

MEMBERS' BULLETIN



Thursday, 29 February 2024/Issue No. 2024/09

For enquiries regarding The Members Bulletin, please call 01268 207934
The Basildon Centre, St Martin's Square, Basildon, Essex SS14 1DL

MEETINGS LIST

**This is a list of meetings to be attended by Councillors.
Please note that meetings marked with an asterisk are
not open to the public.**

Week Commencing 4th March 2024

	COMMITTEE, CONFERENCE, ETC	VENUE	TIME
Mon 04	Labour Group Meeting*	Labour Group Room	7.30pm
	Conservative Group Meeting*	St. George's Suite	8.00pm
Tue 05			
Wed 06	Miscellaneous Licensing Sub-Committee	Gloucester Park Room	11.00am
	Planning Committee	St. George' Suite	7.00pm
Thur 07			
Fri 08			

Week Commencing 11th March 2024

	COMMITTEE, CONFERENCE, ETC	VENUE	TIME
Mon 11	Conservative Group Meeting*	St. George's Suite	8.00pm
Tue 12	Overview and Scrutiny Commission (FFP)	St. George's Suite	7.00pm
Wed 13	Miscellaneous Licensing Sub-Committee	Gloucester Park Room	11.00am
	Scrutiny Committee (Prosperity)	St. George's Suite	7.00pm
Thur 14	Cabinet	St. George's Suite	7.00pm
Fri 15			

Week Commencing 18th March 2024

	COMMITTEE, CONFERENCE, ETC	VENUE	TIME
Mon 18	Labour Group Meeting*	Labour Group Room	7.30pm
	Conservative Group Meeting*	St. George's Suite	8.00pm
Tue 19	Scrutiny Committee (Place)	St. George's Suite	7.00pm
Wed 20	Planning Committee	St. George's Suite	7.00pm
Thur 21	Council	St. George's Suite	7.00pm
Fri 22			

Week Commencing 25th March 2024

	COMMITTEE, CONFERENCE, ETC	VENUE	TIME
Mon 25	Conservative Group Meeting*	St. George's Suite	8.00pm
Tue 26	Scrutiny Committee (People)	St. George's Suite	7.00pm
Wed 27	Audit & Risk Committee	St. George's Suite	7.00pm
Thur 28			
Fri 29			

(Please note that these lists are correct at the time of being printed and do not take account of any subsequent changes to the diary.)

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LOCAL COUNCIL MEETINGS

Here are the links to all local council meetings:

https://www.billericaytowncouncil.gov.uk/Schedule_of_Meetings_9828.aspx

<https://e-voice.org.uk/bgnb-parishcouncil>

http://www.greatbursteadsouthgreen-vc.gov.uk/Meetings_28861.aspx

<https://e-voice.org.uk/lbpc/>

<https://e-voice.org.uk/noakbridgepc/meetings/>

<https://ramsdenbellhouseparishcouncil.co.uk>

<https://www.ramsdencrayspc.org.uk/>

www.shotgatepc.org.uk

www.wickfordtowncouncil.gov.uk

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CIVIC EVENTS

Saturday 2 nd March	Wickford Town Carnival crowning evening	Wick Community Centre
Sunday 3 rd March	Essex County Council Civic Service	Chelmsford Cathedral
Wednesday 6 th March	Basildon Job Fair	Basildon College

Wednesday 6 th March	High Sheriff's Awards	Hylands House, Chelmsford
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MEMBER EVENTS

None

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CABINET MEMBER DECISION RECORDS

Below is a list of CMDRs published this week

CMDR No.	CMDR Subject	Cabinet Member	Date Published
	None		

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GENERAL INFORMATION

ROADWORKS

For detailed information regarding Roadworks in your Ward, go to:-

www.roadworks.org

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BUS TIMETABLE CHANGES

For up to date information on changes to bus timetables within the Essex area, go to the link below and sign up to the Essex County Council's Transport and Travel Update Electronic Newsletter, which includes the contents of Bus Passenger News, as well as Travel News, Offers and other information.

