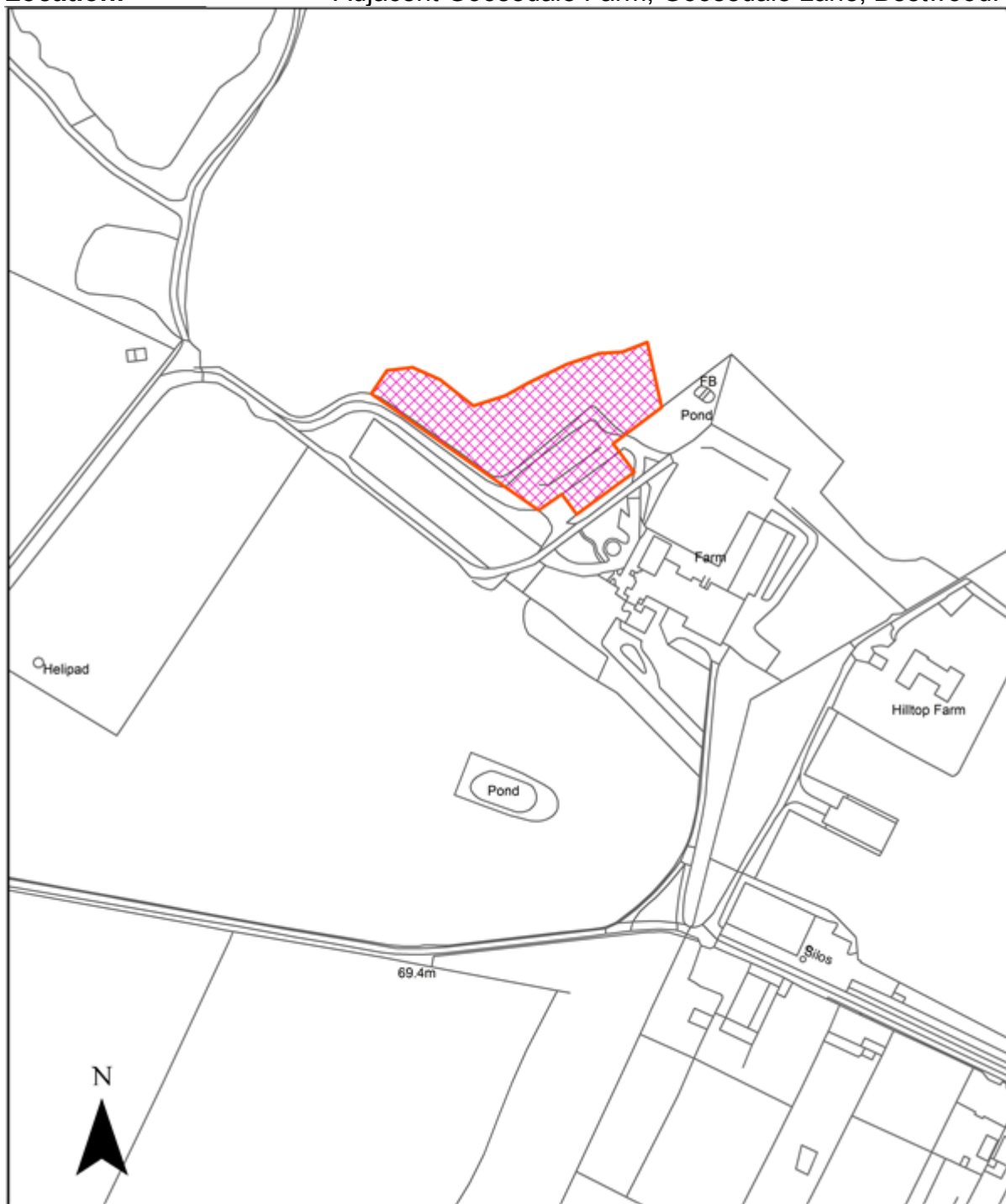




**Application Number:** 2015/0423

**Location:** Adjacent Goosedale Farm, Goosedale Lane, Bestwood.



**NOTE:**

This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.  
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## **Report to Planning Committee**

<b>Application Number:</b>	2015/0423
<b>Location:</b>	Adjacent Goosedale Farm, Goosedale Lane, Bestwood.
<b>Proposal:</b>	Full Planning Permission for the erection of nine holiday lodges and the change of use of hardstanding area to car park.
<b>Applicant:</b>	Goosedale Ltd
<b>Agent:</b>	GraceMachin Planning & Property
<b>Case Officer:</b>	David Gray

