarding surface water drainage.

With regards to the EV charging point, optionally, a suitable 'IEC 62196' electrical socket (minimum rated output of 3.7kw /16A) can be provided in addition to the standard 13A 3 pin socket to allow 'Mode 3' charging of an electric vehicle. Mode 3 charging, using a suitable cable and charging point, allows faster charging of electric vehicles. All electrical circuits/installations shall comply with the electrical requirements of BS7671:2008 as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation (2015).

