

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr S Wood	Erection of rural workers dwelling to meet needs of Lower Park Fisheries Lower Park Fisheries, Dagnell End Road, Redditch, Worcestershire, B98 9BE	16.11.2017	17/01077/FUL

RECOMMENDATION:

- (1) Mindcd to **APPROVE FULL PLANNING PERMISSION**
- (2) That **DELEGATED POWERS** be granted to the Head of Planning and Regeneration Services to determine the planning application following:
 - (a) The receipt of a suitable and satisfactory legal mechanism to ensure that the occupation of the dwelling shall be limited to a person solely or mainly employed as Fisheries Manager at Lower Park Fisheries, and to any resident dependants of any such persons.

Consultations

Health And Safety Executive Consulted 04.10.2017
No objection but recommend Cadent Gas are consulted.

Alvechurch Parish Council Consulted 22.09.2017
Object as this is inappropriate development in Green Belt. It would be an incongruous development in a random location. It was also considered to be a sizeable property for a work mans dwelling.

Highways Engineer Consulted 22.09.2017
No objection subject to conditions

Drainage Engineer Consulted 22.09.2017
No objection

Agricultural Consultant Consulted 22.09.2017
The Applicant has demonstrated that there is a functional need to live onsite and that this cannot be met by any existing dwellings. Furthermore, the siting and size of the dwelling is considered acceptable and commensurate with the role that the manager will have in running the business.

The business has increased its profits year on year since re-opening in 2014 and will soon have reached a level to provide a full time salary to a manager.

Worcestershire CPRE Consulted 04.10.2017
In principle, a new house in the Green Belt is unacceptable development. Nevertheless, if the applicant has made out a case that a worker's dwelling is necessary, it may be that

there are very special circumstances. If approved, there ought to be a planning condition tying the new dwelling to the fishery.

I am taking a neutral position on the overall merits of the application.

Cadent Gas Consulted 04.10.2017

No objection now dwelling has been re-sited away from gas pipeline.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP4 Green Belt

BDP15 Rural Renaissance

BDP16 Sustainable Transport

BDP19 High Quality Design

Others

NPPF National Planning Policy Framework

SPG1 Residential Design Guide

Relevant Planning History

B/1998/0994	Creation of fishing lakes	Approved	25.07.2001
B/2005/1018	Ticket office, tackle shop and toilet building	Approved	09.12.2005
16/1159	Extension to existing fisheries building	Approved	31.01.2017

Assessment of Proposal

Site Description

This application site consists of a coarse fishing business consisting of 7 lakes with a nearby building that acts as a café, toilet, office and tackle shop which is utilised by the users of the facility. The site is in a rural location and is accessed via a long private drive from Dagnell End Lane.

Proposed development

Planning permission is sought for a rural workers dwelling located directly south of the fishing lakes. The dwelling would be occupied by the fisheries manager. A 3 bedroom detached dwelling is proposed.

Planning Judgement

The main issues to be considered in assessing the application are the following:

- (i) Green Belt
- (ii) Residential amenity
- (iii) Highways considerations
- (iv) Street Scene and Character Impact

- (i) Green Belt

The site is located in the Green Belt outside of any defined settlement.

It is necessary to consider whether the proposal represents inappropriate development in the Green Belt and if so whether any very special circumstances exist that outweigh any identified harm.

Paragraph 89 of the NPPF and policy BDP4 of the BDP highlight the exceptions to inappropriate development. A new dwelling in the open countryside falls outside of the exceptions and therefore constitutes inappropriate development in the Green Belt. This by definition causes significant harm to the Green Belt. It is also necessary to consider whether the proposal undermines any of the 5 purposes of including land within the Green Belt. In this case a new dwelling in an otherwise undeveloped field leads to a level of encroachment into the countryside. The addition of a substantial 2 storey dwelling in a prominent raised location materially harms the openness of the Green Belt. It is clear that there is very substantial harm to the Green Belt in this instance.

In accordance with paragraphs 87 and 88 of the NPPF inappropriate development should only be approved where there are very special circumstances that clearly outweigh the harm to the Green Belt and any other harm identified.

The applicant requires the dwelling for the management of the coarse fishing business, known as Lower Park Fisheries. The submitted report by Rhodes Rural Planning indicates that an employee is needed on site for the following reasons:

- o To maintain the health of fish stocks and prevent the spread of disease;
- o Monitoring of oxygen levels of the lakes;
- o Pest control e.g. rats, rabbits and predatory birds;
- o Minimise health and safety risks for fishermen;
- o To manage security risks;
- o General management of the day to day business;
- o Ensure the continued financial stability of the business; and
- o The lack of alternatives for accommodation in the locality

The Council's Agricultural Consultant has reviewed the submitted evidence and is of the view that there is a functional need to live onsite that cannot be met by any existing dwellings. They also consider that the siting and size of the building acceptable. The location adjacent to the both the access drive and the lakes means that all visitors need to pass the dwelling and the view of the lakes from the dwelling would mean that any issues of ill health or poaching can be addressed immediately. The size of the dwelling is also commensurate to the professional role of fisheries manager.

It is also noted that the business has been growing year on year following its purchase by the current owners. It is expected that by the time the dwelling is ready for occupation

there would be sufficient profit within the business to afford the salary of the fisheries manager.

It is clear that there is a genuine need for the dwelling and it is integral to the continued success of this growing business. It is therefore considered that there are very special circumstances to clearly outweigh the harm to the Green Belt in accordance with Policy BDP4 of the BDP and NPPF.

(ii) Residential amenity

There is no residential development in close proximity to the building ensuring that the scheme has no significant impact on residential amenity. An acceptable living environment is provided for the proposed occupiers in the spacious dwelling and the garden exceeds the minimum size standards within SPG1. The proposal therefore accords with Policy BDP1 of the BDP.

iii) Highways considerations

The dwelling is accessed via the existing long drive from Dagnell End Lane which leads to the fishing lakes. Sufficient parking and turning areas have been provided for the dwelling. No objection has been raised by the Highways Engineer. The proposal has no undue impact on the highway network in accordance with Policy BDP16 of the BDP.

(iv) Street Scene and character Impact

This is a conventional double fronted 2 storey dwelling with a gable end roof. Detail is provided through the addition chimneys and arched brickwork around the ground floor windows. This is a well-proportioned property that does not appear out of place in the Worcestershire countryside. In summary, it is considered that the proposal maintains the character and appearance of the area in accordance with the guidance within policy BDP19 of the BDP.

Conclusion

The proposal amounts to an inappropriate form of development in the Green Belt however there are in this instance very special circumstances that clearly outweigh the Green Belt harm. In addition, the scheme is considered to be acceptable in terms of highways, amenity and character considerations.

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Conditions:

- 1) The development hereby approved shall be carried out in accordance with the following plans and drawings:

8081-A-100 Rev A
8081-A-200
8081-A-201 Rev A
8081-A-300
8081-A-400

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 2) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3) Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area

- 4) The occupation of the dwelling shall be limited to a person solely or mainly employed as Fisheries Manager at Lower Park Fisheries (such person being a member of the Institute of Fisheries Management), and to any resident dependants of any such persons.

Reason: It is not intended to allow any development in this area (in the Green Belt) other than that essential to meet the needs of the rural business in accordance with policy BDP4 of the Bromsgrove District Plan and the guidance within the National Planning Policy Framework.

- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no development included within Schedule 2, Part 1, Classes A to E shall be carried out without the prior approval of the local planning authority to an application in that behalf.

Reason: To protect the visual amenity of the area.

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