

**Bromsgrove District Council  
Planning Committee**

**Committee Update 1  
3 August 2020**

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**Application Number:** 19/1544

**Site Address:** Seafield Farm, Seafield Lane, Beoley

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**Further Representations**

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**44 additional representations received, consisting of 27 objections and 19 in support**

- No new matters or issues raised above those contained in the published report.
  - Also, letter of support from Mencap. This has been circulated to all Members by the applicant and is available in full on the Council's website.
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- The Highway Authority has formally clarified its previous response and now also recommends that in the event of the application being approved, an additional planning condition be included requiring the overspill car park to be properly surfaced in a bound material and properly drained (received: 17/7/20). The additional encroachment into the countryside and harm to the Green Belt that would arise from this is referred to in the committee report.
- County Landscape Officer has provided further response following reconsultation (his response received 21/7/20). His salient points are that he has no specific issue to object in principle, but considers that the District is acting appropriately to refuse the application in its current form without a well-designed landscape mitigation plan. He also agreed with the applicant's landscape specialist that the fencing and shelters are part of agricultural practice. He continues to express concern about the cumulative impact of the proposal, but considers himself not qualified to comment on Green Belt policy. He said that while the scheme will be scrutinised on its own merits, there was no escaping the fact that what is being proposed is substantially less impactful than what has been permitted historically.

Officer comment: The impact of the animal enclosure fencing and shelters is assessed in the committee report. Members should also be aware that certain fencing in connection with a lawful use can be erected as permitted development.

However, the proposed development is not lawful and therefore such permitted development rights cannot apply (Article 3. (5) (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015. The fencing therefore forms part of the development proposal.

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**Note:**

Further information has been received and an additional update will be produced accordingly.