### **1.0 Site Description**

- 1.1 The application site, which measures 0.99ha (including the private drive) relates to an area of arable land that has previously been taken out of agricultural use and since become an area of rough pasture with scrub/field margins. Immediately to the southeast of the site is the Goosedale Conference and Banqueting Centre.
- 1.2 The main body of the application site lies some 40 metres from the northwest of Goosedale Farm, otherwise known as 'Goosedale Conference and Banqueting' which is also in the ownership of the applicant. Between the application site and the Conference centre there is a large corrugated metal agricultural building reminiscent of the previous use of the site as a Farm currently in use as a warehouse supporting the business.
- 1.3 Vehicular access to the site is provided from Moor Road via Goosedale Lane, a private drive which also serves as a public footpath known as Bestwood St Albans Parish Footpath No. 4.
- 1.4 In terms of topography, the site land levels rise up towards the Goosedale Farm complex. To the south of the application site is a mature band of woodland.
- 1.5 With regard to the Proposals Map of the Gedling Borough Replacement Local Plan (2005), the site is located within the Green Belt and the Greenwood Community Forest.

### **2.0 Proposed Development**

2.1 Full planning permission is sought for the erection of nine holiday lodges on the following basis:

Type 1

- 2x 101 sq. m. (3 bedroom)
- 1x 124 sq. m. (4 bedroom)

Type 2

- 1x 108 sq. m. (2 bedroom)

Type 3

- 3x 108 sq. m. (2 bedroom)
- 1x 126 sq. m. (3 bedroom)
- 1x 136 sq. m. (4 bedroom)

2.2 All but one of the lodges are single storey in design constructed using standard timber frame building methods with sedum/grass roofs. The proposal seeks to make use of modern external construction materials include horizontal larch cladding, vertical wooden fins (to allow light and to shade), black bricks, glazed floor to ceiling panels and grey aluminium/foil wrapped UPVC windows and doors. A canopy on each lodge provides a covered seating area which is defined with a frameless glass balustrade.

2.3 The Design and Access Statement comprising part of the application documentation states that, 'The lodges can include the following environmentally friendly credentials: - cladding, green roofs, rainwater harvesting and ground source heating'.

2.4 The lodges have all been positioned on the site to face towards the lakes and are arranged in two rows with a one-way compacted stone road system running through the centre of the site and around the south eastern perimeter. All paths and roadways will be lit approximately every 10 metres using solar bollard type way finding lighting.

2.5 Each lodge has been allocated two vehicle parking spaces and a dedicated cycle storage facility on the basis of 1 per bedroom.

2.6 The proposed holiday lodges will be constructed on land adjacent the existing lakes with the intention of letting them for general holiday accommodation and, during busy times, will provide an overspill accommodation facility for people attending weddings, conferences etc. at Goosedale.

2.7 The detailed application is supported by the following:

- Application form and Site Location Plan;
- Combined Planning and Design and Access Statement;
- Phase 1 Habitat Survey and Protected Species Assessment;
- Soft Landscaping Scheme;
- Proposed Plans and Elevations;

- Typical Site Section;
- Sun Study Diagrams;
- Colour Images; and
- Photographic Viewpoints (x2).

2.9 Further information was requested from the agent during consideration of the application with reference to 'very special circumstances' owing to the site's Green Belt location. Subsequently, letters of further support were received from East Midlands Chamber, A2M Architects, Christie and Co Business Intelligence, Mintel report from the London School of Economics and TDX Group – the latter a previous customer of Goosedale Conference and Banqueting.

2.10 Nottinghamshire Wildlife Trust initially objected to the planning application but subsequently removed its objection following the provision of further information by the applicant's Ecologist.

### **3.0 Consultations**

#### **3.1 Nottinghamshire Wildlife Trust –**

The submitted ecology report (Brindle and Green, updated) gives an overview of habitats present and an assessment of the potential ecological impact with respect to the revised site location. The Wildlife Trust are satisfied with the methodology and conclusions of the report. The recommendations given in Section 7 of the 2015 report (BG 15.174) should be secured by way of planning conditions, should the application be approved.

#### **3.2 Natural England – No comments to make.**

3.3 Planning Policy – Development Management will need to be satisfied that the proposal is appropriate development in the Green Belt and would not harm the openness of the Green Belt. In addition, the proposal should meet the criteria set out in Policies R7 and R8 of the Replacement Local Plan regarding leisure uses and tourist related accommodation.

3.4 Economic Development – Economic Development views this application positively for the following reasons: the job creation attached to the development; it supporting the local tourism sector and also due to it providing employment in rural location. Unemployment in the Bestwood area has increased recently so the Council supports the creation of new jobs that are within easy reach of local residents.

The development of on-site accommodation is going to increase the visitor numbers to the area which in turn would support businesses and tourist attractions in the local economy.

