

Appeal made against the refusal of planning permission

Appeal reference	APP/P1805/A/11/2144404
Planning Application	10/0742-SC
Proposal	Erection of new manager accommodation
Location	Wassell Grove Fisheries, Wassell Grove Lane, Hagley, DY9 9JH
Ward	Hagley
Decision	Refused (under delegated authority) - 14th October 2010

The author of this report is Stuart Castle who can be contacted on 01527 881339 (e-mail: s.castle@bromsgrove.gov.uk) for more information.

Discussion

New dwellings in Green Belts constitute "inappropriate" development in the terms of Planning Policy Guidance (PPG) 2: *Green Belts* and so are, by definition, harmful to the Green Belt. The very special circumstances necessary to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. These considerations will include whether or not the proposal meets the tests set out in Annex A of PPS 7 for a rural worker's dwelling.

- **Financial Test**

In this particular case, the submitted accounts indicate that the enterprise did not generate sufficient funds to pay the wages of the two full time workers essential to its operation in 2009, 2010 or 2011. The Inspector consequently concluded that the business could not currently be considered 'economically viable' in the terms envisaged by PPS 7. It was therefore concluded that the proposed development failed to meet the financial test as set out in Annex A of PPS 7.

- **Green Belt Impact**

The Inspector viewed the proposed development would constitute a substantial intrusion into the openness of the Green Belt. This was exacerbated by the fact that it would comprise not only residential accommodation, but two linked outbuildings to either side, intended to house quarantine tanks and provide storage space for equipment needed by the business. The Inspector was not convinced that the currently proposed site

would have any markedly better security benefits than a less obtrusive location at the lower level of the car park and existing buildings.

Decision

On balance, the Inspector concluded that the other considerations in this case do not clearly outweigh the harm to the Green Belt, and the very special circumstances necessary to justify the development do not exist.

Costs application

No application for costs was made.

Appeal outcome

The appeal was **DISMISSED**.

Recommendation

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