<http://www.essexhighways.org/Transport-and-Roads/Getting-Around/Bus/Bus-timetable-changes.aspx>

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WARD RELATED INFORMATION

The following sections provide information on planning applications and other Ward specific information which will be of interest to Members in their community leadership role. Members are reminded that further details on planning applications can be viewed on the Public Access for Planning pages of the Council's web-site, <http://planning.basildon.gov.uk/PublicAccess>. This includes associated documents, case officer details and the expiry date for consultations. Any written comments submitted by Members in respect of specific applications will be taken into consideration as part of the decision making process.

All letters received in response to the Council's consultations on planning applications are available for viewing by Members by contacting the Planning Technical Support Team on 01268 207968 or 01268 208241.

LICENSING APPLICATIONS

None

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BILLERICAY EAST WARD

Planning Applications Submitted:

APPLICATION NO.	ADDRESS	DESCRIPTION
24/00161/FULL	The Crown Public House High Street	Retrospective application for the installation of a marquee within the trade garden and replacement boundary treatment
24/00199/PACU	First And Second Floor Unique House	Prior Approval sought under Schedule 2, Part 3, Class MA of the Town and Country Planning (GPDO) (England) Order 2015 for the change of use from Use Class E (Commercial, Business and Service) to Use Class C3 (Residential) comprising 8 x 1-bed and 2 x 2-bed apartments.

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Planning Applications Decided:

None

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BILLERICAY WEST WARD

Planning Applications Submitted:

APPLICATION NO.	ADDRESS	DESCRIPTION
24/00213/FULL	27 Crescent Road Billericay	Single storey rear extension

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
24/00003/FULL	12 Graham Close Billericay	Two storey side and first floor rear extensions (amendment to approval ref. 21/00076/FULL)	Granted
24/00048/FULL	45 Pleasant Drive Billericay	Proposed demolition of conservatory and replace with single storey rear extension	Granted

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BURSTEAD WARD

Planning Applications Submitted:

APPLICATION NO.	ADDRESS	DESCRIPTION
23/01519/FULL	Land Lying To The West Of Heath Close	Erection of 32 no. houses and a 30 unit sheltered housing facility with associated access and a pumping station
24/00133/FULL	Blue Cedars London Road	Change of use from dwellinghouse (Class C3 use) to residential institution (Class C2 use), new access, cycle and refuse stores
24/00192/FULL	Many Berries New Road	Proposed partitioning of the application site, including the demolition of existing outbuildings, to

APPLICATION NO.	ADDRESS	DESCRIPTION
		provide a single detached chalet dwellinghouse with associated amenity space, parking and landscaping
24/00201/NMABAS	Barn Cottage Tye Common Road	To establish whether gutter detail revision can be considered as non-material amendments to granted consent 23/00429/FULL.

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
23/01581/FULL	3 West Park Drive Billericay	Construction of a new clipped hipped roof with a raised ridge incorporating a loft conversion, rear dormer, 5No. rooflights, internal alterations and fenestration changes.	Refused
24/00031/COND	Maitland Lodge Southend Road	Application for approval of details reserved by condition 3 (Construction Environmental Management Plan (CEMP) and Site Waste Management Plan (SWMP), of planning permission reference 21/01687/FULL.	Granted

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CROUCH WARD

Planning Applications Submitted:

APPLICATION NO.	ADDRESS	DESCRIPTION
24/00181/OUT	The Oaks Farm London Road	Outline application for one new 3 bedroom dwellinghouse with all matters reserved except for access.

