

Report of the Chief Executive

APPEAL DECISION

Reference Number : **17/00852/FUL**
Applicant/Agent : **Mrs S Morgan**
Site Address : **Moorgreen Nurseries, Moorgreen, Newthorpe, Nottinghamshire
NG16 2FD**
Proposal : **Retain 6 storage containers**

APPEAL DISMISSED

The application sought planning permission to retain six storage containers at Moorgreen Nurseries, Moorgreen, Newthorpe. This was refused on 9 February 2018 under delegated powers for the following reason:

The site lies within the Nottinghamshire Green Belt and the proposal represents inappropriate development which would be harmful to the open character of the Green Belt. The proposal is therefore contrary to Policy E8 of the Broxtowe Local Plan (2004), Draft Part 2 Local Plan Policy 8, and the NPPF Paragraphs 87 and 88 and no very special circumstances have been provided to support the application which are of sufficient weight to justify treating the proposal as an exception to these policies.

In dismissing the appeal the Inspector noted that the five containers used for domestic storage are moveable metal structures which are on land which is on a separate property to the users' home. Therefore, contrary to the applicant's argument the containers are clearly not an extension to any building or dwelling and therefore they do not meet Policy E8 of the Broxtowe Local Plan (2004). Furthermore, the Inspector states that although the containers are somewhat screened from the adjoining dwellings by vegetation, they are clearly visible on the site and intrude upon the openness of it, and of the Green Belt.

Overall the Inspector found the proposal would constitute inappropriate development in the Green Belt and would harm openness. As such, the Framework requires that the harm by reason of inappropriateness be given substantial weight and that inappropriate development should not be approved except in very special circumstances. The Inspector concluded that the very special circumstances necessary to justify it do not exist.

Following the conclusion of this appeal the Council are taking enforcement action to ensure that the six containers on the site are removed.

