

POLICY GC15

The Council will grant planning permission for new temporary buildings, or the temporary use of existing buildings or land, provided that all the following criteria are met:

- (i) the proposed building or use of land would not significantly adversely affect the amenities of the locality around the application site;
- (ii) existing car parking spaces and manoeuvring and servicing areas within the application site would be retained;
- (iii) additional car parking spaces in accordance with the Council's adopted standards as set out in Policy TR16 in the Transport Chapter would be provided to serve the proposed development for the period during which the temporary building or temporary use of land is required;
- (iv) other Policies in the Local Plan would be complied with.

Where a proposal is acceptable in terms of the above criteria, temporary planning permission will be granted where the applicant requests such a permission, or the Council considers that the circumstances relating to the site might change, or a trial run is required to assess the effect of the development on the area.

If the temporary building or land use continues to be required after a temporary permission has expired, further applications will be considered on the basis that a permanent building or use of the land is sought.

Conditions will be attached to any temporary planning permission requiring reinstatement of the land or building to its former condition when the permission expires.

This Policy applies throughout the District.

POLICY GB2

Most development in the Green Belt is inappropriate and there is a general presumption against such development. Development which is not inappropriate is set out in this Policy. Planning permission will be refused for inappropriate development in the Green Belt, but may be given for the categories of development set out in clauses (a) to (f) below.

- (a) New buildings which are reasonably required for agricultural or forestry purposes. "Agriculture" has the meaning given in section 336 (1) of the Town and Country Planning Act 1990 (as amended):
- (b) New buildings to provide essential facilities for (i) outdoor sport and (ii) outdoor recreation; for (iii) cemeteries and for (iv) other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it.
- (c) The limited extension, alteration or replacement of existing dwellings in accordance with Policies GB6, GB7, GB12, GB13 and GB15 in this Local Plan.
- (d) Limited infilling within the areas identified in Policies GB4 and GB5 in accordance with Policies GB4, GB5, GB22A and GB23 in this Local Plan.
- (e) Change of use of existing permanent and substantial buildings, in accordance with Policies GB10, GB11, GB22A and GB29.
- (f) Engineering and other operations and the making of material changes in the use of land (as distinct from buildings) which maintain openness and do not conflict with the purposes of including land in the Green Belt.

The granting of planning permission is subject to other Policies in this Local plan being complied with.

POLICY LSQ1

Within the Chilterns Area of Outstanding Natural Beauty, as defined on the Proposals Map, the primary objective is to conserve and enhance the natural beauty of the landscape.

Development should conserve, and where considered appropriate and practicable by the Council, enhance the special landscape character and high scenic quality of the Area of Outstanding Natural Beauty.

Development which is not consistent with these objectives will be refused, unless the applicant demonstrates, to the satisfaction of the Council, that very exceptional circumstances outweigh the landscape objectives.

Major development will be refused unless an applicant has demonstrated to the satisfaction of the Council that the development would be in the national interest and no alternative site outside the Chilterns Area of Outstanding Natural Beauty is available.

In pursuance of the primary objective as stated above, the Council will aim to keep development to a minimum.

The following criteria will be used to assess whether proposed development will conserve and/or enhance the special character or appearance of the landscape;

- (i) The scale, size, siting and design of the development.
- (ii) The type, colour and texture of the external construction materials.
- (iii) The degree of harmony with the local vernacular style of architecture.
- (iv) The siting and visual impact of the development in relation to existing screening vegetation and landscape features with particular reference to screening effect. New planting may be required to assist integration into the landscape. Native species should be used where appropriate. The requirement for new planting may be imposed by condition in any planning permission which may be granted.
- (v) Other policies in this Local Plan.

The Council will also take account of the needs of agriculture, forestry, other rural industries and the economic and social needs of local communities in the rural areas in the Area of Outstanding Natural Beauty.