

Planning Committee: 25 February 2014

Item Number: 7

Application No: W 13 / 1491

Town/Parish Council: Shrewley
Case Officer: Emma Spandley
01926 456533 emma.spandley@warwickdc.gov.uk

Registration Date: 15/01/14
Expiry Date: 12/03/14

Land at Five Ways Road, Shrewley, Warwick, CV35 7HZ

Demolition of four chicken sheds and replacement with two dwellings and associated infrastructure and landscaping FOR Sammi Developments Ltd

This application is being presented to Committee as the Parish Council supports the application and 5 or more letters of support have been received.

RECOMMENDATION

Committee are recommended to refuse to grant planning permission for the reason set out at the end of this report.

DETAILS OF THE DEVELOPMENT

The application proposes the demolition of the existing structures at the site including 4 chicken sheds and associated buildings, and the erection of two detached dwelling houses. The existing access at the site is proposed to be reused and widened in accordance with the Highway Authority's requirements. The proposed dwellings will be four bedroomed, set over 70 metres into the site, with detached double garages to the front. They will be a maximum of 16.5 metres deep and 15.5 metres wide with an eaves height of 2.5 metres. The main ridge height will be 6.6 metres rising to a maximum of 7.5 metres to the top of the front projecting gable. The properties will benefit from dormer windows within the roof slope and will appear largely as one and half stories in height, apart from the two storey gable feature.

THE SITE AND ITS LOCATION

The application site was part of Farm Gate Farm and contains vacant chicken rearing sheds. It is located within the Green Belt and open countryside as part of a small scattered hamlet. To the north of the site there is Farm Gate Poultry Farm and two residential properties, which are located over 60 metres away. To the east, is open countryside; to the south is one detached property located 40 metres away and set to the rear of the site, to the west is another dwelling.

PLANNING HISTORY

There are several planning applications which relate to Farm Gate Farm as a whole.

However, in 2003 the site, the subject of this planning application, was granted permission to change the use of the poultry sheds to use for storage purposes (Use Class B8).

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)
- Distance Separation (Supplementary Planning Guidance)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- RAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Shrewley Parish Council - No objection as it is considered that the proposal will improve the appearance of the area and be in keeping with most of the houses along Five Ways Road. It will make good use of a site which currently houses unattractive chicken sheds, without affecting the character or openness of the Green Belt.

Ecology (WCC) - In order to identify the actual extent of great crested newts within the site and therefore whether the proposed development would unacceptably impact upon that species to the extent that mitigation measures would not be sufficient, the County Ecologist has requested the undertaking of a pre-determinative survey at the site.

Highways (WCC) - No objection.

Severn Trent - No objection.

Public Response.

6 letters of support have been submitted welcoming the removal of the existing chicken sheds due to the improved visual appearance and the loss of odour.

Assessment

The main issues in the consideration of this application are:-

- The principle of the development;
- Whether, having regard to guidance contained in the *National Planning Policy Framework* (the Framework) the proposal would be inappropriate development in the Green Belt, and if so whether the harm by reason of inappropriateness and any other harm is sufficiently outweighed by other

considerations so as to amount to the very special circumstances necessary to justify the development;

- The effect of the development on the openness of the Green Belt and the character and appearance of the area;
- Ecology;
- Highway Safety;
- Renewable Energy.

The Principle of Development

Policy RAP1 of the Warwick District Local Plan 1996-2011 sets out the limited circumstances in which new residential development may be permitted within the rural area of the District. However, the Council does not have a five year supply of deliverable housing sites, such that in accordance with the NPPF, only limited weight can be attached to this policy.

Nevertheless, Paragraph 87 of the NPPF also advises that development such as that proposed by this application is inappropriate within the Green Belt and therefore by definition harmful to the Green Belt such that unless very special circumstances can be demonstrated sufficient to outweigh that harm, there is therefore an objection in principle.

