

Planning Committee: 18 May 2021

Item Number: 7

Application No: [W 20 / 1947](#)

Town/Parish Council: Beausale, Haseley, Honiley & Wroxall
19/01/21

Registration Date: 24/11/20

Expiry Date:

Case Officer: Andrew Tew
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Firs Cottage, Firs Lane, Haseley, Warwick, CV35 7LT

Proposed erection of stabling and implement/hay store to replace existing hay store. Resubmission of W/20/0824. FOR Mr Jeremy Smith

This application is being presented to Committee due to the number of supporting comments received.

RECOMMENDATION

The application is recommended for refusal.

DETAILS OF THE DEVELOPMENT

The application seeks permission for the erection of an L shaped building containing 2 stables and a large secure store. The building would be of solid oak construction with clay tiles and roof lights to the west elevation.

The plans have been amended from the original submission, reducing the stables to 2 and removing the tack room, reducing the pitch of the roof and removing the roof lights.

THE SITE AND ITS LOCATION

Firs Cottage lies off Firs Lane, Haseley. The Applicant's land ownership includes a field immediately to the south of Firs Cottage, containing an existing brick hay store, which is the subject of this application. The total land holding within the red line is 1.72 acres. This land is within the Green Belt.

PLANNING HISTORY

The site has no relevant planning history.

RELEVANT POLICIES

- National Planning Policy Framework
- [The Current Local Plan](#)
- BE1 - Layout and Design
- BE3 - Amenity
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets

- TR1 - Access and Choice (Warwick District Local Plan - 2011-2029)
- DS18 - Green Belt

SUMMARY OF REPRESENTATIONS

Beausale, Haseley, Honiley and Wroxall Parish Council - Objection. Too large.

WCC Ecology - No objection, subject to conditions

Public response - 7 No - Support, reasons summarised as:

- Lovely to see new stabling
- Happy to see improvements
- Neighbours perfectly content with plans
- Dog walker comments that sympathetic conversation of barn should be commended and WDC should encourage development, as commentator pays Council Tax
- Bring life to barn
- Sensible, practical solution

Assessment

Whether the proposal constitutes appropriate development in the Green Belt and, if not, whether there are any very special circumstances which would outweigh the harm by reason of inappropriateness and any other harm identified

Policy DS18 of the local plan states that the Council will apply Green Belt policy in accordance with government guidance as set out in national policy.

Paragraph 134 of the NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts being their openness and their permanence. Paragraph 145 includes a list of types of development which are not considered to be inappropriate within the Green Belt, including the provision of appropriate facilities for outdoor sport and recreation, provided that they preserve openness and do not conflict with the purposes of including land in the Green Belt.

It is well established that stables can be considered to constitute appropriate facilities for outdoor sport and recreation. However, this is dependent on the stables being of an appropriate scale. Furthermore, the NPPF requires such development to preserve the openness of the Green Belt. Small stables, which are single storey and positioned usually within an inconspicuous location within a paddock of an appropriate size are unlikely to cause harm to openness and form part of the rural landscape.

The proposed stables however, are significantly larger than the traditional small scale equestrian development one would expect within a field of this size. The proposal includes a large secure store, which would be far greater in height, scale and mass than a traditional stable block. This adds significantly to the overall bulk

and mass of the building and it was suggested by Officers that these elements were removed from the proposal. However, this has not been accommodated by the applicant. The development is not considered to preserve the openness of the Green Belt by virtue of its excessive scale and mass.

Additionally, the British Horse Society recommends a minimum of 1-1.5 acres of grazing land is required per horse, which means the site at 1.72 acres is insufficient for 2 horses. This is further evidence that the scale of the building is excessive for the size of the land.

There are also concerns with regard to the proposed materials to be used, with solid oak and clay roof tiles not being standard materials that would be expected for stables. Stables can be required for generally short periods of time, dependent on the needs of owners and land ownership. If stables are constructed of substantial materials there is a tendency for buildings to be retained on site long after the need for them has gone and a proliferation of such buildings would be detrimental to the character and openness of the Green Belt.

The proposed development is therefore not considered to constitute appropriate development in the Green Belt and is harmful by definition. There would also be a reduction in openness as a result of the construction of the proposed building. No very special circumstances have been presented or are considered to exist which would outweigh the harm identified. The development is therefore considered to be contrary to Local Plan policy DS18 and the NPPF.

Impact on character of surrounding area

Notwithstanding the harm identified to the openness of the Green Belt, the proposed design is not considered to reflect the design of a traditional stable building. It has been noted from the agent that the design is said to be in keeping with surrounding outbuildings of the nearest property, Firs Cottage. However, this application is being assessed as a stable, not an outbuilding and the introduction of built form, not akin to a traditional stable in the open countryside is not suitable. The design is overly domestic in character, which would detract from the rural character of the area.

The proposal is therefore considered to be in conflict with Local Plan policy BE1 and the NPPF.

Amenity of neighbouring properties

The nearest property is over 250m away from the application site. Therefore due to the relationship between the proposed stables and neighbouring properties, the stables would not have a materially harmful impact on these adjacent occupiers. The proposed would therefore be acceptable in this regard.

The development is therefore considered to be in accordance with Local Plan policy BE3 and the NPPF.

Access, Traffic and Parking

The site benefits from an existing access and the proposed stables are unlikely to generate a significant amount of additional traffic.

WCC Highways have assessed a previous, similar proposal and had no objection to the development. It is therefore considered that there would be no highway safety implications as a result of the development and that the proposal would be in accordance with Local Plan policy TR1 and the NPPF.

Ecology

WCC Ecology have been consulted and note that the building was inspected with an endoscope and no evidence of bats was found but agree with the report's recommendation that a further bat survey is necessary to determine whether the building supports a bat roost, which could be secured by condition.

They also highlight that there would be a small loss of biodiversity through reduction in grassland area. To ensure a net gain of biodiversity, in accordance with the NPPF, and to enhance the nature conservation value of the site, it is recommended that a species-rich wildflower meadow/strip or planting hedgerows/trees should be created within the site/ownership boundary. This could be covered by a condition.

WCC Ecology recommend the addition of informative notes in relation to protected species. These are considered to be reasonable and could be added if the application were being approved.

The proposal is therefore considered to be in accordance with Local Plan policy NE2.

Summary/Conclusion

The proposal constitutes inappropriate development within the Green Belt and fails to preserve the openness of the Green Belt by virtue of being of an excessive height, bulk and scale. Furthermore, the development provides an inappropriate 'domestic' design and appearance that increases the visual harm to the character and openness of this rural locality. No very special circumstances have been presented or are considered to exist which would outweigh the harm identified. The development is therefore considered to be contrary to Local Plan policy DS18 and the NPPF.

REFUSAL REASON

The site is situated within the Green Belt and the NPPF states that, within the Green Belt, the rural character of the area will be retained and protected. It also contains a general presumption against inappropriate development in Green Belt areas and lists specific forms of development which can be permitted in appropriate circumstances. The proposed development could fall broadly into the category of the provision of appropriate facilities for outdoor recreation. However, the proposal fails to preserve the openness of the Green Belt by virtue of

being of an excessive height, bulk and scale, and proposes unnecessary uses within the building which would not represent appropriate facilities within the Green Belt. Furthermore, the development provides an inappropriate 'domestic' design and appearance that increases the visual harm to the character and openness of this rural locality.

In the Planning Authority's view, very special circumstances sufficient to justify departing from this Guidance have not been demonstrated. The proposal is therefore considered to be contrary to the NPPF and Warwick District Local Plan 2011 - 2029 policy DS18.
