

Planning Committee: 20 September 2006

Item Number: 19

Application No: W 06 / 1183

Registration Date: 19/07/06

Town/Parish Council: Lapworth

Expiry Date: 13/09/06

Case Officer: Steven Wallsgrove

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Land at Glasshouse Lane, Lapworth, Solihull, B94 6PZ
Erection of machinery and hay storage building FOR Mr J Kilduff

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 - Inappropriate development considering the amount of land available. The site is within the Green Belt and the Parish Council considers that this building would have a detrimental impact on the surrounding area."

WCC (Ecology): recommend retention of nearby trees and hedges, and imposition of bird nesting note since this is in bird nesting season.

Neighbours: 1 neighbour comments on some inaccuracies in the applicants supporting letter, but raises no objection.

RELEVANT POLICIES

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- (DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)
- (DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)
- (DW) C1 - Conservation of the Landscape (Warwick District Local Plan 1995)

PLANNING HISTORY

The site has been the subject of two previous applications, the first (W2002/1594) being for a small stable block, and the second (W2006/0596) for a fairly large machinery and storage building. This application was refused, under delegated powers, in May 2006, on grounds of detrimental effect on the rural landscape, principally by reason of its size.

KEY ISSUES

The Site and its Location

The application site is a 1.2 ha (3 acre) paddock on the west side of the road, the whole area lying within the Green Belt and a Special Landscape Area in the 1995 Local Plan.

Details of the Development

The proposal is to erect a timber clad storage building (measuring 9 m x 6 m) behind, and in line with, the existing stable block adjoining the boundary hedge on the north-east side of the site. A covering letter explains that the building is required for the storage of hay and to provide secure premises for housing a tractor and trailer.

The size of the building has been reduced from the previous proposal and is now only 43% of the area of that building. It is the minimum area required to serve the land, which is currently used for the livery of 2 horses, with a hay crop for winter feed. The applicant has already had a trailer stolen from the land.

Assessment

Since the site lies in the Green Belt, the principal issue is the protection of the openness of that area by only permitting small scale buildings which are essential for the use of the land and will not be obtrusive.

In the present case, it is considered that a hay storage building is a typical part of the use of the land for grazing of horses and the size of the field is sufficient to divide it to produce a small quantity of hay even when the stables are in use. At the present time, the stables are not in use so there is a greater need for secure storage of equipment to maintain the land.

In terms of siting, the building will be partly screened from the road by the existing stable block, and will only be seen across the width of the field from the adjoining public footpath, from which it will be seen against the backcloth of the hedge and mature trees.

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 number DS/0/2006/022/1A, and specification contained therein, received on 19th July 2006 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 Local Plan Policy ENV3.

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.
