

Planning Committee: 10 November 2010

Item Number:

Application No: W 10 / 1083

Registration Date: 15/09/10

Town/Parish Council: Lapworth

Expiry Date: 10/11/10

Case Officer: Steven Wallsgrove

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Land to the rear of the Reddings, Bakers Lane, Knowle, Solihull
Provision of a manege for private use FOR Mr M Rogers

This application is being presented to Committee due to an objection from the Parish Council having been received.

SUMMARY OF REPRESENTATIONS

Lapworth Parish Council: Object for the following reason:- "Inappropriate development of green belt and not attached to a dwelling".

RELEVANT POLICIES

- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- RAP13 - Directing New Outdoor Leisure and Recreation Development (Warwick District Local Plan 1996 - 2011)
- Planning Policy Guidance 2 : Green Belts

PLANNING HISTORY

Planning permission for a block of stables was granted under W10/0079, after withdrawal of another scheme.

KEY ISSUES

The Site and its Location

The site lies some 200 m north of Bakers Lane to the west of a small farm building (erected on the site of an older farm building) and to the north of an approved range of stables. Access is from a farm track to the east of the farm building, which serves other plots and also incorporates a public footpath. The applicant owns this access track and the pasture to the east. The whole area lies in the Green Belt.

Details of the Development

The proposal is to construct a manege measuring 20 m by 60 m with a 1.2 m high post and rail fence around it. It would be constructed with a stone sub base over drainage, with a riding surface on top.

Assessment

The site lies in the Green Belt so the principal issue is whether the proposal amounts to 'appropriate' development or, if not, whether there is 'very special justification'.

In general, equestrian activities, whether they are commercial or a private, leisure, operation are considered to be appropriate to the countryside and the Green Belt. The issue, therefore, is whether the construction of an outdoor training arena is appropriate, whether it will affect the openness of the area, and whether the development will result in other, unacceptable, impacts.

In the present case the arena is to be a private facility for the training of horses as a leisure activity of the applicants, and is related to the 7 stables already approved for which there is a 4.8 ha pasture. Such a facility is often requested on such equestrian holdings, even where there are fewer stables, and are generally accepted as being an essential facility where horses are to be trained. It is considered, therefore, that the facility is appropriate in the Green Belt.

In terms of its impact on the openness of the area, the surrounding fencing does not need consent since, upto 2 m in height, it is 'permitted development'. The location of the facility is also closely related to the existing farm building, and the approved stables, and will make use of the existing shape of the holding, which already has fences around it, from which the original, large, field was subdivided. Since it will be a short distance from the public footpath, and will basically be seen 'end on', it is considered that its visual impact will be small.

Since the facility will be for the private use of the applicant, and it has been confirmed that there will be no lighting, it is considered that there are no other, unacceptable, impacts.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing nos. MR:BL:002m:PA and Riding Arena details, received 14th and 15th September 2010 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

- 3 No external lighting or sound amplification or tannoy system shall be installed on any external wall or roof of any building or within the open land comprised in the application site other than in accordance with details first submitted to and approved in writing by the District Planning Authority. **REASON** : To protect the amenity of the occupiers of nearby properties, and to satisfy the requirements of Policy DP9 of the Warwick District Local Plan 1996-2011 and PPG2: Green Belts.

- 4 The manege hereby permitted shall only be used for purposes in connection with and incidental to the use of the land for grazing purposes and shall only be used for the private use of the owner. **REASON** : To protect the rural character of the area, in accordance with Planning Policy Statement 7 : Sustainable Development in Rural Areas and to satisfy Policy RAP10 of the Warwick District Local Plan 1996-2011.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development does not prejudice the openness and rural character of this green belt area and is considered to comply with the policies listed.
