

PLANNING COMMITTEE – 20 AUGUST 2020

PART 5

Report of the Head of Planning

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Decisions by County Council and Secretary of State, reported for information

- **Item 5.1 – Land adj Westfield House Breach**

APPEAL DISMISSED

COMMITTEE REFUSAL

Observations

Despite the lack of a five-year housing land supply, the Inspector agreed with the Council that the benefits of the development would be substantially and demonstrably outweighed by the harm, notably in respect to a significant harmful impact on the character and appearance of the rural and open countryside; and reliance on the use of private motor vehicle to access everyday needs and employment opportunities. The inspector noted that the proposal would be in conflict with the NPPF which aims to recognise the intrinsic character and beauty of the countryside, the need to reduce travel and the move towards a low carbon future, concluding that the proposal would not amount to sustainable development.