

Report to Planning Committee

Application Number: 2024/0517

Appeal Ref: APP/N3020/W/25/3361750

Site Address: 284 Longdale Lane, Ravenshead, Nottinghamshire, NG15 9AH

Application description: New two-storey equestrian teaching facility for the disabled adjacent to an existing menage.

Case Officer: Joe Baldwin

The planning application was refused permission on the 29th November 2024 for the reasons outlined below:

- 1) The proposed stable building would be exceptionally large, include a number of elements not equine in use, and would be detrimental to the openness of the Green Belt. Ancillary works associated with the use, including hardstanding, car parking and a passing bay would also be detrimental to the openness of the Green. The stables are not considered to be small, nor is it considered that Very Special Circumstances have been demonstrated to allow what is considered to be inappropriate development within the Green Belt. The application is therefore deemed contrary to policies LPD25, LPD47 and paragraph 154(b) of the NPPF (2023).*
- 2) The design and scale of the built form, given its two-storey scale and overly domestic elevation treatment, is considered to be at odds with the rural character of the area. The application is, therefore, deemed contrary to chapter 12 of the NPPF (2023) and policy 10 2 (d and e) of the Aligned Core Strategy.*

The Inspector agreed with officers that the development could be considered to be appropriate development in the Green Belt as it may fall under paragraph 154 b of the National Planning Policy Framework (2024) however this is provided that the development would preserve the openness of the Green Belt. The Inspector agreed with officers that the building would be of a scale and in a location which would not preserve the openness of the Green belt as set out in reason 1 above and also agreed that the design of the building would appear incongruous in the rural setting as set out in reason 2 above.

The Inspector then however had regard to the Public Sector Equality Duty (PSED) contained in section 149 of the Equality Act 2010, which “sets out the need to eliminate unlawful discrimination, harassment and victimisation, and to advance equality of opportunity and foster good relations between people who share a protected characteristic and people who do not share it.”

The application stated that development would provide a specialist facilities for four resident horses and coaches which would support riders with a protected characteristic and would have links to nearby Portland College, a centre of excellence for Autism. The Inspector concluded that “to dismiss the appeal would have the potential to have an adverse impact on persons with a protected characteristic who could use the facility and deprive those persons of the benefits a facility such as this

could bring. Accordingly, the PSED considerations would attract substantial weight in this case”.

It was concluded that the PSED considerations, economic benefits through employment of 2-5 staff members and biodiversity enhancements would constitute Very Special Circumstances which outweigh the harm to the Green Belt and general rural setting.

As a result, the appeal has been allowed.

Recommendation: To note the information.