

APPLICATION REPORT - HH/343777/19

Planning Committee, 16 October, 2019

Registration Date: 06/08/2019
Ward: Saddleworth South

Application Reference: HH/343777/19
Type of Application: Full Planning Permission

Proposal: Proposed detached garage/utilities building
Location: Edge End Farm, Whitebrook Lane, Greenfield, Oldham, OL3 7PH
Case Officer: Brian Smith

Applicant Mr & Mrs Rigby
Agent : Wildesign Ltd

In accordance with the Council's Scheme of Delegation, the application has been referred to Committee by Councillor Sheldon.

THE SITE

Edge End Farm, Whitebrook Lane, Greenfield, formerly comprised an isolated, two storey detached agricultural building, situated within what is a remote part of the Green Belt, below a local landmark, namely Pots and Pans.

Following its collapse, no part of the original building remains and further to a recent site visit, the prior approved dwelling subject of PA/340592/17 and MMA/341067/17 appears to be complete.

THE PROPOSAL

This application proposes the erection of a stone built detached garage/utilities building under a blue slate roof featuring a total of sixteen photo voltaic solar panels on the south facing roof slope, the front elevation of which will match the appearance of the neighbouring dry stone wall. The proposed building which would be partly subterranean, measures 8m in length and 6m in width, attaining a maximum height of 3.75m, the eaves of which vary between 1.9m & 2.4m in account of differing levels on the site.

The basement is intended for the storage of three large water tanks and the overground part of the build, with the exception of a domestic generator and fuel tank, will be predominantly used for the housing of the applicant's vehicles.

Other than the inclusion of the aforementioned solar panels, this latest application is essentially the same as that which was refused in May of this year.

PLANNING HISTORY

HH/343090/19 - Erection of a detached garage/utilities building - Refused 21st May 2019.

MMA/341067/17 - Minor material amendment in relation to condition no.2 of PA/340592/17

concerning the addition of lean-to single storey extension to the north facing elevation - Granted conditional approval 25th January 2018.

PA/340592/17 - Re-building of a two-storey detached building following collapse during construction/conversion works - Contrary to the officer's recommendation to refuse the application, it was subsequently granted conditional approval at the meeting of the Planning Committee on the 9th November 2017.

PA/339551/17 - Change of use of agricultural building to dwellinghouse including rebuilding of part of building which has collapsed (re-submission of PA/338670/16 which was withdrawn) - Granted conditional approval on the 20th April 2017. Following which, a material start was made on site and subsequently, in July 2017, the Council's Building Control Team alerted planning officers that the proposed development was being classed as a 'new build' for the purposes of Building Regulations, as a consequence of the agricultural building appearing to have been demolished/removed in its entirety.

PRCU/339164/16 - Prior notification for change of use of agricultural building to a dwellinghouse - Prior Approval Required and Granted 12th December 2016.

SITE CONSTRAINTS

SFL Surface Flooding - Low Susceptibility
GRB Green Belt
PRoW Public Right of Way 253 Sadd

RELEVANT POLICIES

The application site is located within the Greater Manchester Green Belt as identified by the Proposals Map associated with the Joint Development Plan Document (DPD) of the Local Plan for Oldham. As such, the following policies are considered to be relevant:

Policy 1 - Climate change and sustainable development;
Policy 9 - Local environment;
Policy 20 - Design; and
Policy 22 - Protecting open land.

CONSULTATIONS

Traffic Section	No objections despite obstruction to visibility.
Pollution Control	No objection.
Greater Manchester Ecology Unit	No objection.
The Ramblers Association	No objection.
Peak District National Park Authority	No objection.
Drainage	No comments received.

REPRESENTATIONS

The application was publicised by means of a site notice and neighbour notification letters. No representations have been received.

Saddleworth Parish Council recommend that the application be refused on the grounds that the size of building is more desirable than essential, and consequently represents inappropriate development which is harmful to the openness of the Green Belt.

PLANNING CONSIDERATIONS

The main issues to consider are:

1. Green Belt
2. Highway safety

Principle

The fundamental aim of Green Belt policy is to protect the openness of the Green Belt. There are a number of exceptions as to when a new building within the Green Belt might be appropriate, none of which apply in this instance. Therefore, the proposed development would represent 'inappropriate development' within the Green Belt.

Paragraph 143 of the NPPF states that *"Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances"* and paragraph 144 states that *"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special 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"*.

Effect on the openness and visual amenity of the Green Belt

The addition of this building, by reason of its size, scale and prominent setting, is considered to represent an intrusive feature in the landscape which would contribute to an unacceptable urbanising visual impact within the Green Belt. This weighs heavily against the proposal.

Accordingly, in the absence of any 'very special circumstances' being cited which might be considered to outweigh the harm to the Green Belt, as identified above, the development is not considered to be acceptable in principle. Whilst the removal of the existing metal container on the site would be welcomed, its replacement with a much bigger building is not essential and unjustified.

Highway safety

The Highway Engineer raises no objection, despite the lack of visibility, due to the quiet and remote location of the site.

RECOMMENDATION

Refuse for the following reason:

1. The proposed development represents 'inappropriate development' within the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Since no justifiable or appropriate 'very special circumstances' have been put forward to outweigh the harm caused to the Green Belt, the proposals are contrary to Policies 1 and 22 of the Joint Development Plan Document forming part of Oldham's Local Plan, and the guidance in paragraphs 143, 144 and 145 within the National Planning Policy Framework.

