

**Planning Committee:** 27<sup>th</sup> November, 2012

**Item Number: 21**

**Investigation Number:** ENF 414/40/12

**Town/Parish Council:** Sherbourne

**Case Officer:** Dave Fry  
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**Old Barn, Longbridge, Barford Road, Warwick**

Unauthorised change of use and installation of exterior cladding to agricultural barn

Occupier: Mr & Mrs A Shaw                      Owner: Mr R. Smith-Ryland

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This enforcement case is being presented to Committee to advise that in the circumstances of this particular matter, it is not intended to take enforcement action.

**RECOMMENDATION**

That no enforcement action be taken in respect of the unauthorised use of the building and the unauthorised erection of exterior cladding of the building.

**BACKGROUND**

On 27<sup>th</sup> April 2012, planning permission was granted retrospectively for the conversion of a lean-to extension to the open sided Dutch barn to use as a secure store room.

On 25 June 2012, planning permission was refused for the exterior cladding of the open sided Dutch barn and its change of use from agriculture to secure storage (Use Class B8).

An enforcement investigation was commenced on 2 October 2012 and has identified that the majority of the previously open sided barn has been infilled with wooden cladding and is in use for the bulk storage of non-agricultural goods for onward delivery. Those goods are unrelated to the main agricultural use of the site and are both delivered to and taken from the site in light goods vans with a frequency which is understood to be in the order of 1 vehicle movement each way per day.

During recent contact with the responsible parties, it has been stated that they have no intention to cease the use or remove the unauthorised cladding.

**RELEVANT LOCAL PLAN POLICIES**

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- RAP6 - Directing New Employment (Warwick District Local Plan 1996 - 2011)
- RAP7 - Converting Rural Buildings (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework

## **RELEVANT PLANNING HISTORY**

- W/10/1054/AG: Erection of lean-to extension for machinery, hay etc. – Approved.
- W/11/1205: Conversion of agricultural lean-to for use as secure store room- Approved.
- W/12/0404: Proposed change of use to storage and installation of exterior cladding – Refused.

## **KEY ISSUES**

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

The site forms part of an isolated former farm complex in the open countryside near the Longbridge interchange of the M40 motorway. It is accessed by means of a long single track gated lane. The barn the subject of this report is located adjacent to a recently refurbished dwelling house and parking area.

### **Assessment**

The National Planning Policy Framework sets out at paragraph 28 that planning policies should support economic growth in rural areas, including the diversification of rural businesses and the sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well designed new buildings. At paragraph 64, it also states that planning permission should be refused for development of poor design.

Local Plan Policy RAP6 identifies that new employment development involving the conversion of rural buildings for small scale uses or uses of a low intensity may be permitted subject to Policy RAP7. Policy RAP7 sets out that proposals to reuse and adapt existing rural buildings of permanent and substantial construction may be permitted in the circumstances where the proposed use can be accommodated without extensive rebuilding or alteration to its external appearance.

In order to facilitate the change of use of this agricultural barn to secure storage use, the provision of exterior cladding and infilling of this open sided barn is considered an extensive alteration to its external appearance and more than can be regarded as a conversion of an existing building. However, that external appearance whilst of poor design is not dissimilar to that of numerous agricultural buildings within the countryside many of which may have been erected under agricultural permitted development rights.

For that reason, and given the low intensity of the existing use of the building and the economic benefits of the use, it is not considered to be expedient to pursue this matter further by taking formal enforcement action at this stage. Should the use intensify in the future to the extent that harm is caused by the use of the building, the need for enforcement action will be reconsidered.