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
22/00989/FULL	Woolshots Farm Church Road	Retrospective change of use of unit 11 to General Industrial Use (Class B2), to accommodate current tenant who carries out steel fabrication works	Refused
22/00990/FULL	Woolshots Farm Church Road	Retrospective change of use of Unit 5, Unit 6, Unit 7 and Unit 10 for commercial storage use class B8 and Unit 9 for light industrial use class E(g)(iii)	Refused
23/01153/FULL	Crays Hall Farm Church Lane	Retrospective application for agricultural building and farmyard	Granted
23/01284/LDCE	Chadville 43 Southend Arterial Road	To establish the lawfulness for an existing use in breach of condition 1 (occupancy) of planning permission 09/00237/FULL	Granted
24/00053/FULL	Enterprise Rent-a-car Southend Arterial Road	Erection of 1.8 metre high perimeter fencing, 1.8 metre high gates and associated works	Granted

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FRYERNS WARD

Planning Applications Submitted:

None

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
23/00619/FULL	Car Park Festival Leisure Park	The erection of two new buildings ('Commercial, Business and Service' use within Class E) with drive-thru facilities, alterations to the site layout and	Granted

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
		associated physical works	
24/00016/FULL	Southwood Court Great Spenders	Construction of single storey outdoor sheltered seating for the residents of Southwood Court	Granted
24/00049/LDCP	42 Bonnygate Basildon	To establish the lawfulness of a proposed loft conversion incorporating rear dormer and addition of 2no front rooflights.	Granted

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LAINDON PARK WARD

Planning Applications Submitted:

APPLICATION NO.	ADDRESS	DESCRIPTION
24/00212/NMABAS	Laindon Service Station Southend Arterial Road	To establish whether the electric vehicle (EV) charging bays retained in the present location as consented under Non Material Amendment planning application 23/00632/NMABAS, with principally only the jet wash bays being bought in front of the rear building with the associated equipment re-arranged and re-located to suit can be considered as non-material amendments to planning permission 22/01163/FULL.

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
24/00026/FULL	The Four Seasons Victoria Road	New Ramps for Disabled Access to rear Garden and pathway to provide means of escape for wheelchair users.	Granted

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LANGDON HILLS WARD

Planning Applications Submitted:

APPLICATION NO.	ADDRESS	DESCRIPTION
24/00141/FULL	Fairwinds Farm, Farm Office Lower Dunton Road	Change of use of existing redundant buildings to Class E (commercial use) and Class B8 (Storage use).
24/00193/LDCP	12 Welbeck Drive Langdon Hills	To establish the lawfulness of a proposed rear single storey extension and new front open porch.

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
24/00013/FULL	1 Samuel Road Langdon Hills	Part single, part two storey front/side extension	Granted
24/00047/FULL	157 Great Berry Lane Langdon Hills	Single storey side extension	Granted

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LEE CHAPEL NORTH WARD

Planning Applications Submitted:

None

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
22/01179/FULL	Car Park 14 And Adjacent Land Laindon Link	Residential development comprising of apartments and dwellinghouses (105 no. dwellings overall), ranging from 2 to 6 storeys in height, vehicular access from Laindon Link, cycle and pedestrian accesses, associated parking,	Granted

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
		landscaping including open space, boundary treatments, drainage, earthworks, 1 no. substation and associated ancillary works.	

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NETHERMAYNE

Planning Applications Submitted:

APPLICATION NO.	ADDRESS	DESCRIPTION
24/00197/FULL	39 Curlew Crescent Basildon	Conversion of residential garage to annexe

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
23/01437/FULL	First Bus Cherrydown East	Proposed bus fleet electrification infrastructure works including GRP Housings, overhead gantries and vehicle chargers	Granted
24/00081/LDCE	223 Great Gregorie Basildon	To establish the lawfulness of existing single storey rear extension	Granted

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PITSEA NORTH WEST WARD

Planning Applications Submitted:

None

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
23/01443/VAR	J Sainsbury Plc Cricketers Way	Variation of Condition 3 of BAS/690/98 (There shall be no additional in-store concessions/sublet) to allow vacant cafe space of supermarket to be sub-let.	Granted

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PITSEA SOUTH EAST WARD

Planning Applications Submitted:

APPLICATION NO.	ADDRESS	DESCRIPTION
24/00117/FULL	5 Fairleigh Road Pitsea	Rebuild existing roof, Removing hips & new rear dormer
24/00196/FULL	168 Rectory Road Pitsea	Proposed change of use from dwelling into supported housing scheme.

