



**Informative(s):**

- 1 In accordance with paragraphs 186-187, 188-195 and 196-198 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

## **Officer's Assessment**

### **1. Site Description**

The application property falls within the Green Belt and is a long-established horticultural unit that has been established during the 1950s. The site covers approximately 0.7 hectare in area and is situated to the west of Galley Lane, and to the rear of numbers 18-36 Galley Lane. The site is bounded by residential rear gardens to the north and to the east and south of the site. To the west is open space which also falls within the Green Belt.

Access to the site is gained from Galley Lane via an access road between 36 and 38 Galley Lane. The property is in use as a plant nursery and contains three glass houses, seven polytunnels, a potting shed and a garage.

The main part of the site currently accommodates a garage located adjacent to the end of the access road and perpendicular to it, where the road opens out into the main part of the site, and a potting shed located immediately to the south of the garage.

The whole of the nursery and its surroundings, including the adjacent residential properties on the western side of Galley Lane, are located within the Green Belt.

### **2. Site History**

Reference: B/05073/14

Address: 36A Galley Lane, Barnet, EN5 4AJ

Decision: Refused and subsequently dismissed at appeal

Application decision date: 24 March 2016

Appeal decision date: 10 April 2017

The 2014 application was refused planning permission for the following reason:

*The construction of the new dwelling is an inappropriate form of development within the green belt, which does not preserve the openness of the Green Belt. No very special circumstances have been demonstrated that would justify the development. The development would therefore have an unacceptable impact on the aims, purpose and openness of the Green Belt, contrary to Policies CS NPPF, CS1 and CS7 of the Local Plan Core Strategy (adopted September 2012), Policy DM15 of Barnet's Local Plan Development Management Policies (Adopted September 2012), and paragraph 55 and section 9 of the National Planning Policy Framework Published 2012.*

The following application is being considered alongside this application for a temporary mobile home.

Reference: 17/5069/FUL

Address: 36A Galley Lane, Barnet, EN5 4AJ

Decision: Pending Consideration

Decision Date: No Decision Made.

Description: Stationing of a mobile home for a temporary period of three years

### **3. Proposal**

Relocation of the existing nursery potting shed and attached store.

The proposed potting shed is a single storey building. It has a floor area of 55m<sup>2</sup> with a width of 6.04 metres and length of 9.1 metres. The proposed attached store has a floor

area of 15.25 m<sup>2</sup> with a width of 4.7 metres and length of 3.25 metres. It gives a total floor area of 70.25m<sup>3</sup>.

#### **4. Public Consultation**

Consultation letters were sent to 22 neighbouring properties. 6 objections, 1 representation and 2 comments of support have been received.

The context which are relevant to this application can be summarised as follow:

Objections:

- Development on Greenbelt.
- No environmental impact study.
- No planning notice advertised in Galley Lane.
- Relocation site has never had buildings.
- Narrow driveway which causes endless problems when larger vehicles are making deliveries.
- Adverse traffic impact to the area.
- Greenbelt should not expand into commercial premises.

Comment of support:

- Develop the infrastructure of the nursery business is essential to the future of Leahurst Nursery.
- The new site for the potting shed has previously been used for nursery related buildings so it should be seen as part of the ongoing process of improving the nursery.

Representation:

- No environmental impact assessment.

Site Notice dated: 17.8.2017

### **5. Planning Considerations**

#### **5.1 Policy Context**

##### National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

##### The Mayor's London Plan March 2016

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the

development of the capital to 2031. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

### Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5, CS7
- Relevant Development Management Policies: DM01, DM02, DM15

The Council's approach to development as set out in Policy DM01 is to minimise the impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers. Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the Borough. Policy DM15 of the Council's Development Management Policies DPD sets out that development in the Green Belt is required to comply with the National Planning Policy Framework (NPPF).

### Supplementary Planning Documents

Sustainable Design and Construction SPD (adopted April 2013)

## **5.2 Main issues for consideration**

The main issues for consideration in this case are:

- Whether the current proposal constitutes appropriate development in the Green Belt;
- Whether harm would be caused to the character and appearance of the existing building, and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.

## **5.3 Assessment of proposals**

### Whether the current proposal constitutes appropriate development in the Green Belt

Para.79 of NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of Green Belt are their openness and their permanence. Para.89 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt with one exception being buildings for agriculture and forestry. Para.90 of NPPF states that certain other forms of development are not inappropriate in Green Belt, provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt.

Policy DM15(a) of Barnet's Local Plan states the construction of new buildings within the Green Belt or Metropolitan Open Land, unless there are very special circumstances, will be inappropriate, except for the purpose of agriculture, horticulture and woodland.

The proposal involves the relocation of the existing potting shed and attached store. The usage of the shed and store would remain the same, which is to store horticultural tools, therefore the proposed development is considered as a building in use for agriculture and forestry. On this basis, the proposal subject of this application is considered acceptable

within the Green Belt. The proposal would be no different to the floor area, size, height and appearance to that of the existing potting shed and store.