Goosedale has identified that they are willing to enter into a Local Labour Agreement with GBC to support local employment and training opportunities

during the term of the build (and, beyond, if possible). Based on the size of the site and the jobs attached to the new development GBC will use CITB's Client Based Approach to determine the number of employment and skills key performance indicators to be delivered during the term of the build. Economic Development would welcome the opportunity to meet with representatives from Goosedale to get this process underway. Goosedale will need to ensure that contracts with construction contractors outline that employment and skills related activities will form part of the build.

- 3.5 Arboricultural Officer – No trees would be affected by the proposed development.
- 3.6 Nottinghamshire County Council Highways – Goosedale Lane is a wide private access which is suitable to serve the holiday homes, together with the holiday homes being quite a distance from the highway network, and therefore would not affect the highway in this instance.
- 3.7 Nottinghamshire County Council Planning Policy/Landscape – No comments.
- 3.8 Nottinghamshire County Council Rights of Way – The application may impact on Bestwood St Albans Parish Foot Path No 4 (Goosedale Lane). Whilst not an objection, the availability of the footpath should not be affected or obstructed in any way by the proposed development unless subject to appropriate diversion or closure orders; potential path users should not be impeded or endangered in any way; NCC Rights of Way should be consulted in any re-surfacing or gating works.
- 3.9 Severn Trent Water Ltd – No objection subject to an informative regarding sewage.
- 3.10 Scientific Officer – recommend an informative to be attached regarding the provision of an electrical charging point for vehicles.
- 3.11 Waste Services – No comments received.
- 3.12 Bestwood Parish Council – Bestwood Parish Council welcome this development and particularly its intention to recruit locally as well as the eco-friendly features of the design.
- 3.13 Neighbouring properties were notified of the proposal and the application advertised as a departure via a Site Notice and in the local press – one letter of objection has been received as a result and is outlined as follows:
- Concerned about rural aspect being changed and the resultant effect it will have on the equity of my property;
  - Concerns over additional comings and goings of vehicles;
  - Will the holiday homes be used strictly for tourists;
  - Are the lodges of permanent construction;
  - A map showing the site of the buildings and answers to my concerns would be appreciated;

- If there is no negative impact on the security and tranquillity of my home then I will look to retract my objection.

#### **4.0 Planning Considerations**

4.1 The main planning considerations in the determination of this application are the impact of the development on the Green Belt, the public benefit of the proposal, the principle of the proposal, the design of the proposal (including access) and the impact on ecology/wildlife.

4.2 The relevant national policy guidance in respect of these matters is set out in the National Planning Policy Framework (March 2012). At the heart of the NPPF is a presumption in favour of sustainable development. The core planning principles set out in the guidance states at paragraph 17: -

Planning should:

- 'proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places that the country needs;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; and
- take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'; and
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

4.3 In particular the following chapters are relevant in considering this application:

1. Building a strong, competitive economy (paragraphs 18 - 22);
3. Supporting a Prosperous Rural Economy (paragraph 28);
7. Requiring good design (paragraphs 56 – 68); and
9. Protecting Green Belt Land.

When delivering sustainable development paragraph 19 states:

'The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.'

4.4 Paragraph 28 of the NPPF addresses development in rural areas and states that, 'Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
- promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship’.

4.5 Paragraph 56 identifies that the Government attaches great importance to the design of the built environment and states that, ‘Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people’.

4.6 Paragraph 58 then advances to state that, ‘Planning policies and decisions should aim to ensure that developments, inter alia, respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

4.10 Crucial in the consideration of the principle of this planning application is section 9 of the NPPF with regard to ‘Protecting Green Belt Land’.

4.11 Paragraph 79 of the NPPF states that, ‘The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence’.

4.12 Paragraph 80 identifies the five purposes that Green Belt serves as follows:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

4.13 Paragraph 87 states that, ‘As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances’. In this context, paragraph 88 goes on to state 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, is clearly outweighed by other considerations’.

- 4.14 Paragraph 89 of the NPPF states that, 'A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are, inter-alia, provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it'.
- 4.15 Gedling Borough adopted the Aligned Core Strategy (ACS) on 10<sup>th</sup> September 2014 and this now forms part of the Development Plan along with certain policies saved contained within the Gedling Borough Council Replacement Local Plan referred to in Appendix E of the ACS.
- 4.16 The following ACS policies are relevant:
- Policy A: Presumption in Favour of Sustainable Development
  - Policy 2: The Spatial Strategy
  - Policy 3: Green Belt
  - Policy 10: Design and Enhancing Local Identity
  - Policy 13: Culture, Tourism and Sport
  - Policy 17: Biodiversity
- 4.17 The following saved policies of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014) are also relevant:
- ENV1 (Development Criteria)
  - R7 (Sherwood Forest/Greenwood Community Forest)
  - R8 (Tourist Accommodation)
- 4.18 In making a recommendation in relation to this application, regard has been given to the above legislation and policy and as a result it has been determined that the main planning considerations in relation to this proposal are: -
- a) The public benefit of the proposal;
  - b) The principle of developing the site within the Green Belt;
  - c) Whether the design and access is acceptable;
  - d) Whether there is an adverse impact on the Local Landscape
  - e) Whether there is an impact on Ecology/Wildlife.

