

Green Belt Policy Statement To Support
Application For Portal Frame Wood/Machinery Store, 4No External Biomass
Boilers & 2No. Steel Drying Skips,
The Woodyard, Off Draycott Cross Road, Brook Houses, Cheadle,
For UK Renewable Energy Ltd.

The Site

The red edged site contained in this application is situated in Green Belt Land off Draycott Cross Road, Brook Houses, Cheadle, and is currently used for the processing timber to provide biomass fuel in the form of kiln dried logs.

Land Use & History

The site has always been used as a woodyard for the manufacture of timber garden furniture and fencing etc, and log processing for fuel supplies.

NPPF Policy Paragraphs 137 to 151

137. The Green Belt Policy seeks to prevent urban sprawl by keeping land permanently open, the essential characteristics of Green Belts are their openness and permanence.

138. The Green Belt serves 5 purposes :

1. To check the unrestricted sprawl of large built up areas ;

This is not applicable to the proposed application as it relates to the continuation of a current business within the confines of the existing site.

2. To prevent neighbouring towns merging into one another ;

This is not applicable to the proposed application.

3. To assist in safeguarding the countryside from encroachment ;

It is considered that the proposed development will not adversely affect the area or neighbouring residential properties by virtue of the position and orientation of the building and equipment. The boilers and drying skips have been located immediately next to the existing building currently on site so as to form part of the current built form and alleviate any further visual intrusion into the countryside, and limit pipework/ducting. The new building is low level single storey with dark green cladding and so will appear visually recessive within the landscape, and form a continuation of the existing rural activity on site.

4. To preserve the setting and special character of historic towns ;

This is not applicable to the proposed application.

5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land ;

This is not applicable to the proposed application.

149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are ;

- (a) buildings for agriculture and forestry ;

This application relates directly to the forestry industry as it forms the next stage in the processing of felled timber.

It is considered this application is in accordance with national and local policies as an appropriate form of development in the Green Belt