

Planning Committee: 31 March 2010

Item Number: 9

Application No: W 10 / 0015 LB

Registration Date: 06/01/10

Town/Parish Council: Wasperton

Expiry Date: 03/03/10

Case Officer: Steven Wallsgrove

01926 456527 planning_west@warwickdc.gov.uk

Manor House Farm, Wasperton Road, Wasperton, Warwick, CV35 8EB

Proposed conversion of The Granary into an independent dwelling, including erection of rear lean-to linked to kitchen (to replace detached garage) and rebuilding of rear extension (amended scheme) FOR Mr & Mrs L S Cleaver

This application is being reported since it is directly related to W10/0014.

SUMMARY OF REPRESENTATIONS

Barford Sherbourne and Wasperton Joint Parish Council: No objection

WCC (Archaeology): request programme of archaeological work condition.

RELEVANT POLICIES

- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

Consent was originally given for the conversion of this building in 1993 (as a bedroom and bathroom annex for the farmhouse), with a scheme for a self contained (with extension) annex to the farmhouse in 2004, and a revised scheme in 2005. A further amended scheme was approved in 2009.

KEY ISSUES

The Site and its Location

The property is a detached former 'cart shed', with loft over, the gable ends being timber-framed but the side walls being nineteenth century brickwork. It adjoins the entrance to the Manor Farm complex and is within the curtilage of the Grade II* listed Manor Farmhouse. It is not listed in its own right and, therefore, is not mentioned in the listed building description.

Details of the Development

The proposal is a variation on the approved scheme for conversion, with extensions to replace the corrugated sheeting garage.

Assessment

The proposed scheme is similar to that recently approved, but has been amended to replace the boarding and glazing on the south end with boarding. It includes renewable energy provisions and drainage works, some of which need to be the subject of archaeological investigation due to the site being just

outside the Scheduled Ancient Monument. The scheme is considered to be acceptable, therefore, subject to conditions.

Work on the conversion of the building itself has commenced and the County Museum are understood to have visited the site. It is considered, therefore, that an archaeological condition on this application is not appropriate, the works on the planning application (W10/0014) being the subject of such a condition.

RECOMMENDATION

GRANT subject to the conditions listed below.

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years from the date of this consent. **REASON** : To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) 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(s) 1512-02C + 1512-03B, and specification contained therein, submitted on 22 February 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 development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges, rainwater goods and replacement boarding at a scale of 1:5 (including details of materials) have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : For the avoidance of doubt, and to ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy DAP4 of the Warwick District Local Plan 1996-2011.
- 4 The bricks, roof tiles and rooflights shall be in accordance with the details submitted for approval under W09/0435 and W09/0436LB, namely reclaimed bricks and tiles, and the 'Velux' Conservation rooflight. **REASON**: To ensure a high standard of design and materials for the alteration and extension of this Listed Building in accordance with Policy DAP4 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 proposed development does not adversely affect the historic integrity, character or setting of the listed building and is of an acceptable standard of design and detailing. The proposal is therefore considered to comply with the policies listed.

Planning Committee:

31 March 2010

Application No: W 10 / 0079

Registration Date: 27/01/10

Town/Parish Council: Lapworth

Expiry Date: 24/03/10

Case Officer: Debbie Prince

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Land at rear of The Reddings, Bakers Lane, Knowle, Solihull, B93 8PT
Erection of new timber stable building FOR Mr 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: Objection- on the grounds of over development and over intensive use of land.

WCC Ecology recommends; bat, bird, badgers, reptile and amphibian notes

Public Response: Three letters have been received from close neighbours objecting to the proposal on the grounds of:-

- Loss of privacy
- Increased traffic, detriment to highway safety on Bakers Lane and impact of parking in the rural area.
- Detrimental impact on the character and appearance of the countryside.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DAP1 - Protecting the Green Belt (Warwick District Local Plan 1996 - 2011)
- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

W/09/1380 for 9 stables and a tack room was withdrawn.

KEY ISSUES

The Site and its Location

The site forms part of a field to the north of Bakers Lane and has its access along a farm drive which is owned by the applicant. The access road has been in existence for many years and serves a number of other stables recently permitted. An agricultural barn is sited immediately to the application site. The whole area lies in the Green Belt. The applicant has 6 ha. of land.

Details of the Development

This is a resubmission of W/09/1380 which was for a larger 'L' shaped scheme. The proposal now involves the erection of seven timber stables and a tack room in a 'c' shape configuration.

Assessment

The key issue in this case is the impact of the development on the openness of the Green Belt, in the context of the policy background whereby PPG 2 "Green Belts" specifically states that .."small stables" for outdoor sport and recreation which preserve the openness of the green belt may be appropriate in green belt areas.

The application proposes accommodation for seven horses to graze an adjacent area of 6 hectares which could according to advice from the British Horse Society support twelve horses. I therefore cannot agree with the Parish Council that the proposal would constitute overdevelopment or over intensive use of land.

The stables would be timber built and positioned beside an existing agricultural barn and therefore I consider that they would not harm the character of the rural area. I also believe that there is more than adequate grazing land for seven horses, and that the revised scheme for a stable building with a reduced footprint and more compact configuration can be described as small scale (as required by PPG2) and would cause no significant harm to the openness of the Green Belt.

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(s) MR:BL:003:PA,,MR:BL:002:PA and specification contained therein, submitted on 27th January 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 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.
- 4 The stables hereby permitted shall only be used for purposes in connection with and incidental to the use of the land for grazing purposes and shall not be used for the purposes of a livery or riding school or any other commercial purposes. **REASON** : To protect the rural character of the area, and to satisfy this requirement of Policy RAP9 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.