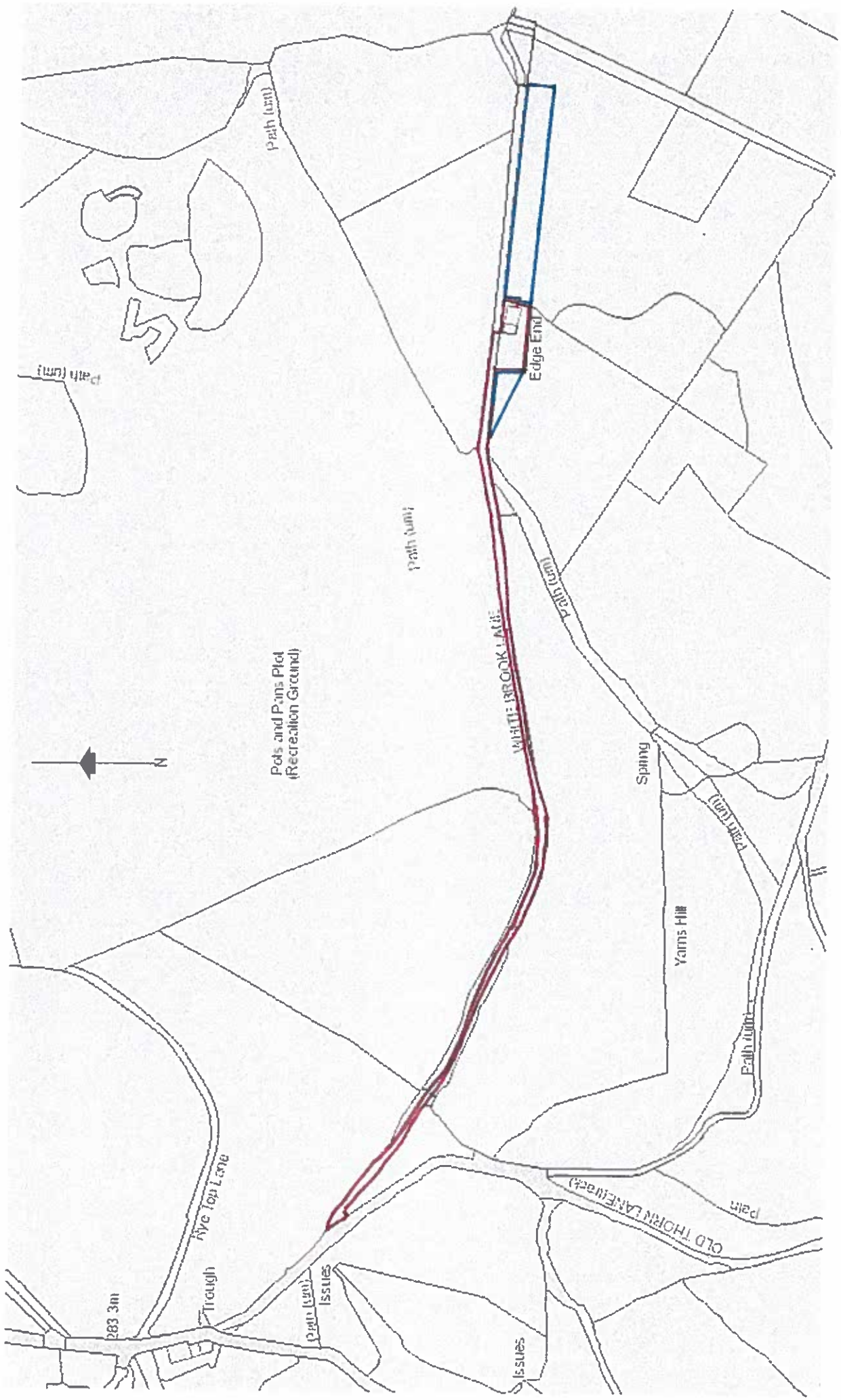
..... **Case Officer**

..... **Date**

..... **Planning Officer**

..... **Date**

LOCATION PLAN
1: 2500



PLANNING COMMITTEE - BACKGROUND PAPERS

REPORT OF THE HEAD OF PLANNING AND INFRASTRUCTURE

PLANNING AND ADVERTISEMENT APPLICATIONS

The following is a list of background papers on which this report is based in accordance with the requirements of Section 100D (1) of the Local Government Act 1972. It does not include documents, which would disclose exempt or confidential information defined by that Act.

THE BACKGROUND PAPERS

1. **The appropriate planning application file:** This is a file with the same reference number as that shown on the Agenda for the application. It may contain the following documents:

- The application forms
- Plans of the proposed development
- Certificates relating to site ownership
- A list of consultees and replies to and from statutory and other consultees and bodies
- Letters and documents from interested parties
- A list of OMBC Departments consulted and their replies.

2. **Any planning or advertisement applications:** this will include the following documents:

- The application forms
- Plans of the proposed development
- Certificates relating to site ownership
- The Executive Director, Environmental Services' report to the Planning Committee
- The decision notice

3. Background papers additional to those specified in 1 or 2 above or set out below.

ADDITIONAL BACKGROUND PAPERS

1. The Adopted Oldham Unitary Development Plan.
2. Development Control Policy Guidelines approved by the Environmental Services (Plans) Sub-Committee.
3. Saddleworth Parish Council Planning Committee Minutes.
4. Shaw and Crompton Parish Council Planning Committee Minutes.

These documents may be inspected at the Access Oldham, Planning Reception, Level 4 (Ground Floor), Civic Centre, West Street, Oldham by making an appointment with the allocated officer during normal office hours, i.e. 8.40 am to 5.00 pm.

Any person wishing to inspect copies of background papers should contact Development Management telephone no. 0161 770 4105.

