

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr A. Bridges	Relocation of dayroom approved at appeal (ref: APP/P1805/A/09/2106041) of application (ref: 08/0727) Sheltwood Grange, Sheltwood Lane, Tardebigge, Worcestershire, B60 3EY	02.09.2015	15/0548

RECOMMENDATION:

(a) Minded to approve full planning permission

(b) That authority be delegated to the Head of Planning and Regeneration to grant full planning permission subject to conditions and a Unilateral Undertaking to ensure only one dayroom is constructed at the site.

Consultations

Bentley & Pauncefoot Parish Council Consulted 16.08.2016
No Comments Received To Date

Relevant Planning History

08/0727	To retain on permanent base, one railway carriage, one mobile home, five touring caravans and one utility dayroom block with associated change of use and hardstanding.	Refused 04.03.2009 Appeal allowed 14.10.2009
12/0124	Repositioning and enlargement of dayroom Approved under B/2008/0727	Refused 23.04.12

Publicity

One site notice posted on Sheltwood Lane on 16th September 2016 which expired 7th October 2016.

Relevant Policies

Bromsgrove District Plan:
BDP1 – Sustainable Development Principles
BDP4 – Green Belt

Others:
NPPF - National Planning Policy Framework
NPPG – National Planning Practice Guidance

Assessment of Proposal

Site Characteristics

The application site comprises an occupied Gypsy site accessed off Shelthwood Lane, Tardebigge. The front of the site nearest to Shelthwood Lane is laid to gravel hardstanding with woodland and open countryside beyond. One mobile home is positioned in this area.

Proposed development

The application seeks approval for the relocation and enlargement of a dayroom, previously granted permission at the site under application 08/0727 but never constructed.

Principle

The application site lies within the Green Belt. National policy on development in the Green Belt is set out in the National Planning Policy Framework (NPPF), which advises that the essential characteristics of Green Belts are their openness and permanence. There is a general presumption against inappropriate development in the Green Belt unless 'very special circumstances' exist. The large majority of development within the Green Belt is considered to be inappropriate subject to a limited number of exceptions.

Paragraph 89 of the NPPF lists the exceptions to inappropriate development in the Green Belt. The provision of new buildings of the nature proposed in this application are not contained within this list.

It is therefore considered that the proposed development represents inappropriate development in the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt. Paragraph 88 of the NPPF states that substantial weight should be given to any harm to the Green Belt. In such cases very special circumstances need to exist to outweigh any harm.

Do very special circumstances exist?

Extant permission

In this case the site benefits from planning permission for the construction of a dayroom, approved as part of application reference 08/0727. Whilst the site has been occupied in accordance with this permission and therefore the permission implemented the dayroom has never been constructed. The part of the permission relating to the dayroom remains extant and could therefore be constructed at any point. This forms a material consideration which has to be given weight in the determination of this application.

Changes to the proposed scheme when compared with that approved

The approved dayroom measures 6 metres by 5 metres with a maximum height of 4 metres. The accommodation proposed comprised a kitchen, washroom, toilets and an area void of annotation which presumably was to provide living type accommodation. The design of the building was relatively utilitarian with the plans showing a single doorway

opening in to the building and two windows on the front and two on the rear. The building was shown to have a pitched roof.

The application now proposes a dayroom which measures 8.10 metres by 5 metres with a maximum height of 4 metres. The design remains similar to that previously approved with the only difference being the increased width. The accommodation proposed also remains the same with a utility/store room, bathroom and combined kitchen/living area proposed.

The proposal also includes the repositioning of the dayroom from its approved location to one adjacent to the mobile home on the site. In terms of the impact of the development on the Green Belt, the approved siting of the dayroom is detached from the approved mobile home siting and therefore introduces built form in to an otherwise undeveloped part of the site. By contrast the proposed location is sited adjacent to the existing mobile home and therefore consolidates the development on the site. In this regard the proposed siting would have a moderate benefit in terms of the impact on the openness of the Green Belt.

Other matters

In terms of the increase in the size of the dayroom the applicants agent has submitted medical information to justify why the larger size of dayroom is now required. This information was submitted on the basis that it remains confidential, however your Officers are satisfied that it adequately justifies why the additional size of building is required. Furthermore, the applicants have offered to remove an existing portaloo on the site which would reduce the amount of development on the site and therefore result in an improvement to the openness of the Green Belt.

Conclusion

Weighing against the proposal, the scheme represents inappropriate development in the Green Belt which is by definition harmful and this harm carries substantial weight. Very special circumstances are required to outweigh this harm. This harm is further exacerbated due to the siting of the approved dayroom being detached from the siting of the approved mobile home on the site leading to built form being spread over a wider area across the site.

Weighing in favour of the proposed development, your Officers are mindful that the original dayroom could be constructed on the site which in itself would result in harm to the Green Belt. However, the proposed building will be sited adjacent to the existing mobile home on the site consolidating the built form. The applicants have submitted medical information which justifies the larger size of the dayroom in this case and have offered to remove an existing feature from the site which would improve the openness of the Green Belt.

Taking all these matters in to account it is considered that the balance weighs in favour of granting planning permission.

A legal agreement will be required in the event that this permission is granted in order to ensure that only one dayroom is constructed at the site given that the siting of the two do not overlap and that the original permission relating to the dayroom remains extant.

RECOMMENDATION:

(a) Minded to approve full planning permission

(b) That authority be delegated to the Head of Planning and Regeneration to grant full planning permission subject to conditions and a Unilateral Undertaking to ensure only one dayroom is constructed at the site.

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason :- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following plans and drawings:

AB15-SLP (Rev 3)
1536/05 Rev A (April 2017)
1536/01C

REASON: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

3. All new external walls and roofs shall be finished in the following materials:

External walls: Red brick
Windows and Doors: Brown uPVC
Roof: Dark Brown Concrete Tiles

Reason:- To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policies in the Local Plan.

4. The existing portaloo on the site as indicated on plan AB15-PL shall be permanently removed from the site within one month of the first use of the dayroom hereby approved.

Reason: To improve the openness of the Green Belt

Case Officer: Sarah Hazlewood Tel: 01527881720
Email: sarah.hazlewood@bromsgroveandredditch.gov.uk