

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan Ref. Expiry Date
CARL BEDDINGTON 'A'	Lay hardcore to improve and maintain an existing track - Land off Hockley Brook Lane, Belbroughton	GB LPA	B/2007/0720 18.09.2007

RECOMMENDATION:

- (i) that **DELEGATED POWERS** be granted to the Head of Planning and Environment Services to determine the application on expiry of the publicity period (minded to refuse); and
- (ii) that Members authorise appropriate action to secure the removal of the unauthorised track and delegate authority to the Head of Planning and Environment Services, in consultation with the Head of Legal, Equalities and Diversity, to select the most appropriate course of action.

Consultations

Belbroughton Consulted on: 26.07.2007. No response.

PC

WCC (HP) Consulted on: 26.07.2007. No response.

ENG Consulted on: 26.07.2007. No response.

Publicity Site notice posted on: 30.07.2007 (expires: 20.08.2007). No response.

The site and its surroundings

This application site refers to a plot of land which is located in a designated Green Belt and Landscape Protection Area, set off Hockley Brook Lane, Belbroughton. The existing track from Hockley Brook Lane forms part of the original track and hardstanding has been in place long enough to be immune from Enforcement Action. The retrospective track lies at the end of the existing hard standing area and lies adjacent to the hedge.

Proposal

This is a retrospective application to lay a hardcore track . Its shape is 'L' shape with the shortest part of this shape measuring approximately 50 x 4 metres; and the longest part of the 'L' shape would measure approximately 170 x 4 metres.

Relevant Policies

WMSS QE3

WCSP CTC.1, D.38, D.39

BDLP DS13, DS2, C1

Others PPS1, PPG2

Relevant Planning History

(These fields have been subdivided and applications have been submitted for many of the individual sites). There is no previous history for this particular field division.

Notes and General Green Belt Policy

The main issue to take into consideration is whether the proposal would constitute inappropriate development in the Green Belt and, if so, whether any 'very special circumstances' exist to clearly outweigh the harm caused. In addition it will be necessary to establish whether the proposed development would have a materially detrimental effect on the Landscape Protection Area.

New access track and Green Belt Policy

Policy DS2 of the Bromsgrove District Local Plan sets out the instances where development is considered appropriate in the Green Belt as stemming from PPG2 and reflects paragraphs 3.1 and 3.2 of PPG2.

Paragraph 3.12 of PPG2 states that engineering operations and the making of material changes in the use of land are inappropriate development unless they maintain openness and do not conflict with the purposes of including land in the Green Belt. The purposes of including land in the Green Belt include checking unrestricted sprawl of large built-up areas and assisting in safeguarding the countryside from encroachment as set out in paragraph 1.5 of PPG2.

I acknowledge the track itself does not damage the openness of the Green Belt but I am of the opinion that the laying of the hard standing to form a permanent and established driveway would lead to further encroachment on the countryside and Green Belt by urbanising part of the existing field. By definition this would unduly harm the visual amenity of the Green Belt as defined in paragraph 3.15 of PPG2 and would conflict with the purposes and provisions of including land within the Green Belt, contrary to the advice in paragraph 1.5 of PPG2. No very special circumstances have been put forward to outweigh the harm caused and by virtue the proposal would also prejudice the purposes and provisions of including land within the designated Landscape Protection Area.

RECOMMENDATION:

- (i) that **DELEGATED POWERS** be granted to the Head of Planning and Environment Services to determine the application on expiry of the publicity period (minded to refuse); and
 - (a) The retrospective hardcore access track would lead to the urbanisation of the existing field and would result in further and unnecessary erosion of the countryside and Green Belt. Therefore the proposal would unduly harm the visual amenity of the Green Belt and would prejudice the purposes and provisions of including land within the designated Landscape Protection Area which would be contrary to policy QE3 of the West Midland Spatial Strategy, policies CTC1, D38, D39 of the Worcestershire County Structure Plan, policies C1, DS2, DS13, of the Bromsgrove District Local Plan and the general provisions of PPG2 - Green Belts.
- (ii) that Members authorise appropriate action to secure the removal of the unauthorised track and delegate authority to the Head of Planning and

B/2007/0720-DI - Lay hardcore to improve and maintain an existing track - Land off Hockley Brook Lane, Belbroughton
Carl Beddington

Environment Services, in consultation with the Head of Legal, Equalities and Diversity, to select the most appropriate course of action.