

PLANNING COMMITTEE,

7th February 2024

INFORMATION REPORT

APPEAL DECISION RECEIVED

Mr B Atkin	Appeal against the refusal of planning permission for a Steel Portal Framed Storage Building Linked to Stables and General Site - Wheatley Field Farm, Retford Road, North Wheatley
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DECISION: Appeal DISMISSED by the Inspector.

An application for planning permissions to erect a Steel Portal Framed Storage Building Linked to Stables and General Site at Wheatley Field Farm, Retford Road, North Wheatley under delegated authority on 3rd November 2022 for the following reason;

Sturton Ward Neighbourhood Plan Policy 2a indicates that as appropriate to their scale, nature and location, development proposals should protect the positive attributes of the open countryside and landscape character. The proposed scale, nature and location of the proposed development is considered to be out of keeping with the aims of the policy and the aims of the landscape character assessment to conserve the open rural character with the utilitarian structure located in the countryside away from any village settlement and would not reflect the traditional local vernacular materials. This is in line with NPPF paragraph 174 that decisions should contribute and enhance the natural local environment, recognising the intrinsic character and beauty of the countryside.

Policy DM4 of the Bassetlaw Core Strategy states that all development proposals will need to be in keeping with the character and appearance of the wider area and when they are in historic locations, they should respect existing development patterns.

Policy DM9 states that new development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment.

It is considered that the proposed building would fail to preserve the character and appearance of the countryside due its excessive scale and industrial appearance. Accordingly if permitted the development would conflict with Policy 2a of the Sturton Ward Neighbourhood Plan, Policies DM4, and DM9 of the Bassetlaw Local Development Framework, parts 12 and 16 of the NPPF.

The inspector considered that the main issue was the effect of the proposed development on the character and appearance of the area.

The Inspector stated the following:

The proposed development comprises a building with a substantial footprint. It has been designed with 4m high steel roller shutter doors, with an eaves and ridge height to accommodate this. Although it is noted the existing tree and vegetation coverage would largely screen the proposed development from wider views, it would, nevertheless, be visible from the adjacent footpath.

While the proposed siting has been carefully considered, with regard to surrounding features and buildings, the proposed footprint and materials would result in a building with an incongruously excessive scale, which would dominate and distract from the nearby modest built form and the open, rural character of the area. Moreover, the design and building materials would be incompatible with the existing local vernacular and would look harmfully out of place.

The Inspector concluded:

I conclude that the proposed development would conflict with the development plan as a whole. There are no material considerations, including the Framework, that indicate I should conclude other than in accordance with it. Therefore, I conclude that the appeal should be dismissed.

A copy of the Inspector's decision letter follow this report.

OFFICER RECOMMENDATION: Refuse
FINALISED DECISION LEVEL: Delegated