

Planning Committee: 06 November 2012

Item Number: 14

Application No: W 12 / 1107

Town/Parish Council: Rowington

Registration Date: 19/09/12

Case Officer:

Liam D'Onofrio

Expiry Date: 14/11/12

01926 456527 liam.donofrio@warwickdc.gov.uk

Cumsey Lodge, The Cumsey, Pinley Green, Warwick

Proposed new stables, tack room and haystore FOR Mr M Jarrett

This application is being presented to Committee due to an objection from the Parish Council having been received.

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

Planning permission is sought for a stable building accommodating two stables, a hay store and tack room. The building will measure 15.5 metres long by 4.1 metres deep, with a 1 metre deep by 4 metre wide gable projection to the front (north) elevation. The building will be single storey with a ridged roof measuring 4 metres high. The building will be constructed of timber boarded blockwork walls and small plain tiled roof to match the adjacent Cumsey Lodge. A concrete apron will be located to the front elevation of the stables.

The application is accompanied by a Design and Access Statement.

THE SITE AND ITS LOCATION

The application site relates to a paddock, which sits adjacent to the curtilage of Cumsey Lodge, a detached listed dwellinghouse located on the northwest side of the highway, set just southwest of Pinley Green within the Green Belt. The curtilage of Cumsey Lodge is not included within the application site, however the application site can be accessed through the residential site, which is within the applicant's ownership.

There does not appear to be any boundary fence to separate the application site and an adjacent detached building (which appears to be a stable/store building) located to the northeast of the site known as 'The Stables', however this is not within the application site and is not identified as being within the applicant's ownership. The site was referenced in the previous application W/10/0137 as being a separate unit.

PLANNING HISTORY

W/12/0495 Proposed relocation of previously approved tractor store workshop, WC and stables under reference W10/0137: Refused 22nd June 2012

W/10/0137 Erection of two stables and a tractor store: Granted 29th April 2012 (Non-material amendment to install additional roof-lights approved on July 2010).

W/04/1680 Erection of stables: Granted 8th December 2004 (unimplemented scheme on land just to west set back 50m from highway).

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)
- RAP13 - Directing New Outdoor Leisure and Recreation Development (Warwick District Local Plan 1996 - 2011)
- RAP10 - Safeguarding Rural Roads (Warwick District Local Plan 1996 - 2011)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Rowington Parish Council - Objection. This property already has approval for construction of a tractor store and stables building under W10/0137 and given that there are no horses on the site, the need for further stabling appears unjustified. The NPPF states that the provision of appropriate facilities for outdoor sport and recreation in green belt areas may be appropriate provided that it preserves the openness of the green belt and does not conflict with the purposes of including land within it. The proposed building is located close to the highway and there are no details provided of a suitable and necessary access for horse boxes/trailers to the proposed stable building. Further information of access details is required, particularly on this very fast and busy highway (C25). Highways Consultation should also be obtained following details of the proposed access point to the site.

In terms of construction, and as stated by the Case Officer in his email of 01 August 2012 *"it is usual for the district planning authority to require stables buildings to be timber with either a metal or felt roof. Brick foundations can be accepted and low internal block work to protect timber walls from horses kicking. This is because stables can be required for generally short periods of time, dependent upon the needs of owners and land ownership. If stables are constructed of substantial materials there is a tendency for buildings to be retained on site long after the need for them has gone and a proliferation of such buildings would be detrimental to the character and openness of the Green Belt"* The subsequent conversion of such buildings into dwellings is an ever growing problem within this parish and there is a strongly held view that there should be strong evidence/justification for any new development in the Green Belt where construction is to identical to that of a residential dwelling.

This new proposed building appears to be over engineered for stabling horses. The claim by the applicant that the construction should be of brick and block work for security reasons, does not hold weight – horses cannot be kept behind full height locked doors for welfare and health reasons, neither can hay be stored in a closed building as it will deteriorate and rot. It is also considered a serious fire risk, notwithstanding the potential health hazard to the stabled

horses. It appears that the evidence provided for the construction of a substantial construction in the green belt is insufficient.

The NPPF clearly states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. If this proposal is for stabling of horses it should be of the usual well ventilated timber construction, and not substantial development which conflicts with the purposes of including land in Green Belt.

WCC Ecology: No objection.

Public Response: None received.

