

Appeal made against the refusal of Planning Permission

Appeal reference	APP/P1805/A/10/2141900
Planning Application	10/0410-DK
Proposal	Change of use of existing ménage from personal use to limited commercial use including retention of car park hard-standing and existing shed
Location	Head to Hoof, Newtown Lane, Romsley, B62 0LW
Ward	Uffdown
Decision	Refused under delegated powers 23.07.2010

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Discussion

The appeal site comprised a range of buildings located to the north of Newtown Lane, Romsley. There is a timber building containing four stables on the land with the benefit of planning permission. There is also a ménage with the benefit of planning permission for personal use.

The use would be limited to the hours specified in a sworn statement submitted by the appellant and dated 17th March 2010 which amounted to 13.5 hours per week. The commercial use of the site is currently being carried on and has been so since at least November 2007.

The Inspector also explains that the visual amenities of the Green Belt should not be injured by proposals for development within the Green Belt which, although they would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their materials.

The change of use has resulted in the loss of part of the field where car parking now takes place. The car parking area comprises an expanse of dark hard materials. In this attractive countryside setting the car parking area significantly harms the visual amenity of this part of the Green Belt.

The Inspector rejected the Appellants argument that the change of use would not have a negative impact on the openness and visual amenity of the Green Belt and assessed that it would result in substantial harm. The existing shed also causes harm in this respect.

The Inspector states "I understand that the commercial use of the appeal site would have some benefits in terms of allowing disabled and disadvantaged

youngsters and others to enjoy the benefits of riding under the supervision of the appellant.

"I have also had regard to the advice in PPS7. Whilst the advice urges Council's to support equine enterprises these enterprises must maintain environmental quality and countryside character. For the reasons explained above the commercial use and, in particular, the extent of hard-standing and parking of cars, fails to satisfy that requirement."

These other considerations do not outweigh the substantial harm resulting from the commercial use. As such there are no very special circumstances to justify the inappropriate development and the appeal was dismissed on that basis.

Costs application

No application for costs was made.

Appeal outcome

The appeal was **DISMISSED** (01.03.2011)

Recommendation

The Committee is asked to RESOLVE that the item of information be noted.