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**Statement to Planning Committee 01/07/2020**

**20/01399/FUL**

New Leaf Farm, Mill Lane, Bathampton, Bath

Erection of agricultural storage building.

***Against***

We urge this committee to **REFUSE** this application before you for determination.

We maintain that this application fails to justify any very special circumstances, and therefore the development proposed constitutes inappropriate development, to the detriment to the character and openness of the Green Belt.

For an agricultural building in the Green Belt, NEED should be demonstrated with sufficient justification of special circumstances. We would expect there to be a robust statement of agricultural need with this application to allow for a proper assessment.

Considering the new storage building’s position adjacent to an agricultural permitted for conversion to three dwellings in 2018, we have concerns regarding the potential future pressure for the further conversion of on-site agricultural buildings and the intensification of domestic use, with resulting further HARMFUL impact on the character and openness of the Green Belt. Should this application be consented, we would advocate for a Condition to ensure the building’s long-term ancillary agricultural use and prevent conversion to further accommodation.

We would further question whether the mobile home will be removed or merely relocated.

**The application in its current form, and development proposed risks harm to the character and openness of the Green Belt, and is contrary to section 13 of the NPPF, and Policy CP8 of the Core Strategy and Placemaking Plan.**

**There are therefore sufficient planning grounds for inappropriate development before you to be refused.**