

**Planning Committee:** 23 May 2017

**Item Number:** 11

**Application No:** [W 17 / 0231](#)

**Registration Date:** 27/02/17

**Town/Parish Council:** Beausale, Haseley, Honiley & Wroxall  
**Case Officer:** Emma Spandley  
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**Expiry Date:** 24/04/17

**The Barn, Camp Hill Farm, Kites Nest Lane, Beausale, Warwick, CV35  
7BF**

Erection of timber framed poultry protection pen/enclosed run and timber framed & aluminium clad green house FOR Mr. Greg Meadwell

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This application is being presented to Committee as the Parish Council supports the application and it is recommended for refusal.

**RECOMMENDATION**

Planning Committee is recommended to refuse planning permission for the reasons set out at the end of this report.

**DETAILS OF THE DEVELOPMENT**

The application proposes to erect a timber framed poultry protection pen/enclosed run and a timber framed and aluminium clad green house.

**THE SITE AND ITS LOCATION**

The application property is a Grade II listed barn in Beausale, Warwick. The property dates from the 17<sup>th</sup> Century, constructed with a timber A-frame with braces, infilled with brick, complete with later Victorian additions and converted into residential use in 1984. The barn is sited with the main 17<sup>th</sup> Century farmhouse to the north, and sits within a collection of farm buildings including a granary. The property is also immediately adjacent to but not part of a scheduled multivariate iron-age hill fort. The property has modern timber windows, doors, railings, and a mix of modern metal and uPVC guttering. The site is washed over by Green Belt.

**RELEVANT PLANNING HISTORY**

W/90/1239 - Conversion of redundant barns to form 3no. dwellings with car ports - Granted, 27th November 1990. Parts 1 and 2 permitted development rights were removed by condition.

**RELEVANT POLICIES**

- National Planning Policy Framework
- [The Current Local Plan](#)
- 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)
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- RAP7 - Converting Rural Buildings (Warwick District Local Plan 1996 - 2011)
- Guidance Documents
- Agricultural Buildings and Conversion - Barns (Supplementary Planning Guidance)

## **SUMMARY OF REPRESENTATIONS**

**Beausale, Haseley, Honiley & Wroxall Parish Council** - Support

**Historic England** - No objection. Have granted Scheduled Ancient Monument Consent.

**WCC Ecology** – Recommend amphibians and reptiles note.

## **ASSESSMENT**

The main issues relevant to the consideration of this application are:-

- Whether the proposal constitutes appropriate development in the Green Belt and, if not, whether there are any very special circumstances which outweigh the harm by reason of inappropriateness and any other harm identified;
- The impact on the character and appearance of the listed barn conversion;
- The impact on residential amenity.

Whether the proposal constitutes appropriate development in the Green Belt and, if not, whether there are any very special circumstances which outweigh the harm by reason of inappropriateness and any other harm identified;

The National Planning Policy Framework (NPPF) states that the essential characteristics of Green Belt are openness and permanence. Paragraph 89 of the NPPF states that the construction of new buildings is inappropriate development in the Green Belt unless one of the exceptions listed is met.

The proposals are for a domestic greenhouse and chicken run, which do not fall under any of the exceptions listed in the NPPF. Therefore, the proposed outbuildings are considered to be inappropriate development within the Green Belt and are harmful by definition and by reason of harm to openness. No very special circumstances have been provided which would outweigh the harm identified.

### Character and appearance of the listed barn conversion

Policy RAP7 of the Warwick District Local Plan and the Agricultural Buildings and Conversion Barns SPG covers any alterations or adaptations to a barn

conversion. Traditional buildings historically reflected the local vernacular of their area. In Warwick District the prevailing character is agricultural buildings with brick, timber and clay tiled roofs. Barns were essentially used for the storage of cereal crops, their threshing and subsequent winnowing.

Therefore the barn's rural character, its *raison d'etre* is of paramount importance. The introduction of domestic elements is considered visually harmful to this. It is essential to respect the agricultural setting of the building complex.

Farmsteads and their buildings are required to be understood in terms of the function or functions they were intended to accommodate. Their scale and form are directly related to the historic land use of the area, which is also reflected in the wider landscape. A balance is required to be struck between incorporating practical requirements of the new use and protecting the special character and significance of the farm building and its setting. To this end, when barns are granted permission to be converted into another use, especially residential, all permitted development rights are removed to ensure any proposed development respects the agricultural character of the building and the setting of the barn.

The proposed outbuildings add a further domestic element to the setting of these former agricultural buildings which is considered to harm their setting.

It is acknowledged that Historic England have raised no objections to the siting of the proposed buildings in relation to the Scheduled Ancient Monument, however, their assessment is based solely on whether the proposals would have a harmful impact on the earthworks to the rampart.

Taking all of the above into account, the introduction of domestic buildings within the setting of this barn conversion is considered to have a detrimental impact on the character and setting of the Grade II listed barn conversion.

The harm is considered to be less than substantial but is not outweighed by any public benefits.

#### Impact on residential amenity

There are no immediate neighbours which will be impacted by the proposed outbuildings.

### **CONCLUSION**

The proposed development would be inappropriate development in the Green Belt harmful by definition and by reason of harm to openness. There are not considered to be any very special circumstances which outweigh the harm identified. The proposal is also considered to be harmful to the rural setting and integrity of the listed barn conversion through the introduction of further domestic features.

## **REFUSAL REASONS**

- 1 The application site is situated within the Green Belt. The National Planning Policy Framework (NPPF) contains a general presumption against "inappropriate" development within the Green Belt and lists specific forms of development which are deemed to be "appropriate".

The erection of a building within the Green Belt is inappropriate development. The proposals are for a domestic greenhouse and chicken run, which do not fall under any of the exceptions listed in the NPPF. Therefore, the proposed outbuildings are considered to be inappropriate development within the Green Belt harmful by definition and by reason of harm to openness. No very special circumstances have been submitted which would outweigh the harm identified.

- 2 Policy DAP4 seeks to protect listed buildings and their settings. Policy RAP7 of the Local Plan and the Agricultural Barn Conversion SPG seek to retain the original character and integrity of barns. Farmsteads and their buildings are required to be understood in terms of the function or functions they were intended to house. Their scale and form are directly related to the historic land use of the area, which is also reflected in the wider landscape. The proposed outbuildings will add domestic buildings within the curtilage of a former barn. They do not relate to its former function and one would not expect to see these domestic elements within a small holding / farmstead and they would therefore harm the setting of the listed barn conversion and would be contrary to the aforementioned policies.