

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan Ref. Expiry Date
Mr M Turan 'A'	Retrospective application for the creation of hard-standing yard area adjacent to building for agricultural purposes - Belcote Farm, Mearse Lane, Belbroughton	Green Belt	B/2007/1092 22.11.2007

RECOMMENDATION: that permission be **REFUSED**

Consultations

Belbroughton PC
Consulted: 01.10.2007. No response received to date.

WCC (HP)
Consulted: 01.10.2007. No response received to date.

Publicity
Site notice posted: 04.10.2007 (expires: 25.10.2007). No response(s).

The site and its surroundings

This application site refers to a plot of land which is located in a designated Green Belt area, set off Mearse Lane, Belbroughton.

Proposal

This is a retrospective application for a hard-standing yard area sited adjacent to the building for agricultural purposes, also on this agenda. At its longest point, the hard-standing area would be approximately 62 metres and, at its widest point, it would be approximately 25 metres, of concrete composition.

Relevant Policies

WMSS QE3
WCSP CTC.1, D.38, D.39
BDLP DS13, DS2
Others PPS1, PPG2, PPS7

Relevant Planning History

B/2007/0691 Erection of agricultural storage building for machinery and fodder - Retrospective. **Pending.**

B/2007/1094 Retrospective application for the creation of access track for agricultural machinery to Belcote Farm. **Pending.**

B/2006/0332 Erection of an Agricultural storage / general purpose building. Details not required: 27.04.2006

B/2006/0148 Erection of an agricultural storage / general purpose building - Agricultural notification. Further details required: 17.03.2006

B/2005/0964 Change of access into field for agricultural purposes (as amended by certificate received 03.11.2005). Granted: 25.11.2005

B/2001/0281 Erection of detached garage. Granted: 30.04.2001

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.

Supporting Statement

The applicant's Agent has submitted the following information:-

The concrete yard area is required for the turning, unloading and loading of grain lorries, tractors and trailers to the grain storage facility at the building. The holding is currently undergoing conversion into arable land, the grass has been sprayed off and ploughing has commenced. The yard area is therefore essential for the increased arable activities on the farm where Winter wheat will be planted. Mr. Turan (the applicant) is also in the early stages of purchasing a further 60 acres of arable land to increase the size of the holding.

Hard-standing

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.

It is acknowledged that the hard-standing yard area itself does not damage the openness of the Green Belt, but it has raised other issues and concerns. The laying of the hard-standing to form a permanent and established yard area would lead to further encroachment on the countryside and Green Belt by urbanising a large part of the existing field. Therefore, 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 the Local Planning Authority to clearly outweigh the harm caused to the visual amenity of the Green Belt and, by virtue, the proposal would undermine the purposes and provisions of including the land within the designated Green Belt area which would justify the refusal of the application.

RECOMMENDATION: that permission be **REFUSED**.

The retrospective hard-standing yard area 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

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no very special circumstances have been submitted to the Local planning Authority to outweigh the harm caused which would be contrary to policy QE3 of the West Midland Spatial Strategy, policies CTC.1, D.38 and D.39 of the Worcestershire County Structure Plan, policies DS2 and DS13 of the Bromsgrove District Local Plan and the general provisions of PPG2 - Green Belts.