Each of the above aspects is considered in detail below.

## **5.0 The public benefit of the proposal**

- 5.1 At the heart of the NPPF there is a presumption in favour of sustainable development with paragraph 28 addressing development in rural areas. There is a strong emphasis on the need to assist economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. This incorporates the need to support sustainable rural tourism and leisure developments that benefit businesses,



communities, and visitors, and which respect the character of the countryside.

- 5.2 Policy R8 of the Replacement Local Plan states tourist related accommodation should be concentrated in built up areas and larger villages. Outside these areas tourist accommodation should be where: -
- a. it involves the re-use and adaption of an existing building;
  - b. it accords with Green Belt policy; and
  - c. it would not be seriously detrimental to residential amenity in nearby property.
- 5.3 Policy R7 refers to leisure uses within the Sherwood Forest Plan area and the Greenwood Community Forest. The Policy states that planning permission can be granted for leisure uses provided that: -
- a. on sites outside urban areas and villages proposals should accord with Green Belt Policy;
  - b. it does not cause traffic, or parking problems which would harm the character of the countryside;
  - c. it would not adversely affect the ecology or environment of sites of nature conservation value or archaeological or historic importance;
  - d. it preserves the best and most versatile agricultural land; and
  - e. access is available by a choice means of transport.
- 5.4 The application has been promoted on the basis that it would both complement the existing facilities at Goosedale (i.e. Goosedale Farm, otherwise known as 'Goosedale Conference and Banqueting') as well as providing general high quality tourist accommodation in its own right. As the Design and Access Statement indicates, there is a wealth of tourist related attractions within the wider area, including Papplewick Pumping Station, Newstead Abbey and Sherwood Forest.
- 5.5 In the above context, the proposal seeks to provide a new tourist venture to attract people to Gedling from all over the UK and, during busy times, will also provide an overspill accommodation facility for people attending weddings, conferences and evening dinners at Goosedale.
- 5.6 The financial benefits of the proposal are acknowledged insofar as Goosedale will receive further significant investment, full and part time jobs will be created at Goosedale and other indirect jobs will be created in the local economy through what is known as "the multiplier effect". Moreover, it is also suggested that anyone staying in the proposed lodges will provide support for local amenities and facilities including shops and restaurants.
- 5.7 In this regard, the benefits of the proposal towards supporting strong economic rural growth are welcomed. I also note the comments from economic development in which there is an established need to create jobs in the local area as unemployment has risen in the area. In this regard it is welcomed that the business venture would provide jobs for local people and that this can be secured by conditions requiring a local employment

agreement using the CITB's Client Based Approach.

- 5.8 Linked to the assessment of the proposal against Green Belt policy, further information was requested to justify the location of the proposal (as discussed in the next section). Subsequently, letters of further support were received from East Midlands Chamber, A2M Architects, Christie and Co Business Intelligence, and TDX Group, a previous customer of Goosedale Conference and Banqueting. I am of the opinion that the additional detail provided provides greater justification to the proposal in terms of generally promoting a strong rural economy.
- 5.9 In my opinion the need to support a prosperous rural economy should be given substantial weight in the planning balance. I consider that the adverse impact on the openness would be limited to the immediate surroundings and in part offset by the demolition of the large warehouse building on site. Therefore the impact on the openness of the Green Belt in this location would be less than substantial and would only cause a limited degree of encroachment. The impact on the openness of the Green Belt and Encroachment (Chapter 6.0) needs to be balanced against the public benefits of the proposal, as discussed in this chapter. I consider that, on balance, the limited impact on the openness and encroachment of the Green Belt in this location is outweighed by the public benefit of the development. I therefore consider there to be a 'very special circumstances' to justify the proposal in this instance.
- 5.10 Whilst I consider that very special circumstances exist these need to be balanced against the overall harm to the Green Belt by means of inappropriateness, impacts on openness and other constraining factors.

