

Report to Planning Committee

Application Number: 2012/0799

Location: Orchard Farm, 216 Catfoot Lane, Lambley

Development: Demolition of dwelling and outbuildings and proposed development of a Crematorium building with memorial woodland, landscaping, nature conservation enhancement works and associated matters.

Planning permission for the above development was refused on 17th May, 2013 on the following grounds (in précis):

1. In the opinion of the Borough Council the proposed development would not fall within the categories of appropriate development within the Green Belt and the Borough Council does not consider that the very special circumstances by reason of need put forward by the applicant to justify the proposal would outweigh the harm to the Green Belt, due to the impact on openness and the harm caused to the purpose of safeguarding the countryside from encroachment.
2. In the opinion of the Borough Council, the proposed development would not maintain the openness of the Green Belt by reason of its scale, appearance and associated hard surfaced areas and would conflict with the purpose of assisting in safeguarding the countryside from encroachment.
3. In the opinion of the Borough Council and the Nottinghamshire County Council, the proposed development would have a moderate adverse visual impact and moderate adverse effect on the Landscape Character Area and the Mature Landscape Area by introducing buildings and a fundamentally diverse landscape into an area of high landscape sensitivity, derived from its simplicity and openness.

An appeal against this decision has been lodged with the Planning Inspectorate, and is to be determined by a Public Inquiry.

Recommendation:

That the information be noted.