



Late Report

Presented to the
Meeting of the
Development Control Committee
on
Tuesday, 31 October 2023

Addendum Note:

GREENBELT “Appropriate Development” and “Inappropriate Development”

1. Since filing the report it has been brought to our attention that the approach in para 9.34 is inconsistent with the decision of the inspector. He found that the only reason the development was “inappropriate” in the green belt was because of the concrete batching plant which is now omitted from this application. But for that, he would not have found the development to be inappropriate development in the green belt.
2. Officers’ view at 9.34 was influenced by the totality of the scale of the processing area including the stockpile. In that regard we note that what is now proposed is of a lesser scale than that considered by the inspector.
3. It follows that unless the Committee is to disagree with the inspector on a point which has already been decided following a full public inquiry the development should not be judged to be inappropriate development in the green belt and very special circumstances (VSC) would not need to be demonstrated.
4. The recommendation remains the same whichever approach the committee takes. Either (on officer’s revised view following the decision of the inspector) the development is appropriate development in the green belt such that VSC do not need to be demonstrated and a standard planning balance only needs to be applied in the light of the allocation; or the committee decides to depart from the reasoning of the inspector (which is itself normally regarded as unacceptable in principle) but in that case there are clearly very special circumstances.
5. It is important to note that all of the issues in this case have already been the subject of detailed scrutiny in a full public inquiry. The inspector reached detailed conclusions on each aspect. All those aspects which led him to refuse the appeal last time have now been addressed in the view of officers. It is not appropriate to seek to raise afresh matters already determined by the inspector (and we are advised that costs consequences would be likely to follow if the committee did so) and officers can see no other outstanding matters which would justify a refusal of permission whether or not this is appropriate or inappropriate development in the green belt.
6. The officers advice therefore is that all references to development being inappropriate and thus to very special circumstances should be deleted. In para 10.26, if the committee disagrees, the test for VSC should have the words “and any other harm” added at the end of that paragraph.

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