

**Planning Committee:** 20<sup>th</sup> February 2007  
**Investigation Number:** ENF 342/33/06

**Item Number:**

**Town/Parish Council:** Lapworth

**Case Officer:** Martin Perry  
01926 456523 planning \_appeals@warwickdc.gov.uk

**High Park House, Old Warwick Road, Lapworth B94 6AP**

Unauthorised change of use of single dwelling house to commercial car sales.  
Property owner Mr Carrington.

---

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

**BACKGROUND**

In March 2006 it was brought to the attention of the enforcement section that a car sales business was operating from High Park House, Old Warwick Road, Lapworth without the prior consent of the District Council.

The site was visited and it was noted that approximately 15 vehicles were being stored. A timber building in the garden was equipped as an office with a reception area. Contact was made with the owner of the property, Mr Carrington, who stated it was a temporary arrangement until he finalised his move to commercial premises and he undertook to move the vehicles. The site was visited again in May 2006 and it appeared the business had been relocated and the timber building was being used for domestic purposes.

In August 2006, a further report was received that car sales were again taking place and a site visit established that approximately 10 cars were on the site. Mr Carrington stated the majority of the cars were friends and family and only occasionally was a car stored in relation to his business.

The business concerned is 'Carrington Specialist Cars' and one method of publication is by a 'Web' site which whilst not giving the address does list a telephone number for High Park House.

It has been established that callers to the telephone number are invited to view the vehicles at High Park House.

In January 2007 enquiries and a site visit established that there were six vehicles on site being displayed and offered for sale. Four of those vehicles are being currently advertised on the 'Web' site.

**RELEVANT POLICIES**

(DW) ENV3 Development Principles [Warwick District Local Plan 1995]  
(DW) C1 Protection of the appearance and character of the rural landscape [Warwick District Local Plan 1995]  
RAP1 Development within rural areas [Warwick District Local Plan 1996-2011 Revised Deposit Version]  
DAP1 Protecting the green belt [Warwick District Local Plan 1996-2011 Revised Deposit Version]

## **PLANNING HISTORY**

W03/0962 Fences/walls and gates.

W03/1244 1<sup>st</sup> Floor extension.

W05/1175 Conservatory.

## **KEY ISSUES**

### **The Site and its Location**

The property fronts the B4439 Old Warwick Road, Lapworth west of the junction with Grove Lane and is a connecting road from Warwick and the rural communities to the A3400 Birmingham to Stratford Road at Hockley Heath.

### **Assessment**

The land is green belt and the use of the property for the storage, display and sales of vehicles affects the appearance of the rural landscape and does not harmonise with the surroundings in terms of land use.

The traffic generated by the car sales business, by the very nature of the business, increases the vehicle movements to and from the site above the level normally associated with a domestic dwelling. The location is “unsustainable” through the attraction of car related traffic to this rural site.

The property is set in its own grounds but the car storage and increased vehicle movements has an adverse effect on the amenity of the area

### **Justification for enforcement action**

In view of the significant adverse impact on this rural location and the effect of the additional vehicle movements linked to a commercial operation on this rural site, the service of an Enforcement Notice is now the only option available to require the use of the property for car sales and storage to cease.

## **RECOMMENDATION**

That enforcement action be authorised to ensure that the use of the site for the storage, display and parking of vehicles for sale ceases. The period of compliance to be one month.

---