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
23/01586/FULL	St Francis Eversley Road	Proposed granny annex.	Refused
23/01588/FULL	53 Manor Avenue Pitsea	Proposed internal alterations to create 2no flats.	Refused
24/00006/FULL	231 Pound Lane Bowers Gifford	Two-storey rear extension.	Granted

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ST. MARTIN'S WARD

Planning Applications Submitted:

APPLICATION NO.	ADDRESS	DESCRIPTION
24/00204/COND	Land At Market Square	Application for approval of details reserved by condition 3 (Desk Top Study) of planning permission 20/00955/FULL.
24/00205/COND	Land At Market Square	Application for approval of details reserved by condition 7 (Construction Environmental Management Plan (CEMP) and Site Waste Management Plan (SWMP) of planning permission 20/00955/FULL
24/00206/COND	Land At Market Square	Application for approval of details reserved by condition 9 (Construction Logistics Plan) of planning permission 20/00955/FULL
24/00207/COND	Land Lying North West Of Napier Close And North West Of Fairlop Gardens Napier Close	Application for approval of details reserved by condition 29 (programme of archaeological investigation), condition 30 (preliminary groundworks), condition 31 (post excavation assessment), of consent reference 21/00645/FULL
24/00208/COND	Land Lying North West Of Napier Close And North West Of Fairlop Gardens Napier Close	Application for approval of details reserved by condition 22 (CEMP) of 21/00645/FULL
24/00209/COND	Land Lying North West Of Napier Close And North West Of Fairlop Gardens Napier Close	Application for approval of details reserved by condition 38 (Construction employer skills plan) of 21/00645/FULL.

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Planning Applications Decided:

None

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VANGE WARD

Planning Applications Submitted:

APPLICATION NO.	ADDRESS	DESCRIPTION
24/00210/FULL	130 Redgrave Road Basildon	Retrospective application for a front and side boundary wall, which needs to be reduced from 2.0m to 1.0m to front elevation and to 1.9m to side elevation.

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Planning Applications Decided:

None

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WICKFORD CASTLEDON WARD

Planning Applications Submitted:

None

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
23/01375/FULL	90 London Road Wickford	Proposed single storey front and side extensions and part two storey extension	Granted
24/00163/CC	Bromfords School Grange Avenue	CC/BAS/04/24 - The provision of 10no. classbases, 2no. changing rooms and 2no. toilet blocks for a temporary period (retrospective)	No Objection

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WICKFORD NORTH WARD

Planning Applications Submitted:

APPLICATION NO.	ADDRESS	DESCRIPTION
24/00203/FULL	18 West Beech Avenue Wickford	Single storey rear extension with lantern rooflight

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
24/00007/FULL	41 Mount Road Wickford	Gable roof extension to front, hipped roof extension to rear, and alterations to fenestration and external materials	Granted

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WICKFORD PARK WARD

Planning Applications Submitted:

APPLICATION NO.	ADDRESS	DESCRIPTION
24/00195/COND	Barn Farm Cranfield Park Road	Application for approval of details reserved by condition 8d (closure report), of consent reference 15/00554/FULL

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Planning Applications Decided:

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
23/01409/FULL	Land West Of The Ashes Meadow Way	Change of use of land to Class C3 residential use and the erection of a bungalow, along with a 2no. stables/storage building, new access driveway, fencing, bin storage and parking areas	Refused

APPLICATION NO.	ADDRESS	DESCRIPTION	DECISION
23/01565/FULL	Land West Of The Ashes Meadow Way	Change of use of land for the siting of mobile home and erection of a building comprising 2no. stables and storage	Refused
23/01582/FULL	10 Tollesbury Close Wickford	Single storey rear extension and detached garage	Granted

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LOCAL GOVERNMENT ASSOCIATION WEBSITE

Up to date information on Local Government issues can be found on the following websites:

Local Government Association - www.lga.gov.uk
Direct.gov.uk - what's new - www.direct.gov.uk

BASILDON BOROUGH COUNCIL WEBSITE

The Council's website address is: www.basildon.gov.uk

Councillor Call in form – Planning Committee

All call ins must be made within **28 days** from the date of validation of a planning application (as set out in the Member Bulletin).

