

Planning Committee: 26 November 2013

Item Number: 9

Application No: W 13 / 1384

Town/Parish Council: Rowington

Case Officer:

Emma Spandley
01926 456533 emma.spandley@warwickdc.gov.uk

Registration Date: 01/10/13

Expiry Date: 26/11/13

Land off High Cross Lane, Rowington, Warwick

Siting of a metal storage container and the erection of a timber screen enclosure
(part retrospective application) FOR Mr B Gist

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

RECOMMENDATION

Planning Committee is recommended to GRANT planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

The application seeks retrospective planning permission for the siting of a metal shipping container located to the rear of the exiting stables and planning permission for a proposal to erect a 2.6 metre high timber enclosure around the container. The shipping container is required due to the lack of security at the premises and the applicant is fearful that expensive equestrian equipment would be vulnerable to attacks. The applicant has stated in their supporting statement that the site had previously been subject to a number of attempted break-ins.

The metal storage container is 6m long x 2.43m wide x 2.6m high.

THE SITE AND ITS LOCATION

The application site is located off High Cross Lane and is within the West Midlands Green Belt. The site is currently used for equestrian purposes and benefits from a typical timber stable building with profile sheet roofing. The stables are laid out in an 'L' shape and provide 4 stables and a small tack room.

PLANNING HISTORY

W/04/1320 - Erection of stables and tack room together with ancillary works, granted 20th August 2004;

W/08/0531 - Erection of hay / feed store and implement shed, refused 6th August 2008.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Rowington Parish Council: Object on the following grounds:

"1. The application for the fencing is to hide a structure which is contrary to Green Belt policy i.e. inappropriate development in the Green Belt.

2. No special circumstances supporting this application. Since the stable building was constructed in 2004 there has been no evidence of any use of the site for equestrian or any other use. The site and stables have remained unused up to and including the period of the current applicants ownership of the land. There are no horses or other livestock on the land and it is therefore difficult to understand why the applicant would be keeping valuable equestrian equipment on site.

3. Within Rowington Parish there are other sites where WDC has pursued similar situations with shipping containers, and it has always been the understanding of the PC that planning permission is required for such units. Consistency in planning policy is considered to be of vital importance".

WCC Ecology - Requested a nesting bird report, however, the storage container is already in situ.

Assessment

The main issue in the consideration of this application is the impact on the openness and character of the Green Belt and the impact on ecology.

Green Belt

Paragraph 79 of the NPPF advises that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open.

Paragraph 89 of the Framework sets out a list of development which is deemed to be appropriate in the Green Belt which includes the provision of appropriate facilities for outdoor sport and recreation, as long as it preserves the openness of the Green Belt.

The applicant has put forward the case that as the container is for the storage of equipment associated with the stables and the equestrian use of the site that it falls within this category.

The Parish Council's objections are noted and the officer's view is that the container by reason of its form does not fall comfortably into the category of appropriate development cited above.

However, given the use of the container and that in this particular case it is squeezed into a gap between the rear of the stables and the site boundary comprising a tall, dense vegetation screen and is proposed to be further enclosed with a timber fence to allow it to relate better with the stable building. In these circumstances and given that the essential characteristic of Green Belts is their openness, it is considered, on balance, that the development would be acceptable in this particular case.

Ecology

Ecology have requested a nesting bird report is completed prior to determination and a appropriate buffer to protect trees. However, as the container is already in situ any damage has already been done.

