

Report of the Chief Executive**APPEAL DECISION**

APPLICATION NUMBER:	19/00333/FUL
LOCATION:	Southfields Farm, Common Lane, Bramcote, Nottinghamshire, NG9 3DT
PROPOSAL:	Construct 5 dwellings (revised scheme)

APPEAL DISMISSED

The application to construct five dwellings was refused at Planning Committee on 24 July 2019 for the following reasons:

The application site lies within the Nottinghamshire Green Belt and the proposal of five 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 E8 of the Broxtowe Local Plan 2004, Policy 8 of the Draft Part 2 Local Plan (2018) and Section 13 of the National Planning Policy Framework (NPPF) 2019.

The Inspector considered the main issues to be whether the proposal would be inappropriate development in the Green Belt, the effect on openness and the purposes of the Green Belt and if very special circumstances to outweigh the harm had been demonstrated to justify the proposal.

The Inspector confirmed that the scheme would represent inappropriate development which is, by definition, harmful to the Green Belt, and should not be approved except in very special circumstances.

In regards to openness, the Inspector concluded that the reduction in the volume of buildings on the site would be relatively limited, and any benefits to openness arising in that regard would be reduced by the introduction of boundary treatments and the greater sense of enclosure those would create compared to the existing layout. The Inspector concluded that any benefits to openness which may arise compared to the existing development would be limited. The Inspector concluded that the development would represent an encroachment into the countryside which would result in harm to the Green Belt.

The Inspector concluded that moderate weight could be given to the fall-back position (prior approval for change of use to five dwellings and flexible commercial use) overall, limited weight could be given to the visual benefits of the proposed development compared to the character and appearance of the existing buildings and appeal site, limited weight to any benefit to openness that would arise as a result of the development compared to the existing use and development on the site, and limited weight to the contribution to housing supply.

To conclude, the Inspector stated that the considerations put forward by the appellant would not, in their totality, outweigh the identified harm to the Green Belt. The very special circumstances necessary to justify the development therefore do not exist and the proposed development would conflict with the Green Belt protection aims of the NPPF and Policy 8 of the Part 2 Local Plan.