Openness & Character and Appearance

The existing buildings on the site occupy a significantly larger footprint than the proposed dwellings and are low rise, utilitarian farm buildings, which are relatively unobtrusive within the surrounding area. The proposed development whilst of significantly smaller footprint and located substantially within the site are nevertheless of 1.5 to 2 storey design such that the increase in the height of built development would be visually more intrusive within the open countryside and Green Belt relative to the current position. Further, the proposed dwellings and associated domestic paraphernalia would also impact upon the character and appearance of the countryside and Green Belt resulting in an increasingly domesticated appearance of the area.

Ecology

Policy DP3 of the Warwick District Local Plan 1996-2011 states that development will only be permitted which protects and positively contributes to the character and quality of its natural and historic environment.

A habitat index survey has identified the potential for the presence of great crested newts within the site and immediately surrounding area. In order to identify the actual extent of great crested newts within the site and therefore whether the proposed development would unacceptably impact upon that species to the extent that mitigation measures would not be sufficient, the County Ecologist has requested the undertaking of a pre-determinative survey at the site.

Highway Safety

Policy DP6 of the Warwick District Local Plan 1996 - 2011 states that development will only be permitted which provides safe and convenient access and where development can demonstrate that does not cause harm to highway safety.

Five Ways Road is subject to 50mph speed limit and Warwickshire County Council as Highways Authority have identified that visibility splays of 2.4m x 160m are required in both directions, along with a minimum access width of 5 metres both of which are now proposed as part of the scheme.

It is therefore considered that the proposal will not have a detrimental impact on highway safety.

Renewables

Policy DP12 of the Warwick District Local Plan states that the layout and design of development will be encouraged to promote energy efficient buildings and Policy DP13 states there is a requirement for 10% of the predicted energy requirements to be produced on site.

The application is supported by an energy statement which states a number of methods will be applied to the proposed dwellings to reduce energy consumption. The key design principle has been a fabric first approach to minimise the energy demands and the incorporation of photo voltaic panels.

It is therefore considered the proposal complies with Policy DP13 by producing 10% of the predicted energy requirements of the proposed dwellings through renewable technologies.

Summary/Conclusion

The application site lies within the open countryside and Green Belt. The proposed development comprises inappropriate development within the Green Belt to which there is an objection in principle and in respect of which no very special circumstances have been demonstrated sufficient to overcome that objection. It is also considered that the proposed development will result in the increased domestication of the countryside to the detriment of the visual amenities and character of the area and that it has not been demonstrated that any impact on great crested newts can be adequately mitigated.

