

Report to Planning and Licensing Committee



Date of Meeting	8 June 2019
Portfolio	Councillor Carol Wardle, Cabinet Member for Planning, Development & Housing
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Application: 18/00628/FUL	Township: Pennines	Ward: Milnrow & Newhey
Appeal Reference: APP/P4225/W/19/3222226		Decision level: Delegated
Site Address: Dig Gate Farm, Dig Gate Lane, Milnrow, OL16 4NS		
Proposal: Erection of building for 3 stables, tack room, storage of haylage, agricultural machinery and formation of access track		
Applicant: Mr D Glynn		Agent: Neil J Bland Ltd
Planning Inspectorate Decision: Appeal Dismissed – 7 June 2019		
<ul style="list-style-type: none"> – The application related to the erection of a building for 3 stables, tack room, storage of haylage and agricultural machinery. – Permission was refused on the grounds that the mass, scale, bulk and vehicle parking associated with the use constitutes inappropriate development in the Green Belt, and as such harmful to the openness of the Green Belt. In addition, the development would cause significant harm to the character and appearance of the area. No very special circumstances were demonstrated to outweigh the harm caused. – The appellant suggested that the proposal constitutes a building for agriculture, however the Inspector disagreed and stated that although it includes an element of agricultural use the proposal includes stabling for horses and a tack room and is therefore not solely agricultural. – The Inspector agreed with the Council and stated that the proposal constitutes inappropriate development where the site is currently open, therefore, the permanent visual impact and scale of the proposed building, occupying a reasonably significant area of land, would fail to preserve the openness of the Green Belt. – However, the Inspector did not view the building to be prominent by virtue of its moderate height and suitable materials, in keeping with agricultural and functional appearance and therefore not harmful effect on the character and appearance of the area. – The Inspector dismissed the appeal, concluding that there would be harm to the Green Belt by way of inappropriateness and that very special circumstances necessary to justify the proposal do not exist. Therefore, the proposed development conflicts with the Green Belt protection aims of Policy G4 of the Rochdale Core Strategy and the National Planning Policy Framework. 		