ASSESSMENT

Principle

The National Planning Policy Framework (NPPF) 2012, paragraph 89 states that the Local Planning Authority should regard the construction of new buildings as inappropriate development in Green Belt, however exceptions to this are the provision of appropriate facilities for outdoor sport, outdoor recreation (which includes equestrian activities), as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. Policy RAP13 'Directing New Outdoor Sport and Recreational Development' of the Warwick District Local Plan states that buildings must be essential and ancillary to the use of the land.

The previous scheme W/12/0495 sought to re-locate the stable building/tractor store originally approved under W/10/0137 to this site. Although it was recognised that this building had an extant permission there was concern that its relocation to a more prominent position in closer proximity to the highway, combined with its large-scale bulk and height, would create a highly obtrusive structure that would fail to harmonise within the streetscene, detrimentally affecting the character and openness of this rural locality. The application was refused accordingly.

A more appropriate scale and design was negotiated at pre-application stage prior to the resubmission of this application, which has ensured that the stable building has a more traditional linear form. The stable is limited to a single-storey height of 4 metres and accommodation is related solely to the equestrian use. Although visible from the adjacent public highway the building will be viewed as a stable building, appropriate to its rural context. Boundary hedging will offer some additional screening of the site.

The extant permission for a stable building under W/10/0137 will remain in place and if this scheme is granted it would be possible to construct both stable buildings. This would provide a total of four stables and the application site, at some 6 acres, has adequate space to accommodate four horses in accordance with The British Horse Society guidance (1-1.5 acres per individual horse).

Design

The proposed stable building will provide an acceptable scale and design solution and despite being constructed in blockwork the building will be clad in timber to provide an appropriate utilitarian appearance. The scheme will not impact upon the character or setting of the adjacent listed building.

As part of negotiations at pre-application stage it was advised that the stable building should be constructed using utilitarian materials, such as timber with either a metal or felt roof. Brick foundations are acceptable, as are low internal block-work walls to protect timber structural walls from horses kicking. The construction method is key however, as stables can be required for generally short periods of time, dependent on the needs of owners and land ownership. If stables are constructed of substantial materials such as blockwork there is a tendency for buildings to be retained on site long after the need for them has gone and a proliferation of such buildings would be detrimental to the character and openness of the Green Belt.

Given the proposed stable building will be of a permanent and substantial blockwork construction any re-use would be acceptable in principle as the NPPF, paragraph 90, supports the re-use of buildings within the Green Belt provided that the buildings are of permanent and substantial construction. This future potential for re-use is clearly at odds with the fundamental aims and objectives of Green Belt policy and the exceptions for the construction of new buildings within the Green Belt identified at paragraph 89 of the NPPF. It is therefore considered both reasonable and necessary to apply a condition requiring the removal of the stable building if the equestrian use were to cease on site.

Other matters

The proposal will be set well away from adjacent properties and is therefore unlikely to result in any significant impact upon the outlook, light or amenities of occupiers of surrounding properties.

The application form confirms that there are no proposals for a new or altered vehicle access to or from the public highway and no concerns are therefore raised in terms of highway safety.

CONCLUSION/SUMMARY

In the opinion of the Local Planning Authority, the development is an appropriate facility for outdoor sport and recreation and does not prejudice the openness and rural character of this green belt area and is considered to comply with the policies listed.

CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out only in accordance with the details shown on the application form, site location plan and approved drawing(s) ACL12CL 03, and specification contained therein. **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 If the equestrian use on the site ceases then the building hereby permitted shall be removed from the land in its entirety within 3 months

of that use ceasing. **REASON** : That the building is only appropriate development within the Green Belt as it is required for outdoor sport and outdoor recreation and if that requirement ceases then the building shall be removed in order to avoid a proliferation of such stable buildings, which would be harmful to the openness of the Green Belt and contrary to Policy RAP13 of the Warwick District Local Plan 1996-2011 and the aims and objectives of the National Planning Policy Guidelines 2012.

- 4 The stables hereby permitted shall only be used for purposes in connection with and incidental to the use of the land for grazing purposes and shall not be used for the purposes of a livery or riding school or any other commercial purposes. **REASON** : To protect the rural character of the area, in accordance with Policies RAP10 and RAP13 of the Warwick District Local Plan 1996-2011.