I wish to call-in the following application for determination by the Planning Committee.

Application Number:	
Application Site Address:	

My reasons for requesting call-in are as follows. Please tick appropriate box(es):

Impact on neighbouring properties	
Impact on character of the street scene	
Residential amenity	
Car parking	
Highway issues	
Impact on trees and landscaping	
Impact on Listed Building/Conservation Area	
Other reasons (please specify below):	

Name:

Date:

This form should be emailed to the Development Team Manager charles.sweeny@basildon.gov.uk and to the Technical Support Team planning@basildon.gov.uk

If you have not received acknowledgement within 1 working day please contact the Technical Support Team at planning@basildon.gov.uk

OFFICIAL USE ONLY

Authorised: Yes [] No []

Signature of the Chairman of Committee.....

Date signed.....

In calling an application to the Planning Committee the Councillor is not pre-determining the planning application. Rather the Councillor is expressing a legitimate concern about an application and will reach a final conclusion, having considered all of the matters presented at the meeting and being genuinely open to persuasion on the merits of the application when a decision comes to be made by the Committee.

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Appeal Decision

Site visit made on 2 February 2024

by J Downs BA(Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27th February 2024

Appeal Ref: APP/V1505/W/23/3318708

Great Blunts, Stock Road, Billericay CM4 9PL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr G Peachey against the decision of Basildon Borough Council.
 - The application Ref 22/00509/FULL, dated 6 April 2022, was refused by notice dated 14 November 2022.
 - The development proposed is erection of a pair of two storey semi-detached dwelling houses, with associated parking, amenity and landscaping, in lieu of extant planning permission 14/00784/FULL for the construction of a single-storey building for holiday accommodation adjacent Great Blunts Farmhouse.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. I have used the description of development from the appeal form and the Council's decision notice as this was agreed by the parties during the determination of the application.
3. On 19 December 2023, a revised National Planning Policy Framework (the Framework) was published. On the same day, updated Housing Delivery Test (HDT) results were also published. The main parties were given the opportunity to make further comments on the implications of these for this appeal. I have referred to the updated paragraph numbers from the Framework in this decision.
4. An unsigned and undated planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) has been submitted with respect to contributions towards recreational disturbance mitigation and surrendering an extant planning permission. I will return to this in due course.

Main Issues

5. The main issues are:
 - whether the proposal would be inappropriate development in the Green Belt for the purposes of the development plan and the Framework including the effect upon the openness of the Green Belt; and
 - whether any harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations, so as to amount to the very special circumstances required to justify the proposal.

Reasons

Green Belt

6. I have not been directed to any policies in the Basildon District Local Plan 2007 (LP) which address new dwellings in the Green Belt. I therefore have determined this issue with reference to the Framework. Paragraph 152 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 154 of the Framework confirms that new buildings are inappropriate in the Green Belt unless it is one of the exceptions listed. There is no dispute the proposal would be inappropriate in these terms and I have no reason to find otherwise. Nor would it fall within any of the forms of development identified as not inappropriate as in paragraph 155 of the Framework. The proposal would therefore constitute inappropriate development in the Green Belt.
7. The Framework identifies at paragraph 142 that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The addition of two dwellings in a currently undeveloped area would harm both the spatial and visual openness of the Green Belt from the additional built form in a location where there is none at present. It is likely that this would be accompanied by domestic paraphernalia which would further reduce openness.
8. The appeal proposal would constitute inappropriate development in the Green Belt and harm its openness. It would be contrary to the advice regarding the protection of the Green Belt set out in Section 13 of the Framework. In accordance with the advice at paragraph 153, I attach substantial weight to this harm.