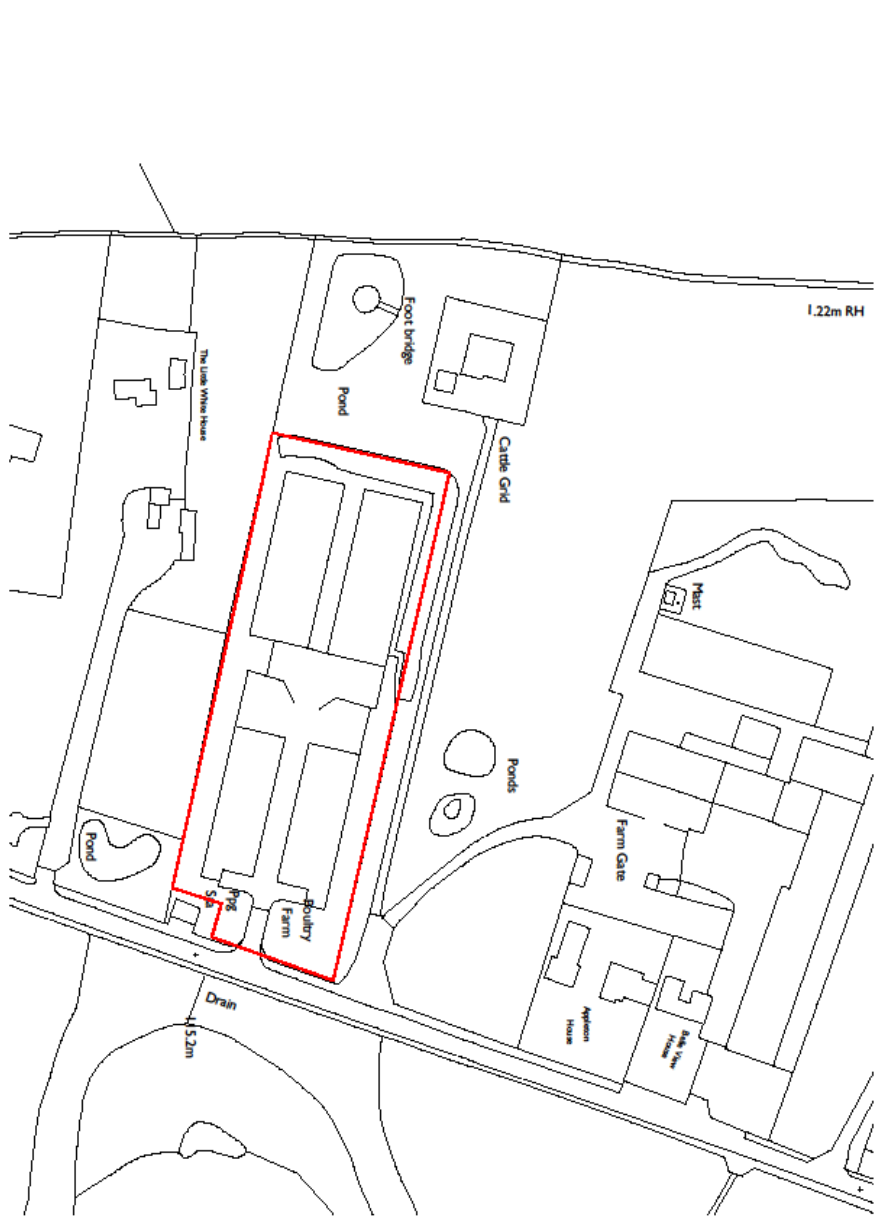
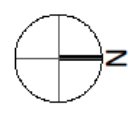
REFUSAL REASONS

The application site is located within the open countryside and Green Belt. The proposed development comprises inappropriate development within the Green Belt to which there is an objection in principle and in respect of which no very special circumstances have been demonstrated sufficient to overcome that objection. The proposed development will also result in the increased domestication of the countryside to the

detriment of the visual amenities and character of the area and it has not been demonstrated that any impact on great crested newts can be adequately mitigated.

The proposed development is therefore contrary to the National Planning Policy Framework and to policies DP1, DP3 and DAP3 of the Warwick District Local Plan 1996 - 2011.

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 ARCHITECTURE | INTERIOR DESIGN | PROJECT MANAGEMENT | VISUALISATION

PLANNING

client: Darnley Developments Ltd (aka One Property Group)

