

Planning Committee: 17 January 2012

Item Number: 8

Application No: W 11 / 1090 CA

Town/Parish Council: Warwick
Case Officer: Steven Wallsgrove
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Registration Date: 20/10/11

Expiry Date: 15/12/11

Leafields Farm, Stratford Road, Warwick, CV34 6RA

Demolition of steel framed and timber farm buildings FOR C+S Taylor LLP

The application is being reported since it is related to application W/11/1089, to which the Town Council have objected.

SUMMARY OF REPRESENTATIONS

Warwick Town Council : No comments received.

CAAF : Members felt that the use must remain ancillary to Castle Park, and wondered if it was necessary to have a link to the 'Old Barn' which should still stand independently.

It was also felt that the car parking would best be located on the footprint of the old 'Dutch Barn' and the area currently earmarked for parking landscaped as appropriate.

Conservation : No objection.

WCC (Ecology) : Commented on the planning application that the amended bat report be implemented.

WCC (Archaeology): recommend a photographic recording condition for the buildings to be altered, since they appear on the 1880's Ordnance Survey map.

RELEVANT POLICIES

- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP11 - Protecting Historic Parks and Gardens (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

An application to convert the buildings into a single dwelling was refused in 1977, but an application to convert them into offices, with an entrance lobby, was allowed on appeal in 1998.

KEY ISSUES

The Site and its Location

The site consists of two brick built farm buildings, two ranges of timber shelter sheds, and a large, portal framed, farm building, with other farm buildings to the north. The whole site lies in the Conservation Area and the Registered Historic Park. The site is approached from Stratford Road along a private farm drive which leads to Leafield Bridge.

Details of the Development

The proposal is to demolish three farm buildings, only two of which need Conservation Area Consent since they are over 115sq.m. in area. These are the portal framed cattle shed in the south-east part of the site, and the (almost collapsed) timber shelter sheds in the south west part of the site.

The application was accompanied by a bat survey, a Design and Access Statement, a Sustainable Buildings Statement, and a Flood Risk Assessment.

Assessment

The only issue in this case is whether the removal of the two buildings will protect or enhance the character of the Conservation Area, with a side issue being the impact on wildlife.

The two buildings to be demolished are of no special interest, one being a modern, wide span, portal framed farm shed, and the other being an 'L' shaped range of poor quality, timber built, open fronted, shelter sheds which are close to collapse, it is considered, therefore, that their removal will enhance the character of the Conservation Area since the two buildings to be retained will be more open to view, these buildings being of traditional brick and tile construction.

In terms of wildlife, no evidence of bats or nesting birds was found in the buildings to be demolished so, subject to a final check immediately prior to demolition (as in the Bat Report), there should be no problems. If any nesting birds are found, the work is controlled through other legislation.

RECOMMENDATION

That Conservation Area Consent be GRANTED, subject to the conditions listed below.

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years from the date of this consent. **REASON** : To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The demolition works shall be carried out in accordance with the conclusions and recommendations of the amended Bat Survey and Mitigation Report dated October 2011. **REASON:** To ensure that protected species are not harmed by the development.
- 3 No development shall commence on site until a photographic record of the buildings have first been obtained in accordance with a brief to be first agreed in writing by the District Planning Authority in consultation with the Warwickshire Museum. The record so obtained shall be deposited with the Museum prior to work commencing. **REASON:** To ensure a record is made of the structure which is part of the built heritage of the District, in order to satisfy the requirements of Policy DP4 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 proposed demolition would not result in harm to the character or appearance of the Conservation Area and the proposal is considered to comply with the policies listed.
