

**Application No:** W 10 / 0137

**Registration Date:** 22/02/10  
Rowington

**Town/Parish Council:**

**Case Officer:** Steven Wallsgrove  
01926 456527 planning\_west@warwickdc.gov.uk

**Cumsey Lodge, The Cumsey, Pinley Green, Warwick, CV35 8LU**  
Erection of tractor store and stables building FOR Mr M Jarrett

---

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

### **SUMMARY OF REPRESENTATIONS**

**Rowington Parish Council:** Object on the following grounds:-

1. This is a Listed Building. The proposed building is viewed as excessive in terms of scale and design - particularly the height of the building and a first floor which is viewed as unnecessary for horses and tractors.
2. Queries are currently outstanding (raised with WDC by the PC) regarding the extent of the residential curtilage which appears to have been moved. It would appear that the current proposal relates to agricultural Green Belt land and is viewed as overdevelopment of the site.
3. Access with horse boxes/lorries through the current access drive would be highly dangerous. This stretch of road has a history of traffic accidents. The PC would ask that WCC Highways are consulted in this respect.
4. The overall opinion is that this application has only come about as a result of the split up of the original Cumsey Lodge site, thus resulting in the loss of the original stables and tractor store, currently the subject of an ongoing LDC application W09/1218.

Councillors object strongly to this application.

**WCC (Ecology):** Note that there are mature trees in the hedgerows which should be retained and, if affected, should be assessed for bats and nesting birds.

### **RELEVANT POLICIES**

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DAP1 - Protecting the Green Belt (Warwick District Local Plan 1996 - 2011)

### **PLANNING HISTORY**

The house itself has been the subject of two applications for extensions in 1953 and 1971, with outbuildings being approved in 1987. The present double garage and access was approved in 1998. An application to re-open the original access was refused in 2000, with a retrospective application for a front boundary wall being refused in 2002. A short length of 2m high boundary wall, adjoining the access, was approved in 2003, to improve the visibility splay. Approval was given in 2005 to extend the residential curtilage, to include an additional area of hardstanding to enable vehicles to turn around within the site, although details of the extent of that hardstanding, and its screening, as required by conditions,

were never submitted or approved. The Highway Authority confirmed, at that time, that they had no objection since the access met their requirements.

## **KEY ISSUES**

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

The property consists of a 'listed' cottage with a paddock to the north-west (accessed through the residential curtilage) and a larger field to the west. The site of the proposed development lies in the paddock, beside an existing area of hardstanding (the subject of the 2005 application). The whole area lies in the Green Belt, close to the District Council boundary.

### **Details of the Development**

The proposal has been altered from that originally submitted and now consists of a timber-framed building forming two stables and a workshop/tractor store. The walls would be natural stained timber, with the roof being of clay tiles. The rooflights are intended to give light into the back of the stables, and there is no first floor in the workshop/tractor store.

The position of the building has been moved from the back of the site to behind the garage, but keeping clear of the tree canopy.

### **Assessment**

The principal issues in this case are the need for the development and its impact on the Green Belt.

The applicant owns a fairly substantial field, which needs to be maintained, and is significantly greater than is needed to graze two horses. It is considered, therefore, that there is a need for a tractor store in addition to the stables since there are no other buildings on the land. A much larger block of stables was approved elsewhere, for a previous landowner, but this was in 2004 and, therefore, has expired. The stables referred to by the Parish Council (W09/1218) do not belong to this property, and never have.

In terms of the location, it is considered that a position fairly close to, and behind, the existing double garage will mean that it is better screened and will be seen as a single complex of buildings rather than a more isolated building away from the house curtilage buildings. It is considered that, in this position, the building will still protect the setting of the 'listed' cottage, which lies at the far end of the site, a point mentioned by the Parish Council.

## **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 nos. 1326/03C, /05A and /100LA, and specification contained therein, submitted on 1st and 7th April 2010 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
  
- 3 No work of any kind shall be begun on the site until protective fence(s) around the trees identified as being retained on the approved plans have been erected and the fencing has been confirmed in writing to be acceptable by the District Planning Authority. Within the approved fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no site huts, no fires lit and no excavation of trenches for drains, service runs or for any other reason. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.

### **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.

---