

## **Report to Planning Committee**

**Application Number:** 2015/0280

**Location:** Wild Acres, Lamins Lane, Bestwood, Nottinghamshire  
NG6 8WS.

**Proposal:** Change of use of land from leisure uses (horses) to residential by the demolition of existing outbuildings, a stable block/tackroom and an area of hardstanding; the construction of two single storey dwellings on part of land known as Wildacres Farm and the construction of a driveway to link the two new dwellings with the existing vehicular access.

**Case Officer:** Elizabeth Campbell

Planning permission was refused by the Borough Council on the 17<sup>th</sup> July 2015 on the following grounds:

- 1 In the opinion of the Borough Council the proposed development is inappropriate development within the Nottinghamshire Green Belt and that there are no very special circumstances that outweigh the harm to the Green Belt by way of the developments inappropriateness. The proposal therefore does not accord with paragraph 87 of the National Planning Policy Framework (NPPF) (2012) or Policy 3 of the Gedling Borough Aligned Core Strategy
- 2 In the opinion of the Borough Council the proposal will impact on the openness of this part of the Nottinghamshire Green Belt by reason of the extension of a residential use into paddock land and by reason of the height, bulk and scale of the new residential properties. The proposal will therefore not be in accordance with paragraph 88 of the National Planning Policy Framework (2012)
- 3 In the opinion of the Borough Council the proposal development would have an undue impact on the amenities of the residential properties immediately to the south, by reason of the proximity of the new residences to the shared boundary and potential overlooking. The proposal would therefore not accord with Policy ENV1 of the Gedling Borough Saved Local Plan (Certain Policies Saved) 2014.
- 4 In the opinion of the Borough Council the proposed dwellings are of a design and appearance which have no particular architectural merit and would not

enhance the rural setting of the site; and would not result in the provision of residential dwellings that would be of an outstandingly high quality of design or architecturally sensitive to the rural surroundings, as required by paragraph 55 and 64 of the NPPF.

- 5 In the opinion of the Borough Council the site is presently in non-domestic use, and the plans include its use as garden. This would create a suburban appearance and use which does not accord with the five fundamental purposes of including land within the Green Belt, set out at Paragraph 90 of the NPPF. Accordingly the proposals would not safeguard the countryside from encroachment.

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

This appeal has been dismissed. The Inspector concluded that the proposal was inappropriate development and therefore it would harm the Green Belt. The inspector referred to Paragraph 88 of the National Planning Policy Framework (NPPF), in this respect, which advises that substantial weight should be given to such harm. The inspector found that the other considerations put forward by the appellant fall far short of clearly outweighing the harm identified. The inspector therefore concluded that the very special circumstances necessary to justify the development do not exist and, as such, the proposal would be contrary to the NPPF and should be dismissed.

On technical and procedural matters the inspector considered that as the proposal related primarily to redevelopment of the buildings it should be assessed against criteria in para. 89 of the NPPF rather than as a change of use. Also that Policy 3 of the Gedling Borough Aligned Core Strategy was not relevant as this relates to retention and review of the Green Belt and, in his opinion, that the development would not adversely affect the living conditions of the occupiers of the houses, to the south.

**Recommendation:**

To note the information.