## **6.0 The principle of the development within the Green Belt**

- 6.1 From a principle perspective Chapter 9 'Protecting Green Belt Land' of the NPPF is the most relevant policy basis for assessing this application. Paragraph 79 of the NPPF states that, 'The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence'.
- 6.2 Paragraph 81 of the NPPF states inter-alia: 'local planning authorities should plan positively to enhance the beneficial use of Green Belt, such as looking for opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or improve damaged and derelict land.'
- 6.3 Paragraph 89 of the NPPF states that, 'A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are, inter-alia, provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it'. It is against this policy background that the applicant's

agent seeks to justify the proposal.

- 6.4 The construction of nine holiday lodges could be regarded as an appropriate facility for outdoor sport/recreation; however, the development is to support an existing rural business that does not cater for sport/recreation directly. I am therefore of the opinion that the construction of the holiday lodges would be inappropriate development within the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Substantial weight should be given to any harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 6.5 Substantial weight should be given to ACS Policy 3 as far as it is relevant to this proposal.
- 6.6 Whilst there is no specific definition of openness in the NPPF, this is a concept which relates to the absence of building; it is land that is not built upon. Openness is therefore epitomised by the lack of buildings, but not by buildings that are unobtrusive, camouflaged or screened in some way. Any construction harms openness quite irrespective of its impact in terms of obtrusiveness or its aesthetic attractions or qualities.
- 6.7 Measures taken to limit the intrusiveness of a development in terms of its visual impact must not affect the assessment of openness, but may be relevant to the very special circumstance balancing exercise. Openness and visual impact are different concepts. This analysis is supported by the Courts which have held that it is wrong in principle to arrive at a specific conclusion as to openness by reference to visual impact (*Timmins & Anor v Gedling Borough Council*).
- 6.8 In applying the requirements of paragraph 87 of the NPPF, an applicant is required to prove 'very special circumstances'. In this context, paragraph 88 goes on to state 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, is clearly outweighed by other considerations'.
- 6.9 In seeking to work positively and proactively, as previously mentioned, the agent was given an opportunity to provide further information during consideration of the application with reference to 'very special circumstances'. Subsequently, letters of further support were received from East Midlands Chamber, A2M Architects, Christie and Co Business Intelligence, and TDX Group, a previous customer of Goosedale Conference and Banqueting.
- 6.10 The Design and Access Statement identifies that there are public benefits to the proposal, including the economic benefits sustaining the existing rural enterprise at Goosedale Conference and Banqueting Centre and the local employment agreement providing jobs in rural areas.

- 6.11 The project Architect considers that the proposal will significantly enhance its immediate setting through materiality, positioning, visual presence and sustainability. The design, biodiversity benefits and the use of renewable technologies are also emphasised in support of the proposal. Christie and Co Business Intelligence also supplied information on the applicant's behalf highlighting the benefits of the availability of further accommodation to Goosedale in terms of wedding and conference events, the expected popularity of the lodges with regard to location next to fishing lakes and the general assistance to the tourist industry in Nottinghamshire and the East Midlands.
- 6.12 Supporting information submitted with the application sets out that Goosedale Conference and Banqueting is a successful expanding business within a rural location. Historically, there have been a number of planning applications relating to the wider site and immediate surroundings. These applications related to the conversion improvement and extension of the facilities at Goosedale. The application site is a locally, regionally and nationally popular Wedding Venue and Conference facility. Goosedale currently has no overnight accommodation. The applicant has done extensive work on the business plan for the facility which highlighted that the business is losing significant business to other venues outside of Gedling Borough, such as Swancar Farm Country House and Kelham Hall who are able to offer overnight accommodation for guests. This work has highlighted that the business loses some 30% of enquiries due to the lack of accommodation.
- 6.13 Given the information received and the modelling work that was undertaken I am satisfied that an economic benefit has been highlighted from the need to provide overnight accommodation at the facility. It is my opinion that the proposal for overnight accommodation would assist in diversifying and expanding on the existing business use at the site.
- 6.14 Through extensive consultation with the local planning authority various alternatives have been explored to provide the accommodation on site within existing buildings. The conversion of the existing warehouse on site has been explored; however, this form of overnight accommodation would not fulfil the requirements of the business plan as it does not offer flexibility at quieter times when there are no conferences or weddings. This would be when the focus of the facility would be to provide tourist accommodation for individual groups using the fishing lakes or visiting nearby tourist attractions.
- 6.15 During the processing of the application revised plans have been received that relocated the proposed holiday lodges closer to the existing curtilage of Goosedale, to reduce the encroachment into open countryside and to closely relate the proposed lodges to the existing development on the site. As part of the revised proposal the existing warehouse on site would be removed and the holiday lodges would be integrated into the landscape.
- 6.16 In regard to overall built development across the site, the proposed new lodges would incorporate a gross external floor area of 1046 sqm at ground level. The existing warehouse building proposed for demolition has a floor

area of 454 sqm and therefore the increase in built footprint offered by this proposal equates to 592 sqm.

