

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	23/00338/FUL
LOCATION:	Land at Meadow View Glamping Site, Mill Road, Stapleford, Nottingham, NG9 8GD
PROPOSAL:	Construct two detached bungalows and improve access from Mill Road

APPEAL DIMISSED

The application was refused for the following reasons:

The application site lies within the Nottinghamshire Green Belt and the proposal of two dwellings would constitute inappropriate development and therefore by definition would be harmful to the Green Belt. Furthermore, it is concluded there would be an unacceptable impact on openness which is the essential characteristic of the Green Belt. It is considered that very special circumstances have not been demonstrated and there are no other considerations which would clearly outweigh the policy conflict and by definition, the harm to the Green Belt. Accordingly, the proposal is contrary to the aims of Policy 8 of the Part 2 Local Plan (2019) and Section 13 of the National Planning Policy Framework (NPPF) 2021.

The Inspector considered the main issues were whether the proposal would be inappropriate development in the Green Belt, the effect on openness and if any very special circumstances exist to justify the proposal.

The Inspector recognised that whilst the land had permission for two glamping pods, these had not yet been built. It was considered that even if the land was classed as previously developed by the appellant, there would still be the consideration of whether the proposal would have a greater impact on openness.

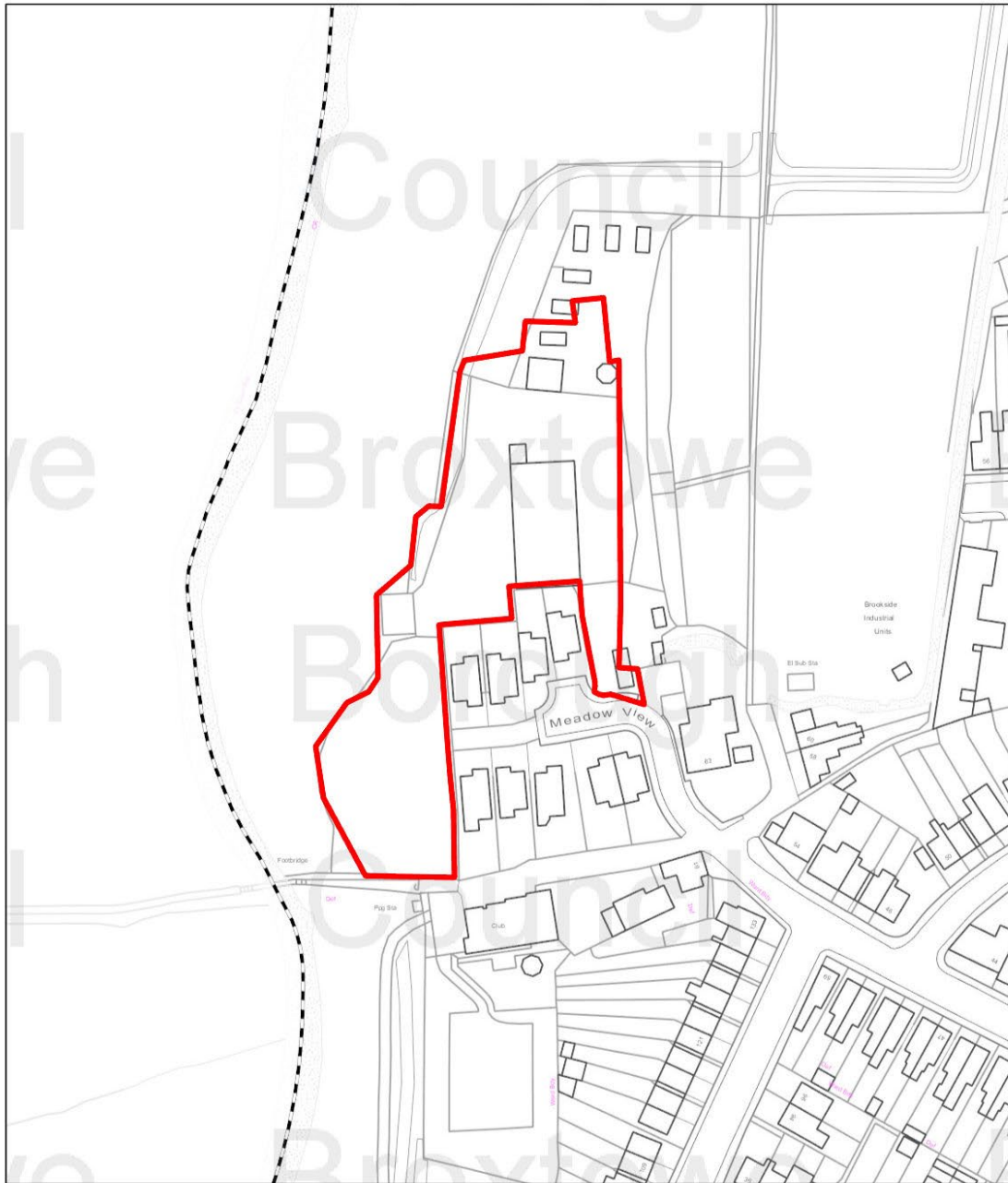
The inspector recognises that as the site is free from development the proposal would have a greater impact on openness in both visual and spatial terms. It would not preserve openness and would amount to inappropriate development.

The Inspector identified that two dwellings would make minimal contribution to the housing land supply, even taking into account the appellant’s contention for the scheme catering to older/disabled persons. The fallback position was given limited weight due to the bungalows being over half the size larger than the pods and the domestic paraphenlia which would be introduced meaning the impact on the openness of the Green Belt would be greater. The access improvements were given limited weight and it was acknowledged they could be done without the construction of the bungalows.

The Inspector concluded the development would constitute inappropriate development in the Green Belt which by definition is harmful and the other considerations do not clearly outweigh the totality of the harm caused and so very special circumstances to justify the development did not exist.

23/00338/FUL Land at Meadow View Glamping Site

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 Site

