

## 26 JULY 2022 PLANNING COMMITTEE

6b PLAN/2021/1223

WARD: Knaphill

LOCATION: Mink Farm Kennels, Littlewick Common, Knaphill, Woking, Surrey, GU21 2JZ

PROPOSAL: Erection of a single storey building to be used as kennels.

APPLICANT: Adam Sutherland

OFFICER: Josey Short

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### **REASON FOR REFERRAL TO COMMITTEE**

The application is brought before the Committee as it has been called in by Cllr Whitehand.

### **PROPOSED DEVELOPMENT**

Planning permission is sought to erect a detached single storey building to be used as kennels. The extension would be positioned to the west of the site and the proposed building would be 9.55 metres x 6.7 metres and would encompass a dual pitched roof with an eaves height of 2.5 metres and ridge height of 3.7 metres.

The Design and Access statement submitted in support of the application states that this building would house an additional 4 kennels at the premises. It also states that no extra staff will be necessary to run this facility as they are already on site and nor is it expected that there will be any additional traffic generated as a consequence of the development.

### **PLANNING STATUS**

- Green Belt
- Surface Water Flooding 30 Year
- TBH SPA Zone B (400m-5km)

### **RECOMMENDATION**

Refuse planning permission.

### **SITE DESCRIPTION**

The application site is located on the northern side of Littlewick Common within the Green Belt. The site comprises a number of detached single storey buildings and associated hardstanding which provide a dog and cat kennels. The site is set within a rural location and thus is characterised by its level of spaciousness.

### **PLANNING HISTORY**

None relevant.

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### **CONSULTATIONS**

**Surrey County Council Highways** - The application site is accessed via Littlewick Common, which is a private road and does not form part of the public highway, therefore it falls outside The County Highway Authority's jurisdiction. The County Highway Authority has considered the wider impact of the proposed development and considers that it would not have a material impact on the safety and operation of the adjoining public highway.

### **REPRESENTATIONS**

None received.

### **RELEVANT PLANNING POLICY**

#### **National Planning Policy Framework (NPPF) (2021):**

- Section 2 - Achieving sustainable development
- Section 12 - Achieving well-designed places
- Section 13 – Protecting Green Belt Land

#### **Woking Core Strategy (2012):**

- CS1 - A Spatial strategy for Woking Borough
- CS6 – Green Belt
- CS8 - Thames Basin Heaths Special Protection Areas
- CS18 - Transport and accessibility
- CS21 - Design
- CS24 - Woking's landscape and townscape

#### **Development Management Policies DPD (2015):**

- DM2 - Trees and Landscaping
- DM7 - Noise and Light Pollution
- DM13 – Buildings in and adjacent to the Green Belt

#### **Supplementary Planning Documents:**

- Woking Design (2015)
- Outlook, Amenity, Privacy and Daylight (2022)
- Parking Standards (2015)

### **PLANNING ISSUES**

1. The main considerations within the determination of this application comprise the impact on the Green Belt, the visual amenity, impact on neighbouring amenity, impact on highways and parking.

#### **Impact on the Green Belt**

2. The application site is located within the Green Belt, as designated by the Proposals Map. Paragraph 137 of the National Planning Policy Framework (NPPF) (2021) sets out that *“the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”*.
3. Paragraphs 149 of the NPPF sets out that *“a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt”*, subject to several

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exceptions listed within this paragraph. Paragraph 150 goes on to list other forms of development which are also not inappropriate in the Green Belt.

4. The advice within the NPPF has to be read together with the relevant Development Plan, which includes the Woking Core Strategy (2012) and the Development Management Policies Development Plan Document (DMP DPD) (2016). Woking Core Strategy (2012) Policy CS6 indicates that strict control will apply over inappropriate development in the Green Belt as defined in the NPPF.
5. The proposed development would form a new detached building on the site, in a area which is currently free of built form. In relation to the exceptions listed within paragraphs 149 and 150 of the NPPF, the proposal would not fall to be assessed against any of the exceptions listed and thus, would constitute inappropriate development in the Green Belt.
6. Paragraph 147 of the NPPF states '*Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.*
7. Paragraph 148 goes on to state '*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*'.
8. By virtue of the proposed location of the detached building in an undeveloped area, the proposal is also considered to cause harm to openness as set out below.