Other Considerations

9. It has been put forward that the extant permission for holiday accommodation could be surrendered and that this would give rise to a heritage benefit and a Green Belt benefit. However, there is not a completed planning obligation before me to achieve this, nor any alternative mechanism. Accordingly, this matter does not weigh in favour of the proposal.
10. The appellant's undisputed evidence shows that the Council fall quite some way short of being able to demonstrate a five year supply of deliverable housing land. The most recent HDT results show housing delivery is also falling short. While the proposed development would only make a limited contribution to that shortfall, it would nonetheless be a benefit and one to which I would attach moderate weight given the extent and duration of the housing land supply shortfall.
11. No adverse effect on highway safety has been identified. The Council has not raised any concerns with regard to the effect of the proposed development on living conditions of neighbouring or future occupiers and I have no reason to find otherwise. However these would amount to a lack of harm and be neutral.
12. The application was submitted following positive pre-application advice. The Framework acknowledges the benefits of early engagement and good quality pre-application discussion. While such advice is not binding, it is clearly unfortunate when a different decision is reached on an application. However, I have dealt with the appeal on its planning merits based on the evidence before me.

Other Matters

13. The site is located within the Zone of Influence for the Essex Coastal Recreational Avoidance and Mitigation Strategy where it has been identified that new residential development is likely to have a significant effect on the features of interest of habitats sites through increased recreational pressure. The potential for the site to form offsite habitat for lapwing has also been identified as a consideration. Had I been minded to allow the appeal, it would have been necessary to establish whether the proposal on its own or in combination with other projects would likely have significant environmental effects on the integrity of the Habitats Sites. However, given my findings above, it has not been necessary for me to pursue this issue further. A finding that the proposal would not have an adverse effect on integrity, with or without any mitigation, would be at best a neutral matter.
14. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker, in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest.
15. Great Blunts Farmhouse is a Grade II Listed Building. Its significance is derived from its architectural interest as a vernacular building and its historic interest as evidence of the rich agricultural history of the area. It lies in an open setting which reflects this history, although the surrounding land is no longer in agricultural use. This is enhanced by the relationship with the former stables which have retained their appearance and the former estate cottages adjacent to the appeal site which evidence the historic pattern of development. The Council's built heritage consultant identified the estate cottages as non-designated heritage assets due to their historic and architectural interest. I consider their significance to lie in the understanding they provide to the setting of the Farmhouse.
16. The proposed layout shows the reinstatement of what would have been the original access road to the Farmhouse which at present is a footpath. The proposed dwellings would be of a scale and appearance that would reflect those of the existing estate cottages, sat in a position that would reflect the layout of the access road. They would be some distance from the Farmhouse, although there would be a good degree of intervisibility due to the flat topography and open characteristics of the area although I note landscaping is proposed around the proposed dwellings. Notwithstanding, the open setting enjoyed by the Farmhouse would not be diminished due to its extent and the setting of the listed building would be preserved. Consequently, there would not be harm to the significance of the estate cottages either, as the historic understanding of the development of the area would remain.

Balance and Conclusion

17. I have found that the proposal would constitute inappropriate development in the Green Belt and would result in a loss of openness. The Framework confirms that inappropriate development should only be permitted in very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. For the reasons given above, I find that the other considerations in this case do not

clearly outweigh the harms that I have identified. Consequently, the very special circumstances necessary to justify the proposed development do not exist.

18. This finding also means that there are policies in the Framework that provide a clear reason for refusing the development proposed. Therefore, under Paragraph 11d)i of the Framework, the proposal does not benefit from the presumption in favour of sustainable development.
19. Therefore, for the reasons given, and having had regard to all other matters raised, the appeal is dismissed.

J Downs

INSPECTOR