

Application No: W 06 / 1322

Registration Date: 19/09/06

Town/Parish Council: Lapworth

Expiry Date: 14/11/06

Case Officer: Debbie Prince

01926 456555 planning_west@warwickdc.gov.uk

**Land opposite Heronbrook House, Bakers Lane, Lapworth, Solihull, B93
8PW**

Erection of new stable block with 1no. car parking space for clients use FOR Mr
G Beacom

This application is being presented to Committee due to the number of objections from neighbours having been received.

SUMMARY OF REPRESENTATIONS

Lapworth Parish Council has no objection.

Neighbours :- Five letters have been received from neighbours objecting to the proposal on the grounds :-

- The proposal would be detrimental to highway safety.
- It may be used as a riding school.
- It is setting a precedent for the erection of other buildings on the remaining fenced off paddock areas.

CPRE comment that the site is in the Green Belt and Special Landscape Area and development should only be permitted in very special circumstances. The building of a stable block on this site can be an appropriate use. However, we are concerned that the block is to be situated distant from existing buildings. This spreads development over a wide area.

WCC Highways has no objection subject to conditions.

Severn Trent Water has no objection subject to a condition to protect the public foul sewer.

WCC Ecology - recommend badger and bird nesting notes.

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)
- DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 Revised Deposit Version)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- (DW) C1 - Conservation of the Landscape (Warwick District Local Plan 1995)

PLANNING HISTORY

Planning permission was refused on the 29th June 2006 for the erection of 6 stables, riding arena and car park on the grounds that the 6 stables would be in excess of what is reasonably required to support the open use of land for grazing. Additionally, the large arena and extensive parking area, taken together with the stables, would result in a site which was largely developed, contrary to the requirements of local and national green belt policies and detrimental to the amenities of the rural area

KEY ISSUES

The Site and its Location

The application site forms part of an area of agricultural land that has recently been subdivided into five plots opposite to Heronbrook House on Bakers lane in Lapworth. This plot, of 1.2 ha in area is located immediately adjacent to Bakers Lane and to the west of the existing vehicular access.

Details of the Development

The proposal involves the erection of a shallow pitched roof stable building of approximately 11.0m x 3.5m in dimension and set on a concrete pad, containing two stables and a tackle and food store. A small fenced parking area has also been proposed close to the existing vehicular access.

The building would be located in the south western corner of the site.

Assessment

Planning Policy Guidance Note 2 states that, within the Green Belt, the rural character of the area will be retained, protected and wherever possible enhanced. It also states that essential facilities for outdoor sport and outdoor recreation, whilst permissible in principle, should not conflict with the purposes of including land within the Green Belt.

The proposal has been scaled down to provide stabling for two horses and a parking and turning area for only one car. I now consider that the type and scale of development proposed is considered acceptable in the rural area and not excessive for the size of the plot. I do agree with neighbours however, that any intensification of this use would be inappropriate and harmful to the amenity of the area and I have recommended that permission be granted subject to a condition preventing commercial use of the site.

The stable building would be located in the far corner of the plot and the car parking area is small and located close to the road frontage. I therefore consider that the proposal would not be objectionable in visual terms and would cause no harm to the openness of the Green Belt. There are also no highway objections to

this small scale proposal subject to conditions regarding the surface treatment of the vehicular access and the position of gates.

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) 01, 02, Scale 1:500 at A3, and specification contained therein, submitted on 19th September 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.
- 3 No development shall be carried out on the site which is the subject of this permission until the existing access to the site for vehicles has been surfaced with a bound macadam material for a distance of 16 metres as measured from the near edge of the public highway carriage way in accordance with details to be approved in writing by the Local Planning Authority in consultation with the Highway Authority. **REASON**: In the interests of highway safety
- 4 Gates provided at the entrance to the site shall not be hung so as to open to within 16 metres of the near edge of the public highway carriageway. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.
- 5 There are public sewers ,which cross the site. No building shall be erected or trees planted within 2.5 metres of the 225mm public foul sewer. **REASON**: To maintain essential access for maintenance, repair, renewal and to protect the structural integrity of the public sewerage system.
- 6 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.

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.
