

Application No: W 11 / 0938

Town/Parish Council: Lapworth

Case Officer: Erica Buchanan

01926 456529 planning_west@warwickdc.gov.uk

Registration Date: 05/08/11

Expiry Date: 30/09/11

The Spinney, Rising Lane, Lapworth, Solihull, B94 6HW

Proposed replacement stables FOR Mr G Raey

The application is being brought to Committee as it is being recommended for approval and the Parish Council are objecting to the proposal.

SUMMARY OF REPRESENTATIONS

Lapworth Parish Council: Objection-

The Parish Council objects to this application on the grounds that

- it is over ostentatious and ornate for the rural setting the proposed block paving driveway is not in keeping with the rural location and unsuitable for agricultural use
- it has concern that the through way for vehicles is not high enough to let horse boxes and agricultural vehicles through
- it has concern that the current design has potential to form a new dwelling, in the Green Belt, at a later date
- the proposed driveway and potential gates are adjacent to Packwood House and its ground and care must be taken to preserve the historic and rural scene.

Amended Plans - Objection

- the proposed block paving driveway is not in keeping with the rural location and unsuitable for agricultural use
- Concern that the through way for vehicles is not high enough to let horse boxes and agricultural vehicles through
- the proposed driveway and potential gates are adjacent to Packwood House and its ground and care must be taken to preserve the historic and rural scene

National Trust :Concerned about potential urbanization of rear driveway, any blockpaving, ornamental gates, any other changes to boundary features.

Neighbours: Objection to principle access to Packwood Lane including blockpaving of access road to Packwood lane, proposal would alter rural character of the area.

RELEVANT POLICIES

- Planning Policy Guidance 2 : Green Belts
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

- DAP11 - Protecting Historic Parks and Gardens (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

W/10/1258 Proposed Replacement Dwelling - Withdrawn 01/02/11

W/11/0302 Proposed Replacement Dwelling

(Resubmission of W/10/1258) - Approved 09/06/11

KEY ISSUES

The Site and its Location

The application site lies on the Northern side of Rising Lane and forms part of a large plot. The property has recently been granted planning permission for a replacement dwelling.

There are currently stables and a garage on the site which comprises of three stables, tack room, garage and store. These are of a timber construction with felt pitched roof. There is a rear access onto Packwood Lane which is to be retained. The proposed site is well screened by trees including a large Oak tree.

Details of the Development

The proposal is to demolish the existing wooden stables and garage and to construct replacement stables. The original proposal was for a brick built stables with storage area in the loft space however amended plans have been submitted for a single storey wood clad building with a pitched tiled roof. The proposal would provide 3 stables a tack room and smaller feed storage areas.

Part of the proposed building is set at an angle to provide the drive through to enable vehicles to use the existing rear access to ingress and egress onto Packwood Lane.

The proposed location of the replacement stables and garage is set further into the site than the location of the existing stables to allow for the vehicular movements onto Packwood Lane. The amended plans have altered the location of the proposed replacement stables so they are outside the protected root area (RPA) of the existing trees specifically the large Oak tree that is in close proximity to the proposed stables.

Assessment

Impact on the Character of the Green Belt

The site lies within the Green Belt where there is a general presumption against inappropriate development which would be harmful to the Green Belt. PPG2 - Green Belt lists acceptable forms of development which includes essential facilities for outdoor recreation. PPG2 states that essential facilities should be

genuinely required for uses of the land which preserves the openness of the Green Belt and cites examples of such facilities as small stables. The original scheme of a large brick built building with first floor space was considered inappropriate development and contrary to Green Belt Policies. However, the amended scheme which reduces the size of the proposed stables and would be timber clad providing three stables with tack room and feed store is considered acceptable as a direct replacement to the existing stables and garage. The proposal is therefore considered to be in accordance with PPG2: Green Belt Policy

Access and Impact on Historic Parkland Gardens

The rear access onto Packwood Lane already exists and is currently in use as rear access only to the property and not in constant use. This situation would not change if permission is granted for the proposal. The access driveway is gravel and the applicants have confirmed that no part of the rear access road or area around the stables would be blocked paved, they have also confirmed that the existing tarmacadam access road to the stables from the property and accessed from Rising Lane would be replaced with gravel. It should also be noted that the only area to be blocked paved is at the entrance gate from Rising Lane and within the site close to the replacement dwelling and this was considered as part of the approval for the replacement dwelling. I consider that as there are no plans to alter the existing rear access in anyway, and that the location of the stables is set within the site and screened by existing trees and hedges that the proposal would have no further impact on Packwood House than already exists and is in accordance with DAP11 of the Warwick District Local Plan 1996-2011.

Other Matters

I consider that the amenities of neighbouring properties would not be harmed due to its remote location surrounded by trees and hedges, and therefore would not have a detrimental impact on amenity in accordance with Policy DP2 of the Warwick District Local Plan 1996-2011.

The layout of the proposed stables set at an angle ensures the stables would be set well within the site and allows for the use of the rear drive for vehicular access. The proposed stables being wood clad is appropriate for the rural location. I consider that the proposed design is an acceptable form of development and in accordance with Policy DP1 of the Warwick District Local Plan 1996-2011.

Concern has been raised that the height of the roof would not allow horse boxes through this access, however as there is a drive from Rising Road through the site to the stables I consider that this access would provide an alternative to the stables reducing the need to use the rear access road as a primary route to the stables.

The proposal is for replacement stables and not for any living accommodation. I consider that it is not necessary or feasible to provide energy requirements from any renewable energy resources in accordance with Policy DP13 of the Warwick District Local Plan 1996-2011

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 application form, site location plan and approved drawing(s) 457 12 Rev.A, 457 06 Rev.K, and specification contained therein, submitted on 05/08/11 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 The existing stables and garage shall be demolished in its entirety and all materials removed from the site within one calendar month of occupation of the replacement stables hereby permitted. **REASON :** Since the new stables hereby permitted is as a replacement only, in accordance with policy DP1 of the Warwick District Local Plan 1996-2011.
- 4 Existing trees which are shown as being retained shall be dealt with in accordance with BS 5837:2005. In particular, before any materials are brought on the site or any demolition or development commenced, stout protective fencing should be erected to enclose the perimeter of the branch spread of each tree or shrub to be retained, together with the branch of any tree growing on adjoining land which overhangs the site. Such fencing shall be satisfactorily maintained until all development has been completed. **REASON :** To protect and enhance the amenities of the area, and to satisfy the requirements of Policies DP1 and DP3 of the Warwick District Local Plan 1996-2011.

INFORMATIVES

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, 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.
