

PRINCIPAL ITEM NO. 9

PARISH: BARFORD

APPLICATION NO. W20031336

DATE OF RECEIPT: 14.08.03

CASE OFFICER: MR S G WALLSGROVE

**THE GREEN BARN, WASPERTON LANE, BARFORD**

Erection of Dwelling for Equestrian Key Worker for J & J Manicom.

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**THE SITE AND ITS LOCATION**

This site consists of a single field of some 17 acres, now divided into paddocks, with stables inside a steel portal framed building, and indoor riding school and a manege. It lies some 1.5 km from the centre of Barford along a narrow country lane.

**DETAILS OF THE DEVELOPMENT**

The proposal is an outline application for the erection of a dwelling at the rear of the site.

**PLANNING HISTORY**

The only previous application on this site was in 2002 and was for an enclosed equestrian turn out building.

**RELEVANT POLICIES**

This site lies in the open countryside so that the following policies are applicable:- County Structure Plan Policy RA.1 (Development in Rural Areas), and Local Plan Policies (DW) ENV3: Development Principles, (DW) C1: Conservation of the Landscape, and (DW) H9: Open Countryside. Further guidance is contained in PPG7: The Countryside.

**CONSULTATIONS**

**Barford Parish Council**

No objection subject to conditions being imposed to restrict use and removal of Permitted Development rights.

**County Council (Ecology)**

Recommend that any trees/shrubs be protected.

**C.P.R.E. (Warwickshire)**

Object for the following reasons:-

1. The stabling of horses is not an agricultural occupation and even if it was, the proposal would not be sustainable with such a small amount of land. Thought should be given to security before development for equine purposes is permitted in future.
2. Piece-meal and opportunity development of this kind should not be permitted. It sets a precedent in this open and attractive countryside.
3. There will also be more traffic in a very narrow country lane.
4. We are also concerned for the possibility of light pollution in the countryside.

## **County Council (Highways)**

Have no objection subject to conditions about access and turning for heavy goods vehicles and entrance gates to be set back 15 metres.

## **Councillor Butler**

Has requested that the application be reported to the Planning Committee.

## **COMMENTS**

The principal issue in this case is whether a dwelling is justified on this isolated site. The basic policy guidance is contained in PPG7 which says that "Building in the open countryside, away from existing settlements or from areas allocated for development in development plans, should be strictly controlled." It goes on to say that "the Governments policy is that the countryside should be safe-guarded for its own sake and non-renewable and national resources should be afforded protection." It also says "..... new house building and other new development in the open countryside, should be "strictly controlled" and that "isolated new houses in the countryside require "special justification." District Local Plan policy (DW) H9 strengthens this national guidance by saying "development in the open countryside.....will not normally be permitted."

In this context, advice is taken from the County Councils Rural Estates Services Manager who has concluded that he considers that there is no functional justification for a permanent dwelling as the need for 24 hour care is limited to horses taken from a local charity for rehabilitation and re-housing and is then of limited duration when somebody could sleep in adjoining stables or in a small mobile caravan when the need arises. (Planning permission would be required for such a caravan).

I am of the opinion, therefore, that there is no justification for a permanent dwelling on this small, specialist, enterprise.

## **RECOMMENDATION**

That outline planning permission be REFUSED on grounds of lack of special justification.

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