

BLAKE LEA COTTAGE, BLAKE LEA LANE, MARSDEN

1. Introduction

1.0 This Statement is prepared on behalf of Christine Blakeman (the applicant) of Blake Lea Cottage, Blake Lea Lane, Marsden in support of a planning application submitted by Wildesign (the agent) for a development of the following description:

“Erection of an agricultural Barn.”

1.1 Whilst the description of development notes that the application seeks permission for the erection of an agricultural barn, it should be noted that the proposed barn is to be located on the site of existing stables and will in fact replace this building.

1.2 The application has been validated by the LPA and assigned the reference no: 2018/91040. This statement is to be read in conjunction with the submitted plans and documents that form the valid application

1.3 The application site is located within the Green Belt as shown on the Proposals Map of the adopted UDP.

1.4 The Council is currently progressing a new Local Plan, which is going through Examination and it is not expected that the application site will be removed from the Green Belt. Therefore, given the date of the current adopted plan, it is considered that Policies contained in the NPPF are material and carry significant weight in the determination of the application.

1.5 The proposed barn would be approximately 4.2m to the ridge, 2.4m to eaves, 8m wide (with overhang accounted for) and 13 m long.

1.6 The national planning policy framework provides guidance from central government on planning matters.

1.7 The NPPF confirms that the planning system should perform three roles in order to achieve sustainable economic development. These are: an economic role – contributing to building a strong, responsive and competitive economy; a social role – supporting strong, vibrant and healthy communities and an environmental role – contributing to protecting and enhancing our natural, built and historic environment.

1.8 Paragraph 10 confirms that plans and decisions need to take local circumstances into account, so that they respond to different opportunities for achieving sustainable development in different areas.

1.9 Paragraph 14 confirms that at the heart of the NPPF is a presumption in favour of sustainable development, which for decision making means approving development proposals that accord with the development plan without delay.

1.10 Paragraphs 18 and 19 state that the Government is committed to securing economic growth to create jobs and prosperity and also that the planning system does everything it can to support sustainable economic growth. It is clear that the planning system should operate to encourage growth and not act as an impediment to sustainable growth. Therefore

significant weight should be placed on the need to support economic growth through the planning system.

- 1.11 Paragraphs 56-68 deal with the issue of requiring good design and comment that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 1.12 Paragraphs 79 – 92 deal with the issue of Green Belts and paragraph 87 confirms that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 1.13 Paragraph 89 is very clear that the construction of new buildings within the Green Belt is inappropriate development. However, there are a number of exceptions to this and this includes *inter alia*:
- Buildings for agriculture and forestry; and
 - Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.
- 1.14 Within paragraphs 186-187 the NPPF outlines the government's advice on decision taking and confirms that LPAs should approach decision taking in a positive way to foster the delivery of sustainable development as well as look for solutions rather than problems with decision takers at every level seeking to approve applications for sustainable development where possible.
- 1.15 It is clear from the above, that the key aspects in the determination of the proposal, relate to the impact on the Green Belt. This matter is discussed in greater detail below.

2. Analysis

- 2.1 As outlined above, the key considerations in the determination of the application are the impact on the Green Belt issues. These considerations are dealt with below.

Green Belt considerations

- 2.2 The application site is located within the Green Belt as defined on the Proposals Map of the adopted Unitary Development Plan.
- 2.3 Given the age of the adopted UDP, it is considered that the most up to policy is contained in the NPPF.
- 2.4 National planning policy is clear that that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 2.5 However, there are a number of exceptions where new buildings within the Green belt will not be considered to be inappropriate development within the Green Belt. These include:
 - Buildings for agriculture and forestry; and
 - Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.
- 2.6 As documented within the application submission, the proposed barn is to be used for the housing of highland cattle, agricultural machinery and feeds.
- 2.7 It is therefore clear that the proposed building falls within the category of a building for agriculture. Accordingly, the proposal does not represent inappropriate development within the Green Belt and the applicant is not required to demonstrate very special circumstances.
- 2.8 There are therefore no reasons pertaining to Green Belt policy that would justify refusing a grant of planning permission.

3. Conclusion

3.1 This Statement is prepared on behalf of Christine Blakeman (the applicant) of Blake Lea Cottage, Blake Lea Lane, Marsden in support of a planning application submitted by Wildesign (the agent) for a development of the following description:

“Erection of an agricultural Barn.”

3.2 The application site is located within the Green Belt as defined on the proposals map of the adopted UDP. The proposed barn will replace existing stables.

3.3 The proposed building will be used for the purposes of agriculture. Therefore, the building falls within one the exceptions that do not constitute inappropriate development within the Green Belt and the applicant does not have to demonstrate very special circumstances.

3.4 For the reasons outlined above, the application proposal is entirely consistent with national planning policy and there are no reasonable reasons to withhold a grant of planning permission. It is therefore respectfully requested that planning permission is granted for the development described at paragraph 1.1 above.