- 6.17 In terms of built volume, the existing warehouse building totals some 2462 m<sup>3</sup>. This building would be removed and replaced with the lodges which would have a volume of 2661 m<sup>3</sup>. Therefore the increase in built volume offered by this proposal is 199 m<sup>3</sup>. This equates to an 8% net increase in built volume as a result of the development which in my opinion would be a modest increase to the current built form on site and would result in less than substantial encroachment into the open countryside in this location, adjacent to the existing business. I would also add that the maximum heights of the lodges would be significantly lower than the warehouse and they would be integrated in the surrounding landscape using the existing topography, green roofs and natural materials.
- 6.18 The applicant's agent considers that the natural topography of the site and the tree planting that is to be introduced around the holiday lodges means that the proposal will have minimal intrusion within the existing landscape. In addition, the agent considers that any adverse impact would be isolated to the immediate vicinity and would be well contained within the existing mature landscape setting. In this connection, the agent concludes that, 'Therefore the impact on the openness would be limited to the immediate surroundings and to those using the site. Given the location adjacent to an existing business, when factoring in the removal of the warehouse I consider that the proposed development would only have limited impact on the openness of the Green Belt in this location and would also only cause a limited degree of encroachment.
- 6.19 The applicant's agent identifies a limited impact on the openness of the Green Belt and a limited degree of encroachment and that these matters need to be balanced against the public benefits as very special circumstances.
- 6.20 In conclusion the following have been identified as being capable of forming the very special circumstances required to permit inappropriate development in the Green Belt:
- Diversification of an existing rural business;
  - The provision of a local labour agreement between Goosedale and Gedling Borough Council and to provide jobs for 12 full time jobs and 15 part time jobs for local people;
  - Provision of essential facilities for leisure and tourism;
  - The limited impact on encroachment and openness;
  - The less than substantial visual harm of the development.

## 7.0 Design and Access

- 7.1 The application suggests that the lodges are bespoke in their design, setting a new standard for this type of accommodation within the East Midlands. It is clear that a significant amount of time has been spent working on the specific design and appearance of the proposal in order to create a high quality

development.

- 7.2 With regard to design matters only, I am of the opinion that the lodges are of a high standard of design that are sympathetic to the local rural context and would not adversely affect the area by reason of their scale, bulk, form, layout or materials. Moreover, as the lodges include the following environmentally friendly credentials: - wooden cladding, green roofs, rainwater harvesting and ground source heating the proposal is adaptable to meet the effects of climate change.
- 7.3 With regard to access, the proposal has been designed and laid out with full regard to pedestrians and vehicles therefore would not affect the highway in this instance. Each lodge has been allocated two vehicle parking spaces and a dedicated cycle storage facility on the basis of 1 per bedroom which I consider to be acceptable.
- 7.4 The Highway Authority acknowledges that Goosedale Lane is a wide private access which is suitable to serve the holiday homes and this, together with the holiday homes being quite a distance from the highway network, would not affect the highway in this instance.
- 7.5 In the above context, I am of the opinion that the design of the proposal complies with the requirements of ACS Policy 10, Policy ENV1 a, b and c of the RLP and paragraphs 56 and 58 of the NPPF.
- 7.6 I note the comments from the Highway Authority and should planning permission be forthcoming I would suggest attaching a condition restricting the development for the purposes of holiday lets and not as permanent residential dwellings.

## **8.0 Local Landscape**

- 8.1 When assessing the impact of the development on the wider character of the area I have given careful consideration to the location of the proposed development and balanced this against the loss of the warehouse. It is my opinion that the proposed development when viewed against the backdrop of the existing conference centre, the mature vegetation, and the undulating topography would have a moderate adverse impact on the landscape in the immediate vicinity by reason of the site area and scale. However; it is my view that this impact would remain local and would not extend to a significant wider landscape impact outside of this area. I also consider that when viewed in the context of the existing conference centre on site, the design and layout would have a positive impact on receptor points looking from Goosedale Lane.

## **9.0 Ecology / Wildlife**

- 9.1 A revised Phase 1 Habitat Survey and Protected Species Assessment comprise part of the application documentation.
- 9.2 I note that the Wildlife Trust raised no objections to the proposal on ecology

grounds subject to the conclusions of the report being secured by conditions. As such I am satisfied that there would be no undue ecology or wildlife impacts from the development.