Overall, it is considered that the proposed development is relatively small in size and scale and minor in nature. Although the new location falls outside the envelope of the existing structures, it has been sited adjacent to existing buildings. There would be some impact on the openness of the Green Belt, however the fact that the building is for agricultural purposes means it is not inappropriate development. The development would not conflict with the purposes of including land within the Green Belt and it is considered to be compatible with the Green Belt designation and does not conflict with Para.89 and 90 of NPPF and Policy DM15(a) of Barnet's Local Plan.

#### Whether harm would be caused to the character and appearance of the existing building, and the wider locality

The proposal as stated above would be similar to the size, height and appearance of the existing structures. The site consists of detached buildings and the existing shed and store would be relocated to the end of the site beyond, but adjacent to, the existing glasshouses and polytunnels. It is considered the proposal would not cause undue harm to the character and appearance of the application site nor the surrounding area.

#### Whether harm would be caused to the living conditions of neighbouring residents

The proposal would be situated to the rear of gardens of residential properties in Galley Lane. These residential properties benefit from relatively long gardens which maintains sufficient buffer distance of approximately 50-100m from the rear of these residential properties. Furthermore, the existing mature tall trees, vegetation and fences along the boundary of the site also mitigates the visual impact of the building on these residents. Given the size, siting and height of the proposed structure and the distances maintained from the rear of those residential properties it is not considered the proposal would have any appreciable adverse impact on the visual and residential amenities of those neighbouring residents.

Taking the above into consideration, the proposed development is not considered result in unacceptable levels of harm to the visual or residential amenity of the neighbouring occupiers in accordance with Policy DM01 of the Development Management Policies DPD.

### **5.4 Response to Public Consultation**

#### Objections:

- Development on Greenbelt  
Has been addressed within the above appraisal.
  
- No environmental impact study  
The proposed development does not classify as Schedule 1 development nor Schedule 2 development under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, so environmental impact study is not required.
  
- No planning notice advertised in Galley Lane  
Site notice was erected on 5.10.2017.
  
- Relocation site has never had buildings.

The applicant states that historically single storey structures existed within the proposed location however he has confirmed that the buildings were cleared some time ago to enable an archaeological dig to take place.

- Narrow driveway which causes endless problems when larger vehicles are making deliveries.

There would be no changes to the current deliveries to the site. The application assesses the relocation of the structures and not the use of the premises.

- Adverse traffic impact to the area.

The operations of the site would remain the same therefore no impact on highways issues as a result of the proposed development.

- Greenbelt should not expand into commercial premises.

This has been addressed in the appraisal.

Representation:

- No environmental impact assessment.

The proposed development does not classify as Schedule 1 development nor Schedule 2 development under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, so environmental impact study is not required. .

## **6. Equality and Diversity Issues**

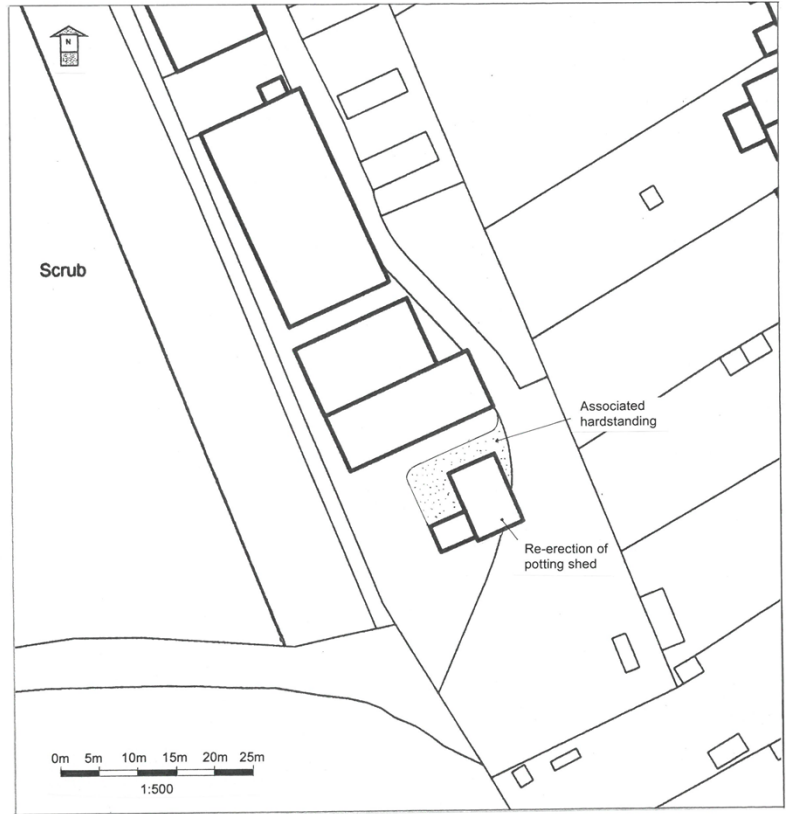
The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

## **7. Conclusion**

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have a significant adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.



SITE PLAN



Scrub

Associated hardstanding

Re-erection of potting shed

0m 5m 10m 15m 20m 25m  
1:500