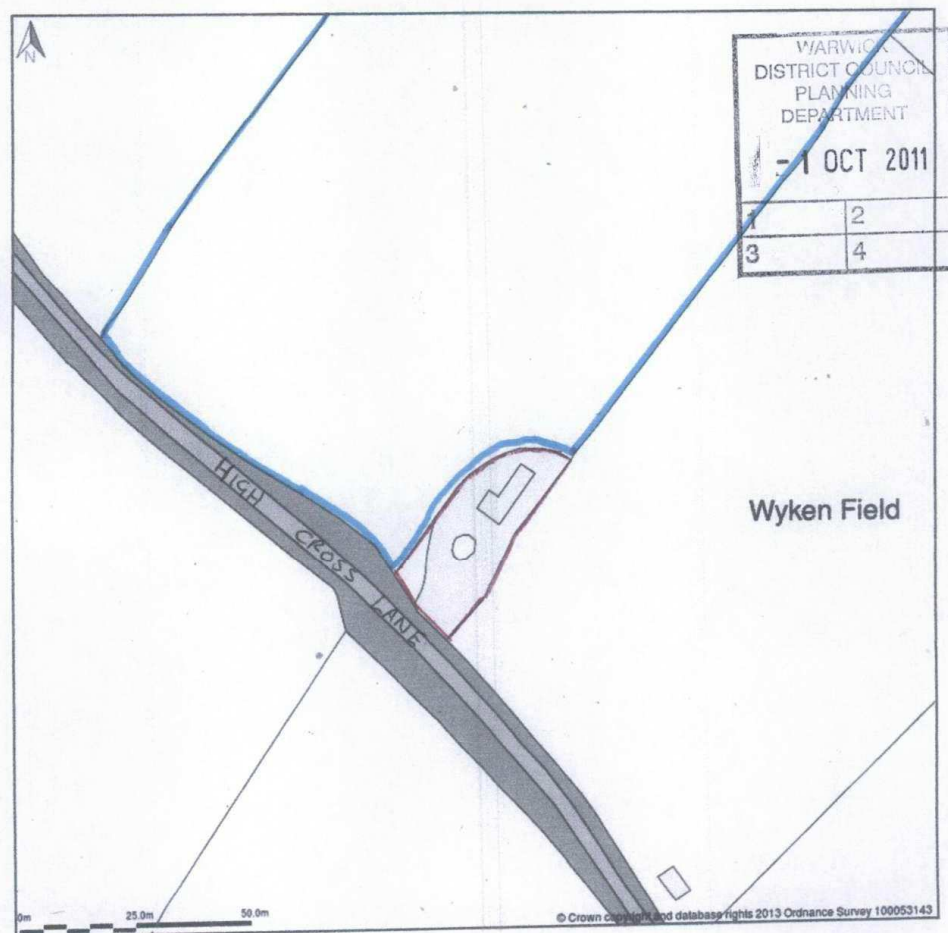
SUMMARY / CONCLUSION

The retention of the metal storage unit will not be harmful to the openness and character of the Green Belt and is in accordance with the aforementioned policies.

CONDITIONS

- 1 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan submitted on 1st October 2013 and approved drawings side elevation; rear elevation and site plan submitted on 1st October 2013 and specification contained therein. **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.
- 2 The fencing hereby permitted shall not be removed unless the storage container is no longer in situ. **REASON:** To protect the character and appearance of the Green Belt in accordance with the NPPF.
- 3 The container hereby permitted shall only be used for purposes ancillary to the equestrian use of the site. **REASON:** To protect the character and appearance of the Green Belt in accordance with the NPPF and because this forms part of the justification for its retention.

Land at High Cross Lane, Rowington



Site Plan shows area bounded by: 419974.89,267215.17 420174.89,267415.17 (at a scale of 1:1250). The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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nickhoodplanning@yahoo.co.uk

NH Planning

Nicholas Hood Dip. TP, MRTPI, DMS
Chartered Town Planner and Development Consultant

Withy House, 49 Withy Hill Road, Mobile 07548652870
Sutton Coldfield, Birmingham. B75 6HR Tel/Fax 0121 378 4054