site: Five Ways Road, Hatton

title: Location Plan

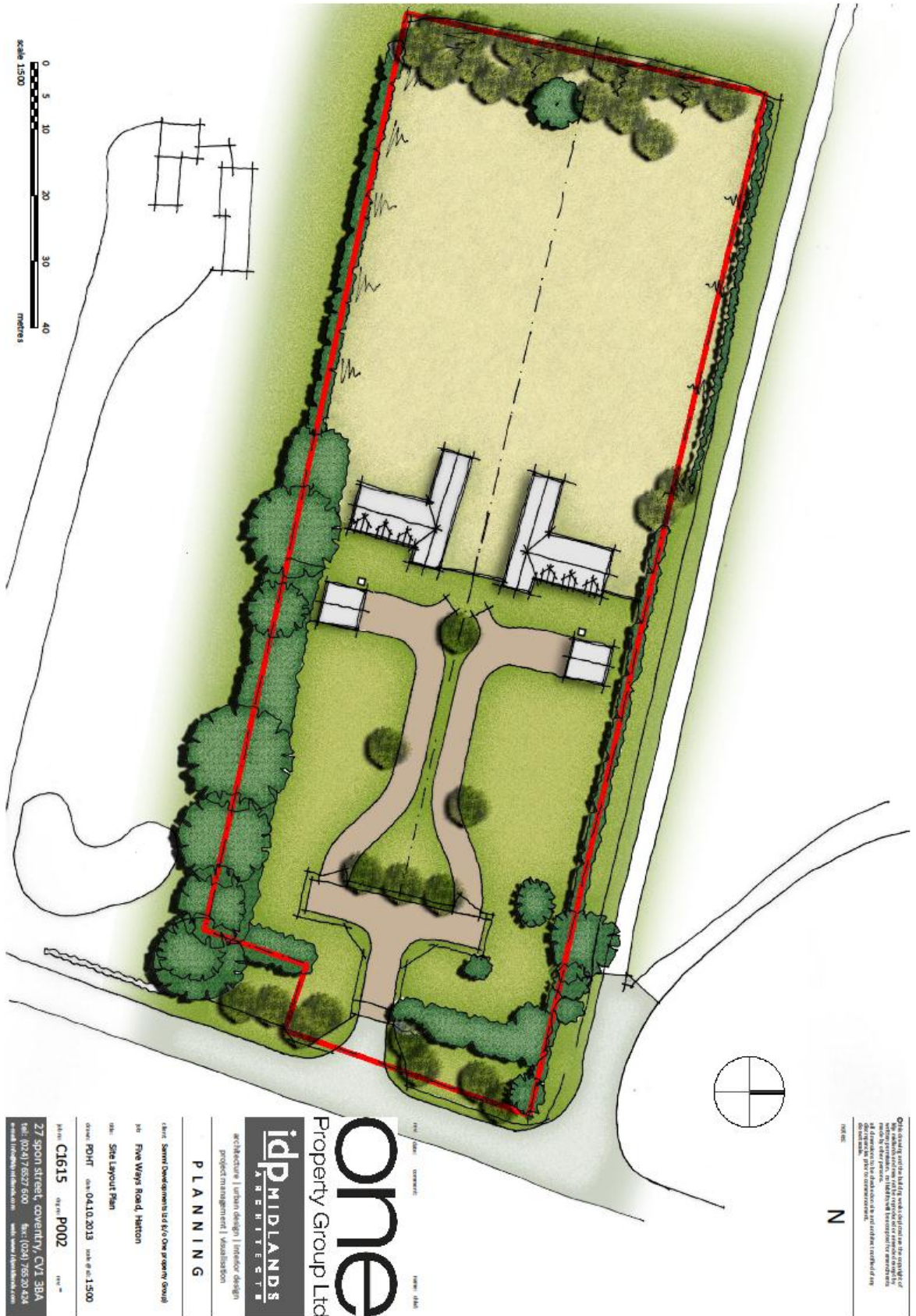
date: PDHF - 04.10.2015 scale: 1:1250

ref: **C1615** / ref: **P001** / ref: -

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Options shown are illustrative only and do not represent a final design. The developer shall be responsible for the final design and construction of the development. The developer shall be responsible for the final design and construction of the development. The developer shall be responsible for the final design and construction of the development.

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project management | visualisation
PLANNING

Site: Seven Development Ltd & One Property Group
Plot: Five Ways Road, Hutton

Site: Site Layout Plan
Date: PDH/ 04.10.2013 scale: 1:500
Ref: C1615 Proj: P002

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First Floor : - 109.6m²



Ground Floor : - 142.8m²



Front Elevation



Rear Elevation



Side Elevation

Total Floor Area : - 252.4m² / 2716.8ft²



Side Elevation

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project management | visualisation

P L A N N I N G

date: Samru Developments Ltd (p/o One Property Group)
loc: Five Ways Road, Hatton
site: Proposed House Type (A5)
client: PPH1 date: 04.10.2013 scale: 1:100

plan: C1615 sheet: P005

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