## **10.0 Other Considerations**

- 10.1 I note the comments received from a neighbouring resident with regards to the outlook from the home. However; since the relocation of the scheme adjacent to the existing conference centre and a mature belt of woodland and the significant distance to the development that there would be no undue impact on the outlook from residential properties in the wider area.
- 10.2 I note the comments received with regards to the potential for the development to have an adverse impact on house prices. However, I do not consider this to carry significant weight that would warrant a refusal of this application.

## **11.0 Conclusion**

- 11.0 At the heart of the NPPF is a presumption in favour of sustainable development, for decision making purposes this means approving development proposals that accord with the development plan, and where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or
- Specific policies in this framework indicate the development should be restricted.

- 11.1 In light of the considerations given above in relation to:

- The Public Benefit of the Scheme;
- Green Belt;
- Design and Access;
- Local Landscape;
- Ecology and Wildlife; and
- Other considerations

I consider that on balance and taking into account the public benefits that would be generated as a result of the proposal that the development would constitute sustainable development. Given the considerations set out in 5.0 – 10.0, above, I consider that it has been demonstrated that on balance the impacts are acceptable when weighed against the public benefit of the scheme and the less than significant harm on the openness of the Green Belt.

## **Recommendation:**

## GRANT CONDITIONAL PLANNING PERMISSION

### Conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the following drawing numbers and documents and such other plans, and documents as may be approved pursuant to the conditions of this planning permission unless otherwise agreed in writing by the local planning authority: Goosedale Lodges - (Sections) 15 12 2015; Goosedale Lodges Operator Statement; A101 (Lodge Information Point); A101 - Floor Plan (Type 3 Two Bed Variation); A103 - Roof Plan (Type 3 Two Bed Variation); A104 - Elevations 1 & 2 (Type 3 Two Bed Variation); A105 - Elevations 3 & 4 (Type 3 Two Bed Variation); A106 - Sections; A107 - Front Elevation Image (Type 3 Two Bed Variation); A109 - Rear Elevation Image (Type 3 Two Bed Variation); A110 - Side Elevation Image 1 (Type 3 Two Bed Variation); A112 - Sun Study; A101 - Floor Plan (Type 3 Bed Variation); A103 - Roof Plan (Type 3 Bed Variation); A104 - Elevations 1 & 2 (Type 3 Bed Variation); A105 - Elevations 3 & 4 (Type 3 Bed Variation); A106 - Sections (Type 3 Bed Variation); A107 - Front Elevation Image (Type 3 Bed Variation); A109 - Rear Elevation Image (Type 3 Bed Variation); A110 - Side Elevation Image 1 (Type 3 Bed Variation); A111 - Side Elevation Image 2 (Type 3 Bed Variation); A101 - Floor Plan (4 Bed Lodge Type 3); A103 - Roof Plan (4 Bed Lodge Type 3); A104 - Elevations 1 & 2 (4 Bed Lodge Type 3); A105 - Elevations 3 & 4 (4 Bed Lodge Type 3); A106 - Sections (4 Bed Lodge Type 3); A107 - Front Elevation Image (4 Bed Lodge Type 3); A109 - Rear Elevation Image (4 Bed Lodge Type 3); A110 - Side Elevation Image 1 (4 Bed Lodge Type 3); A111 - Side Elevation Image 2 (4 Bed Lodge Type 3); A101 - Floor Plan (2 Bed Lodge Type 2); A102 - First Floor Plan (2 Bed Lodge Type 2); A103 - Roof Plan (2 Bed Lodge Type 2); A104 - Front Elevation (2 Bed Lodge Type 2); A105 - Rear Elevation (2 Bed Lodge Type 2); A106 - Side Elevation 1 (2 Bed Lodge Type 2); A107 - Side Elevation 2 (2 Bed Lodge Type 2); A108 - Section 1 (2 Bed Lodge Type 2); A109 - Section 2 (2 Bed Lodge Type 2); A110 - Front Elevation Image 1 (2 Bed Lodge Type 2); A112 - Rear Elevation Image 2 (2 Bed Lodge Type 2); A113 - Side Elevation Image (2 Bed Lodge Type 2); A114 - Side / Front Image (2 Bed Lodge Type 2); A101 - Floor Plan (3 Bed Lodge type 1); A102 - Roof Plan (3 Bed Lodge type 1); A103 - Elevations (3 Bed Lodge type 1); A104 - Elevations (3 Bed Lodge type 1); A105 - Sections (3 Bed Lodge type 1); A109 - Rear Elevation Image (3 Bed Lodge type 1); A110 - Front Elevation Image (3 Bed Lodge type 1); A101 - Floor Plan (Type 1 Four Bed Variation); A102 - Roof Plan (Type 1 Four Bed Variation); A103 - Elevations (Type 1 Four Bed Variation); A104 - Elevations (Type 1 Four Bed Variation); A105 - Sections (Type 1 Four Bed Variation); A108 - Front Elevation Image (Type 1 Four Bed Variation); A109 - Rear Elevation Image (Type 1 Four Bed Variation); A110 - Side Elevation 1 (Type 1 Four Bed Variation); A111 - Side Elevation 2 (Type 1 Four Bed Variation); Location Plan 17.03.2016; Combined Design and Access Statement -March 2016; and Goosedale lodges - Masterplan 16.03.2016.



