

Recent Planning Applications Pending or Granted within Green Belt Land between Dronfield and Sheffield

Update for the Public Examination of the NED Local Plan 19.11.18

From Dr Lynne Gadsden on behalf of Dronfield Green Belt Residents' Group

We wish to bring to the Inspector's attention our concerns about the following planning applications submitted to NEDDC in respect of locations which are in Green Belt, and the precedent that might be set for house-building in green belt if such applications continue to be granted:

Application number 18/01046/FL, received by council on 23/10/18.

Proposal: conversion and change of use of agricultural outbuildings to four dwellings with associated access and parking, and demolition of modern agricultural buildings (affecting a public right of way).

Address: Bowshaw Farm, Dronfield.

Status: pending.

Notes: this location is within green belt between Dronfield and Sheffield.

Application number: 18/00010/REF (alternative reference APP/R1038/W18/3200789), received by council on 12/6/2017.

Proposal: change of use from agricultural barn to two dwellings.

Address: land to rear of 133 - 143 Holmley Lane, Dronfield.

Status: allowed on appeal as deemed to be permitted development.

Notes: this location is within green belt between Dronfield and Sheffield.

Application number: 18/00816/OL, received by council on 10/8/2018.

Proposal: outline application for up to 15 dwellings with access from Dyche Lane (major development/departure from development plan).

Address: Crabtree Lodge, Dyche Lane, Coal Aston.

Status: pending.

Notes: this location is within green belt between Coal Aston and Sheffield.

The current use of the site is a residential garden for use by Crabtree Lodge. The developers cite a High Court ruling (Dartford Borough Council v Secretary of State for Communities and Local Government, which deemed the land in that case should be treated as previously developed land).

We believe that there are arguments to be put around that High Court decision regarding its bearing on the Crabtree Lodge planning application; namely, whether the garden is inside or outside a built-up area.