

Planning Committee: 20th September 2006
Investigation Number: ENF 327/33/06

Item Number: 21

Town/Parish Council: Bishops Tachbrook

Case Officer: Martin Perry
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**Lowdown Farm, Oakley Wood Road, Bishops Tachbrook, Warwick. CV33
9RT**

Unauthorised change of use of farmers storage to commercial joinery workshop.
Occupier Mr J Wyatt

This report is brought before committee in order to request that enforcement action be authorised.

BACKGROUND

In August 2006 it was brought to the attention of the enforcement section that an agricultural barn at Lowdown Farm, Bishops Tachbrook was being used to operate a commercial joinery business and two retrospective applications to formalise the use had been refused permission. (W06/0219 and W06/0956)

Contact has been made with the site operator and whilst he has stated his intention to appeal the refusal to grant planning permission, he has been made aware that authority to take enforcement action is being sought.

RELEVANT POLICIES

RAP7 – Directing New Employment (Warwick District Local Plan 1996-2011 Revised Deposit Version)
RAP8 – Converting Rural Buildings (Warwick District Local Plan 1996-2011 Revised Deposit Version)

PLANNING HISTORY

W06/0219 Change of use to joinery workshop, removal and replacement of existing steel structures. Refused 5/4/06

W06/0956. Change of use to joinery workshop. Refused 1/8/06

KEY ISSUES

The site and its Location

The barn is located in the open countryside accessed via a long narrow and unmade lane which is initially accessed from Oakley Wood Road.

The barn and access is sited directly adjacent to the entrance track serving a residential property known as Wyslade Farm.

Assessment

The use of the barn for the joinery business is inappropriate by reason of its isolated location within the open countryside being wholly isolated from any other farm building

The building's associated curtilage is used for the storage of materials, vehicles and equipment and is seriously detrimental to the rural amenity of the locality.

The traffic generated by the joinery business increases the vehicle movements to and from the site above the level normally associated with agriculture.

Justification for enforcement action

The continued use of the barn causes harm to the character and openness of this rural site in an unsustainable location.

The service of an Enforcement Notice is now the only option available to require the use of the barn and associated curtilage for non agricultural use to cease.

RECOMMENDATION

That enforcement action be authorised to ensure that the use of the barn for non agricultural use ceases and all machinery, equipment, vehicles and materials associated with the joinery business are removed from the site.

The period of compliance to be four months.