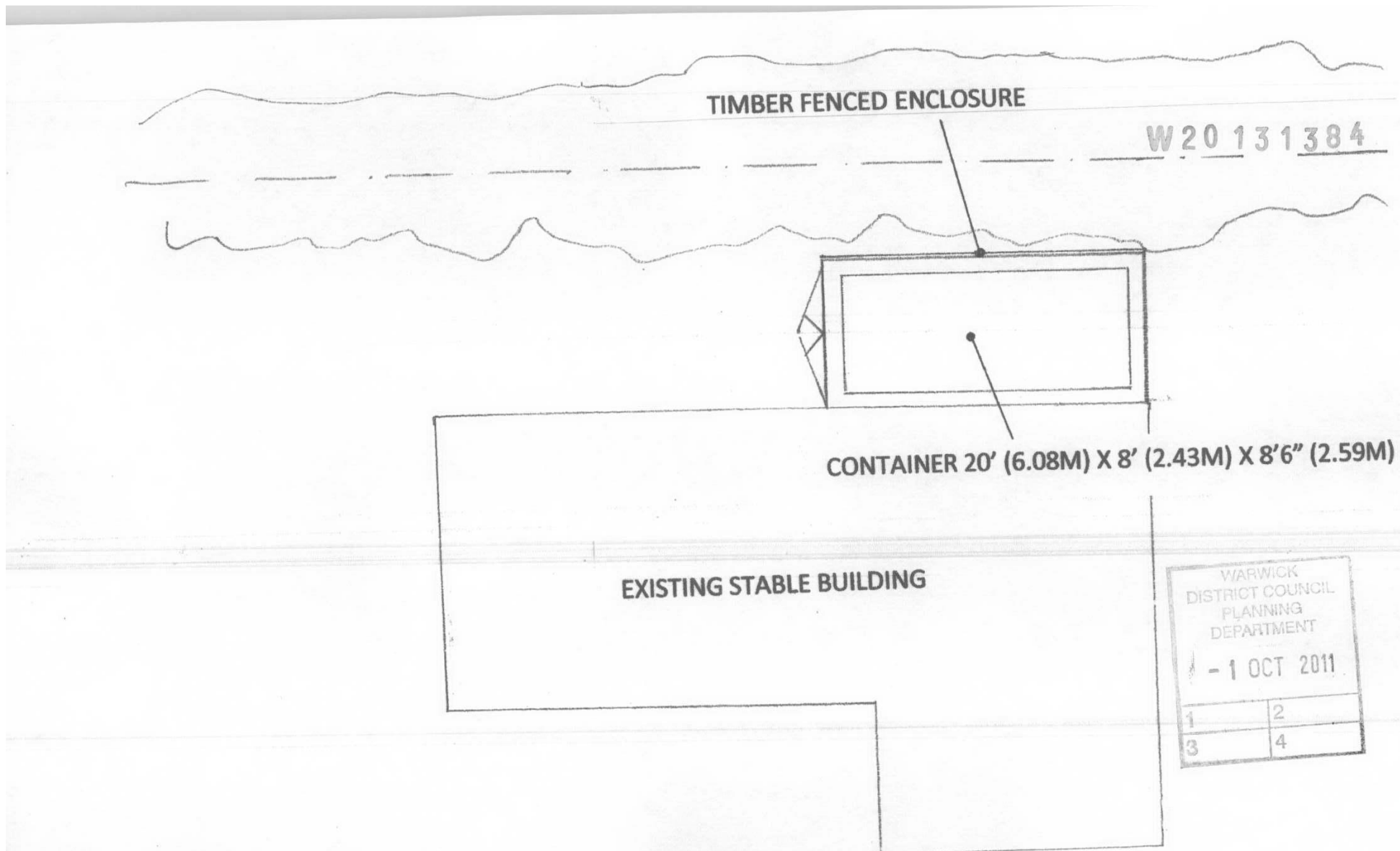


HIGH CROSS LANE

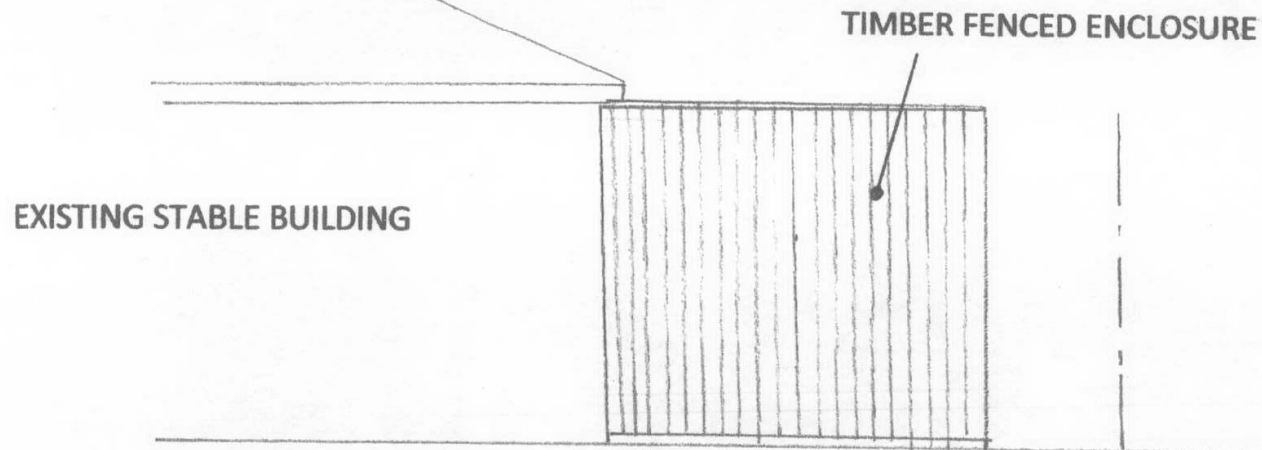


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SCALE 1:500



W20 13 1384



FRONT ELEVATION



LAND OFF HIGH CROSS LANE ROWINGTON

SCALE 1-50