

Report for Information

Appeal made against the refusal of planning permission

Appeal reference APP/P1805/A/11/2164586
Planning application 11/0539

Proposal A proposed is a toilet and store

Location Whitford Bridge Stables, Whitford Bridge Road, Stoke Prior, Bromsgrove, Worcestershire, B60 4HE

Ward Stoke Prior

Decision Allowed

The author of this report is Stacey Green who can be contacted on extension 1770(e-mail: S.green@bromsgrove.gov.uk) for more information.

Discussion

The proposal is for a proposed is a toilet and store

The application was determined under delegated powers and refused due to the following reason as detailed below;

1.

The proposed toilet and store building does not constitute an essential facility for outdoor sport and outdoor recreation in the Green Belt. Therefore the proposal represents an inappropriate form of development in the Green Belt which would be harmful to the openness of the Green Belt. No very special circumstances exist or have been put forward which outweigh the harm caused. As such, the development is contrary to policies D38 and D39 of the Worcestershire County Structure Plan, policies DS2 and RAT2 of the Bromsgrove District Local Plan, Supplementary Planning Guidance Note 5: Agricultural Buildings Design Guide, and the advice of PPG2.

The appeal site is within the Green Belt and so the Inspector found the main issues to be:

- Whether the proposal would be inappropriate development in the Green Belt for the purposes of the Framework and development plan policy.
- The effect of the proposal on the openness of the Green Belt.

Discussion

The appeal site is an established riding stables and school located in the countryside near to a small group of dwellings and a canal.

Policy DS2 of the Bromsgrove District Council Local Plan (2004) indicates that permission for development in the Green Belt will not be given unless it is for one of a number of specified instances. This includes essential facilities for outdoor sport and recreation. Policy RAT2 states that any such new building must be genuinely required for essential facilities solely related to the use.

The NPPF Framework also indicates that the construction of a new building would be inappropriate in the Green Belt unless it is for a listed exception. The exceptions include appropriate facilities for outdoor sport and recreation as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. The most relevant purpose in this case relates to the safeguarding of the countryside from encroachment.

From the information provided by the appellant it would appear that, until recently, people visiting the site were able to use the toilet facilities at 'The Bungalow' which is located next to the entrance to the site. However, for personal reasons this option is no longer available. The proposal is, therefore, intended to provide alternative arrangements within the site.

People visiting the site are likely to stay for significant periods of time. In this context the provision of toilet facilities, along with a small related store, is both appropriate and essential for the operation of the use.

The proposed building would measure only around 3.81 x 2.24 metres in area and around 2.7 metres in height. Consequently, the size of the building would not be excessive in relation to its function. A building of any size would be likely to have at least some effect on openness. However, given the small dimensions, I am satisfied that the effect would be limited and that the proposal would preserve the openness of the Green Belt. Consequently, the proposed building would not materially encroach into the countryside or conflict with any of the other Green Belt purposes.

Conclusion

The inspector concludes that the proposal would not represent inappropriate development in the Green Belt and there would be no conflict with the Framework or the development plan policies cited above.

Appeal outcome

The appeal was **Allowed** subject to the following conditions;

1. The development hereby permitted shall begin not later than three years

from the date of this decision.

2. The development hereby permitted shall be carried out in accordance with the following approved plan: drawing number one (June 2011).
3. The development hereby permitted shall not be brought into use until works for the disposal of surface, storm and foul water have been provided on the site to serve the toilet and store, in accordance with details to be submitted to and approved in writing by the local planning authority.

Costs application

No application for costs was made.