

Report to Planning Committee

Application Number: 2023/0877

Appeal Ref: APP/N3020/W/24/3356092

Site Address: Land West of 175 Mansfield Road, NG15 8FL

Application description: The mixed use of the keeping of horses and the stationing of caravans for residential use

Case Officer: Joe Davies

The planning application was refused permission on the 24th May 2024 for the reason outlined below:

- 1) The stationing of caravans for residential purposes is considered to be inappropriate development within the Green Belt, as well as detrimental to its openness. It has not been demonstrated that very special circumstances exist that would outweigh this harm. The proposal is contrary to the NPPF (Section 13), Policy paper - Planning policy for traveller sites (Policy E), LPD38 and ACS9. The Planning Inspectors view on the extension is reproduced below who agreed with the Council in respect of the detrimental impact the proposal would have, in particular on Blenheim Avenue.*

However, following publication of the updated NPPF in December 2024 there was a significant change in policy in respect of whether or not a gypsy site would be inappropriate or appropriate development within the Green Belt. Paragraph 155 of the updated NPPF made it clear that where a Council has a shortfall of available pitches – GBC require 1 pitch and have not identified one – then this could amount to the use not being inappropriate development within the Green Belt. There was also a need for the applicant to demonstrate that the site is in a sustainable location and given the location of the site and frequency of buses along Mansfield Road, this was, on balance, considered to be the case. As a result, the Council did not defend the appeal.

The Inspector agreed on both of these key points with regard to the lack of available gypsy pitches and the sustainability of the site.

As a result, the appeal has been allowed.

Recommendation: To note the information.