

# COMMITTEE REPORT

## APPEAL UPDATE

**Appeal by Mr J Crake**

**Site at Green Valley Stables, Salters Lane, Trimdon**

**Planning Reference: 7/2011/0304/DM**

**Planning Proposal: Proposed mobile home to provide on site facilities**

The appeal was lodged against the Council's decision to refuse planning permission on the grounds that the development would constitute an unjustified and visually intrusive feature in the countryside, detrimental to the character and appearance of the area.

The appeal was dismissed. In arriving at this decision, the Inspector considered that the proposal has the potential to be used for residential use and would be sited in the open countryside. PPS7 resists new dwellings in the countryside that do not support agriculture or forestry.

The Inspector considered that the proposal would introduce a large factory built mobile home, alien to its natural surroundings and visually out of character with the buildings on site. It would increase the accumulation of buildings and encroach further into the countryside.