- 3 The holiday lodges hereby permitted shall be used as holiday accommodation and shall not be occupied continuously by any person or persons for a period in excess of 28 days in any one single letting. There shall be no consecutive lettings beyond four weeks to the same person, family or group and a written record of lettings shall be kept and made available for inspection by the Local Planning Authority at their reasonable request.
- 4 Before development is commenced there shall be submitted to and approved by the Borough Council precise details of the materials to be used on the external elevations of the proposed development. The development shall be carried out in accordance with the approved details.
- 5 The application site shall only be used for holiday accommodation in the 9 approved holiday lodges and no other camping or caravanning shall be operated on the site other than the provisions permitted within The Town and Country Planning (General Permitted Development) 2015 - Part 4 and Part 5 (or any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order).
- 6 The development hereby permitted shall be completed in accordance with the recommendations given in section 7 of the Bridle and Green Ecology Report BG15.174.
- 7 Before development is first commenced full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Once approved the works shall be carried in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme of works that has been prior agreed in writing with the Local Planning Authority.
- 8 The hard and soft landscaping details to be submitted in relation to condition 7 above shall include the following; proposed finished levels or contours of the site; hard surfacing materials for car parking areas, and other vehicular and pedestrian access and circulation areas; minor artefacts and structures such as column lighting and bollard style luminaries to communal car parking areas; planting plans; written specifications; schedules of plants (noting species, plant sizes and proposed numbers/densities) and a schedule of landscape maintenance for a minimum period of five years from the date that the soft landscape works are completed.
- 9 Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of a Local Employment Agreement to cover the construction of the development hereby permitted and the creation of new jobs in the local area. The Local Employment Agreement shall be implemented strictly in accordance with the approved details, unless otherwise prior agreed in writing by the Borough Council.

## **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 the use of the holiday lodges is effectively restricted to tourist accommodation as the introduction of a permanent residential use would be contrary to paragraph 89 of the National Planning Policy Framework (March 2012).
- 4 To ensure a satisfactory development, in accordance with Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014) and with the aims of policy ENV1, ENV21, ENV25, and ENV37 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 5 To ensure the use of the holiday lodges is effectively restricted to the tourist accommodation proposed and not as a permanent campsite or caravan site.
- 6 To protect and enhance the ecology that has been located on the site.
- 7 To ensure that the details of the development are acceptable , in accordance with the aims of Policy 10 of the Aligned Core Strategy and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 8 To ensure that the final form of the development complies with policies ENV1, of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 9 To seek to ensure that the development provides appropriate employment and training opportunities, in accordance with Policy 4 of the Aligned Core Strategy for Gedling Borough (September 2014).

### **Reasons for Decision**

The development has been considered in accordance with the National Planning Policy Framework, the Aligned Core Strategy for Gedling Borough (September 2014) and the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014), where appropriate. It is the opinion of the Borough Council that where the development conflicts with the Development Plan that other material considerations indicate that permission should be granted. The benefits of granting the proposal outweigh any adverse impact to the openness of the Green Belt or any of the purposes of including land within the Green Belt.

### **Notes to Applicant**

For the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. You can obtain copies of Severn Trent's current guidance notes and application from either

([www.stwater.co.uk](http://www.stwater.co.uk)) or by contacting the New Connections Scheme (Tel: 0800 707 6600).

Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area that is specified, there may be sewers that have recently been adopted under, The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.

The Borough Council requests that the applicant considers incorporating provision for residential dwellings (with dedicated parking) to have dedicated outside electric power points, to allow residents to charge electric/hybrid vehicles into the future (see IET Code of Practice for EV Charging Equipment Installation).

You must contact the Borough Council's Building Control Section with regard to any proposed demolition of buildings on the site at least 4 weeks prior to any site clearance commencing.

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](http://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](http://www.groundstability.com).

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

The Borough Council has worked positively and proactively with the applicant, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework, based on seeking solutions to problems arising in relation to dealing with the planning application. This has been achieved by meeting the applicant to discuss issues raised, providing details of issues raised in consultation responses; requesting clarification, additional information or drawings in response to issues raised; and providing updates on the application's progress.

Date Recommended: 6th October 2015