

Planning Committee: 05 September 2012
Application No: ENF 216/29/11

Item Number: 12

Case Officer: Phillip Hopkinson
01926 456332 phil.hopkinson@warwickdc.gov.uk

Leafields Farmhouse, Stratford Road, Warwick, CV34 6RB

Unauthorised change of use of land for the storage of a caravan
Property Owner(s) Mr B Bahi

This report is brought before Committee to request that enforcement action be authorised.

BACKGROUND`

During July 2011, it was brought to the attention of the Council that a static caravan was being occupied on the land at the above location. Despite repeated requests for the caravan to be removed, the caravan remains on site although it is understood it is currently not occupied.

RELEVANT POLICIES

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
DAP2 - Protecting the Areas of Restraint (Warwick District Local Plan 1996 - 2011)
DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
DAP11 - Protecting Historic Parks and Gardens (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

There is no relevant planning history.

KEY ISSUES

The Site and its Location

The site comprises an area of open land accessed from the Stratford Road by a length of private road. The land adjoins a residential property, Leafield Farm House, but falls outside of its residential curtilage and is surrounded on all sides by agricultural land. The land falls within the Warwick Conservation Area and is within the Grade I Park of Special Historic Interest.

Assessment

It is considered that the storage of the caravan in this location detracts from the historic character of this Grade I listed park, and does not preserve or enhance the character and appearance of the Conservation Area. The continued existence of the caravan also has the potential to be occupied and establish an unauthorised residential use. The stationing of this caravan on this site is therefore contrary to the above listed policies.

Justification for Enforcement Action

In view of the absence of the voluntary resolution of this matter, it is considered that the service of an Enforcement Notice is required in order to remedy this situation.

RECOMMENDATION

That appropriate enforcement action be authorised directed at the removal of the unauthorised static caravan with a compliance period of 1 month.