DELEGATED REPORT

FILE REFERENCE: SMD/2016/0314

MAIN ISSUES:

Whether the development constitutes appropriate development within the Green Belt;
Impact on the character and appearance of the application site and wider landscape.

PUBLICITY/REPRESENTATIONS:

Caverswall Parish Council – No objection subject to neighbours approval.
Neighbours - No comments received.
Environment Agency – No objections.

CASE OFFICER ASSESSMENT:

This application relates to a site positioned within a lose ribbon of development within the Green Belt. Planning approval is sought retrospectively for the creation of a pond in order to assist with the drainage of the site. The application has been supported with a Method Statement and a site meeting with the Applicant confirmed the works that had taken place.

In accordance with Core Strategy policy R1 all development in the rural areas outside the development boundaries of the towns and village will be assessed according to the extent to which it enhances the character, appearance and biodiversity of the countryside. Furthermore in accordance with paragraph 90 of the National Planning Policy Framework an 'engineering operation' is regarded and not inappropriate development in the Green Belt provided the works preserve openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt. These include:

To check the unrestricted sprawl of large built-up areas;
To prevent neighbouring towns merging into one another;
To assist in safeguarding the countryside from encroachment;
To preserve the setting and special character of historic towns; and
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The pond is located on the south eastern area of the site. Excavated soil has been retained on site and used to create a bund to the south west. Vegetation has been planted predominantly along the south western edge of the pond. Having considered the proposal in the context of the site and surrounding area it is not considered that the development causes injury to the visual amenity of the site or rural characteristics of the Green Belt.

In accordance with policy DC1 (Design Considerations) all development should be of a high quality and add value to the local area and also be designed to respect the site and surroundings, through scale, density, layout, siting, landscaping, character and appearance. The pond has been appropriately designed to respect the surrounding vernacular. There are no immediately adjoining neighbours to the site and an existing public right of way is unaffected. Therefore it is not considered that the proposal causes significant harm to the amenity.

Comments received by the Councils Countryside Officer have been noted. Following further clarification from the applicant, it was concluded that no additional information was required. No objection has been received from the Environment Agency.

In conclusion, this application is considered to constitute appropriate development in the Green Belt. It is considered that the works adequately preserve openness and does not conflict with the purposes of including land in the Green Belt. The works carried out respect the character and rural setting of the application site and wider locality. Accordingly this application is considered to sufficiently accord with policies DC1 and R1 of the Core Strategy and Chapter 9 and 11 of the National Planning Policy Framework.

RECOMMENDATION:

APPROVE

Date 19/07/2016 **Signed** _____
Lisa Howard

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____