

Planning Committee: 21 September 2005

Item Number: 23

Application No: W 05 / 1299

Registration Date: 29/07/05

Town/Parish Council: Lapworth

Expiry Date: 23/09/05

Case Officer: Will Charlton

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Land Adjoining, Glasshouse Lane, Lapworth, Solihull, B94 6PZ
Stable block to provide four stables, tack room and hay barn FOR J. Abrahall

SUMMARY OF REPRESENTATIONS

Parish Council : Objection it is considered that *"if this large stable block was given consent the area would become overdeveloped. Members are also concerned that another access has been made onto the highway to accommodate horse owners - there have been many complaints from residents as to the number of vehicles using this narrow lane and the P.C. does not wish to see this problem exacerbated by increasing accesses onto the highway."*

Ecology : Recommend conditions requiring any planting to be indigenous and that adjacent trees/hedgerow should be protected.

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)

PLANNING HISTORY

None relevant to this application.

KEY ISSUES

The Site and its Location

The application site, situated on the northern side of Glasshouse Lane, is part of a larger field which has been subdivided and split into two separate ownerships. The land comprises approximately 6 acres, which is surrounded by a number of open grazing fields and is situated to the west of the Fetherston Grange development, which is located on the opposite side of the road.

Details of the Development

The application is for the erection of an 'L' shaped building containing four loose horse boxes, a tack room and a hay barn, all constructed out of shiplap

boarding. The structure would measure 3.1m to ridge, 17.6m in length and 3.6m deep at its narrowest depth, and 12m at its widest point. The building would be situated at right angles to the adjacent road, therefore resulting in its longest length (17.6m) facing Glasshouse Lane.

Assessment

The proposed stable building would be located on the edge of the field adjacent to a large high boundary hedge along the highway verge. However, there is a thinner area of hedgerow adjacent to the proposed building, which the applicant proposes to thicken and provide further planting, therefore restricting near views. The large roadside hedge, together with the planting proposed, would mean that the building would be well screened and its potential impact upon the wider character and openness of the area limited. Due to the limited built up nature of the area, together with the size of the applicants land (approx 6 acres), it is not considered that the development would constitute over development of the area.

In order to protect the character of the area and to limit the amount of vehicular traffic, in the interests of highway safety, it is proposed to limit the use of the stables so that it is for non commercial use only. With the suggested condition, it is not considered that the proposed building and use of the site (which does not require permission) would lead to a noticeable increase in traffic along Glasshouse Lane.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing DS/0/2005/014 Rev 1, and specification contained therein, submitted on 29 July 2005 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 A landscaping scheme for the area site between the building and Glasshouse Lane, including the thickening of the roadside hedge with indigenous species shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced. Such approved scheme shall be completed, in all respects, not later than the first planting season following the completion of the development hereby permitted, and any trees removed, dying, being

severely damaged or becoming seriously diseased within five years of planting, shall be replaced by trees of similar size and species to those originally required to be planted. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.

- 4 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** : In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.
