

Report to Planning Committee

Application Number: 2020/0580

Appeal Ref: APP/N3020/W/21/3285625

Location: Land between 37 and 41 Kighill Lane Ravenshead

Proposal: Erection of one dwelling with all matters reserved.

Case Officer: Bev Pearson

Outline planning permission was refused by the Borough Council on the 20th August 2021 on the following grounds:

“In the opinion of the Local Planning Authority the proposal would result in the construction of a new building in the Green Belt and fails to accord with any of the identified exceptions of development. It would therefore constitute inappropriate development which would be by definition harmful to the openness of the Green Belt. In the absence of any very special circumstances which would outweigh such harm the development fails to accord with Section 13 (Protecting Green Belt Land) of the NPPF (2021), Policy 3 (The Green Belt) of the Aligned Core Strategy (2014) and Policy LPD 15 (Infill Development in the Green Belt) of the Local Planning Development Document (2018).”

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

This appeal has been dismissed.

The crux of the difference of opinion between the Council and the Appellant was whether the appeal site was located within the settlement boundary and therefore whether the proposal would constitute limited infill development which is an identified exception of development in the Green Belt in the NPPF.

The Inspector considered that the Local Planning Document Policies map demonstrated that the appeal site is located outside of the settlement boundary and regardless of whether or not the proposal would constitute limited infilling the site would not fall within the village boundary. The Inspector concluded therefore that the proposal would be inappropriate development and by definition harmful to the openness of the Green Belt both visually and spatially.

Recommendation: To note the information.