### *Very Special Circumstances (VSC):*

9. As the proposal would constitute inappropriate development in the Green Belt, it remains to be considered whether 'Very Special Circumstances' (VSC) exist which clearly outweigh the harms otherwise caused by the development by reason of its inappropriateness, impact on openness and any other planning harm.
10. A case for very special circumstances has not been put forward in support of the scheme and none are apparent in this instance.
11. Overall, the proposed building, would constitute inappropriate development in the Green Belt, which is, by definition harmful to the Green Belt and would result in a loss of openness. No very special circumstances have been advanced which would clearly outweigh the harm to the Green Belt by reason of inappropriateness and loss of openness and none are apparent. The proposals are therefore contrary to Policy CS6 of the Woking Core Strategy (2012), Policy DM13 of the Development Management Policies Development Plan Document (DMP DPD) (2016) and Section 13 of the National Planning Policy Framework (NPPF) (2021).

### Impact on Character of the Area

12. Section 12 of the NPPF (2021) states '*permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents*'.
13. Policy CS21 'Design' of the Woking Core Strategy 2012 states that '*proposals for new development should... respect and make a positive contribution to the street scene and the character of the area in which they are situated paying due regard to the scale, height,*

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*proportions, building lines, layout, materials and other characteristics of adjoining buildings’.*

14. The application site is accessed via a long access road of approximately 150 metres from Littlewick Common. Additionally, it is noted that the site is 5.5 hectares and thus vast in scale. With this taken into account, the proposed building would not be visible from the public realm and would only be visible when on the application site. Therefore, it is considered that it would not have an adverse impact on the character of the area.

### Impact on Neighbour Amenity

15. By virtue of the scale of the proposed building and the distance to the nearest neighbouring properties, the proposed works would not have any impact on neighbouring amenity in terms of loss of sunlight, daylight, privacy or overlooking.

### Highways and Parking

16. The Design and Access statement submitted in support of the application details that no extra staff will be necessary to run this facility as they are already on site and nor is it expected that there will be any additional traffic generated as a consequence of the development. Irrespective of this, the Highways Authority have been consulted on the application and in considering the wider impact of the proposed development, considers that it would not have a material impact on the safety and operation of the adjoining public highway.

### Local Finance Considerations

17. The Community Infrastructure Levy (CIL) is a mechanism adopted by Woking Borough Council which came into force on 1st April 2015, as a primary means of securing developer contributions towards infrastructure provision in the Borough. The proposed new build floor space would not exceed 100m<sup>2</sup> and thus would not be liable for a financial contribution under the Community Infrastructure Levy (CIL).

## **CONCLUSION**

18. The application site is located within the Green Belt. The proposed building would constitute inappropriate development in the Green Belt, which is, by definition harmful to the Green Belt and would result in a loss of openness. No very special circumstances have been advanced which would clearly outweigh the harm to the Green Belt by reason of inappropriateness and loss of openness and none are apparent. The proposals are therefore contrary to Policy CS6 of the Woking Core Strategy (2012), Policy DM13 of the Development Management Policies Development Plan Document (DMP DPD) (2016) and Section 13 of the National Planning Policy Framework (NPPF)(2021). It is therefore recommended that planning permission is refused.

## **RECOMMENDATION**

It is recommended that planning permission be REFUSED for the following reason(s):

01. The proposed building would constitute inappropriate development in the Green Belt, which is, by definition harmful to the Green Belt and would result in a loss of openness. No very special circumstances have been advanced which would clearly outweigh the harm to the Green Belt by reason of inappropriateness and loss of openness and none are apparent. The proposals are therefore contrary to Policy CS6 of the Woking Core

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Strategy (2012), Policy DM13 of the Development Management Policies Development Plan Document (DMP DPD) (2016) and Section 13 of the National Planning Policy Framework (NPPF)(2021).

### **Informatives**

1. The plans relating to the application hereby refused are numbered:
  - Location Plan – dated June 2018 and received by the Local Planning Authority on 15.11.2021
  - Plans and Elevations – 1959/SK/P/01 – dated June 2018 and received by the Local Planning Authority on 15.11.2021
  - Proposed Site Plan – 1959/SK/02/A - received by the Local Planning Authority on 15.11.2021
  - Proposed Site Plan showing sections– 1959/SK/02/B - received by the Local Planning Authority on 24.01.2022
  - Existing and Proposed Sections – 1959/SK/P/03 - received by the Local Planning Authority on 24.01.2022
  
02. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework 2021, however, it is considered that the principle issue of inappropriate development in the Green Belt could not be overcome through negotiation as part of the current planning application and the scheme is therefore fundamentally contrary to relevant policy. Additionally, it is noted that pre app has not been sought for the proposed development prior to the submission of the application.