

Application No: W 12 / 0716

Town/Parish Council: Kenilworth

Registration Date: 02/07/12

Case Officer:

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Expiry Date: 27/08/12

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Fernhill Farm, Rouncil Lane, Kenilworth, CV8 1NN

Proposed refurbishment of unused storage buildings to form two holiday let units
FOR Mr + Mrs Alan Cockburn

The application is being presented to Committee because the applicant is a Warwickshire County Councillor.

RECOMMENDATION

Planning Committee are recommended to grant planning permission

DETAILS OF THE DEVELOPMENT

The proposal is for the conversion of an existing single storey brick built barn to provide two holiday lets. The alterations to the barn are on the East elevation with two new windows, replacement of two windows with doors and the reinstatement of an original opening with double doors, on the west elevation the existing garage doors would be replaced with high level windows and the creation of a new window, on the north elevation the existing door would be bricked up and a new door would be created on the South elevation. The existing corrugated sheet roofing would be replaced with a tiled roof. To the front of the building would be a landscaped area with parking for two cars.

THE SITE AND ITS LOCATION

The application site form part of Fernhill Hill Farm which comprises a farmhouse, two corrugated agricultural buildings currently used for caravan storage, an open barn and the single storey brick built barn. The barn lies between the open barn and the farmhouse.

The site lies within the Green Belt in a rural location with no neighbouring properties visible from the site. To the North of the site is a public footpath.

PLANNING HISTORY

In 2011 an application was approved for a certificate of lawfulness for the existing use for caravan storage (ref W/11/0039)

In 2011 permission was granted for caravan and vehicle storage in two redundant agricultural buildings and in adjacent yard (Ref W/11/0691)

In 2011 permission was refused for caravan storage in remaining section of paddock (ref W/11/1109)

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- RAP7 - Converting Rural Buildings (Warwick District Local Plan 1996 - 2011)
- RAP16 - Directing New Visitor Accommodation (Warwick District Local Plan 1996 - 2011)
- RAP9 - Farm Diversification (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council - Comments

Members had no reason to object but COMMENTED that since the applicant was known personally to Members of the Committee, all present had made a declaration of interest confirming this situation.

Assessment

The main issues relevant to the consideration of this application are as follows:

- the suitability of the building for conversion and the principle of the use;
- Green Belt
- renewable energy
- highway safety; and
- protection of bats.

Suitability of the building for conversion

Policy RAP16 of the Warwick District Local Plan 1996-2011 which relates to new visitor accommodation states that the conversion of appropriate buildings in the rural area is acceptable where they are of small scale and do not harm the character of the rural area. Further policy RAP7 of the Warwick District Local Plan 1996-2011 allows for the conversion of rural buildings providing they are of a permanent and substantial construction, suitable for adaption, and can be done without extensive rebuilding or alteration to the external appearance and respects the special qualities of the traditional building.

A structural survey has been submitted as part of the application to show that the building is of substantial construction and suitable for conversion without major alterations. The main alterations being the replacement of the corrugated steel roof to a tiled roof which is considered acceptable and is more in keeping with a traditional brick built barn.

The barn is located to the rear of the farmhouse and forms part of the cluster of farm buildings it is therefore not considered that the proposal would harm the openness and rural character of the Green Belt. The proposed conversion works would therefore be in accordance with Policy RAP7.

It is also considered that the scheme would provide a form of farm diversification in accordance with policy RAP9 of the Warwick District Local Plan 1996-2011 and although the site is in a remote location 4km from Kenilworth it is considered that the proposal would make good use of the existing redundant building.

Green Belt

Paragraph 80 of the NPPF states that when considering application regard should be given to any harm to the openness of the Green Belt from inappropriate development. Paragraph 90 of the NPPF goes on to state that the re-use of buildings within the Green Belt are not inappropriate development providing they are of permanent and substantial construction. The existing barn is permanent and of substantial construction and it is therefore considered that the proposed conversion would not harm the openness of the Green Belt and is in accordance with the NPPF.

Energy Efficiency

The application has been submitted with an energy statement and it is proposed to use air source heat pumps to provide heating source for the holiday lets, in addition the farm has solar panels installed on the agricultural buildings and would provide 25% of the predicted energy requirements from the existing and proposed renewable sources and is considered to be in accordance with Policies DP12 and DP13 of the Warwick District Local Plan 1996-2011 and the Sustainable Buildings SPD

Highway safety

The site is accessed from a long hard surfaced driveway off Rouncil Lane, and it is considered that the proposal would be acceptable in terms of highway safety. The Highways Authority have no recorded accidents in the vicinity and have no objection to the proposal. It is considered that the traffic movements of the proposed holiday let would be minor in comparison to the lawful use of caravan storage at the farm. Although only two parking spaces are proposed for the holiday lets there is adequate parking facilities on site and therefore no parking issues would result from the proposal.

Protection of bats

A bat survey has been carried out and found no evidence of roosting bats within the barn. The County Ecologist has accepted the conclusions of the bat survey and has confirmed that the building lacks suitable bat roost sites and recommended that no further survey work would be required, subject to informative's for the protection of bats and nesting birds.

CONCLUSION/SUMMARY OF DECISION

In the opinion of the District Planning Authority, the building proposed for conversion is of permanent and substantial construction and the proposed use can be accommodated without extensive rebuilding or alteration to the external appearance of the building. It is considered that no increased hazard to highway

users would result from the development. The proposal is therefore considered to comply with the policies listed.

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 5046/03, and specification contained therein, submitted on 02/07/12. **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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no development shall be carried out which comes within Parts 1 and 2 of Schedule 2 of this Order, without the prior permission of the District Planning Authority. **REASON** : To ensure that the rural character and appearance of the barn(s) is protected, in accordance with Policy RAP7 of the Warwick District Local Plan 1996-2011.

- 4 The maximum length of stay in the holiday cottage(s) hereby permitted shall be limited to six weeks in any calendar year unless first agreed otherwise in writing by the District Planning Authority. **REASON** : Since an unrestricted use would be contrary to Policy RAP16 of the Warwick District Local Plan 1996-2011.
