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## CONSULTATION FROM BASILDON DISTRICT COUNCIL – ANNWOOD LODGE, ARTERIAL ROAD, RAYLEIGH

### 1 SUMMARY

- 1.1 To consider the report of the Head of Planning Services regarding a consultation on a planning application, namely the change of use of part of the site to a recycling and treatment plant, at Annwood Lodge, Arterial Road, Rayleigh.

### 2 INTRODUCTION

- 2.1 The application site is located within the Green Belt and is immediately to the west of the dwelling Annwood Lodge and the existing industrial activity in this locality.
- 2.2 The proposal would involve the provision of recycling equipment approximately 19 metres by 3 metres and 4 metres in height in the north west corner of the site, with associated loading area, lorry bay, drainage and treatment areas. To the south of the site a lorry parking area is proposed. Access to the site is proposed from a new road from the A1245 (old A130) entering the site from the north.

### 3 PLANNING ISSUES

- 3.1 The application is located in the Green Belt. Therefore the primary consideration is whether the proposal is appropriate development in the Green Belt. Green Belt policy states that unless there are very special circumstances new development should not be permitted in the Green Belt unless it is for the purposes of agriculture, essential small scale outdoor participatory sport and recreation, the limited extension of dwellings or other uses that preserve the openness of the Green Belt.
- 3.2 The proposal does not fall into any of the above categories and there do not appear to be any special circumstances that would outweigh the harm of the proposal to the open character of the Green Belt in this location. Therefore the proposal is deemed to constitute inappropriate development in the Green Belt.

### 4 RECOMMENDATION

It is proposed that the Committee **RESOLVES**

That Basildon District Council be informed that this Council objects to the application as it constitutes inappropriate development in the Green Belt. (HPS)

Shaun Scrutton

Head of Planning Services

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**Background Papers:**

None

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