Planning Committee: 10 November 2010 **Item Number:**

Application No: W 10 / 1158

Registration Date: 31/08/10

Town/Parish Council: Lapworth **Expiry Date:** 26/10/10

Case Officer: Penny Butler
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Land to north of, Packwood Farm, Packwood Road, Lapworth, Solihull, B94 6AS

Construction of a horse manege comprising an all weather riding surface with 1.4m high perimeter fencing (renewal of extant permission W08/0266) FOR Mr N Cribb

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

SUMMARY OF REPRESENTATIONS

Lapworth Parish Council: Object. Inappropriate development of the green belt and not attached to a dwelling.

WCC Ecology: The application site lies immediately adjacent to a watercourse and therefore it must be ensured that the construction of hard standing does not lead to polluting drainage into the watercourse, therefore recommend a note advising of water conservation and recommending a sustainable drainage system is installed.

WCC Countryside Access Team: The applicant should be aware that Public Footpath SL34 is within the proposed development site and must remain open and available for public use at all times.

RELEVANT POLICIES

- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- Planning Policy Guidance Note 2: Green Belts.

PLANNING HISTORY

A timber building containing two stables, a tack room and hay store was approved in 2007. This consent as renewed earlier this year under W/10/0615 and has not yet been erected. This was located 25m from the site frontage with Packwood Road close to the northern boundary of the site with the brook.

W/08/0266 was approved in accordance with the officer's recommendation by Planning Committee in April 2008. Members added two further conditions, to prevent commercial use and require a sustainable drainage system.

KEY ISSUES

The Site and its Location

This site is located on the extreme northern boundary of the District, where Packwood Road passes over a brook. The site slopes down slightly to the brook in the north, and up slightly to the southern side. A public footpath runs across the site close to the southern boundary of the field. The site is screened by hedgerows and there is an existing field access located midway along the road frontage. The land is within the Green Belt.

Details of the Development

The proposal is to 'renew' the consent granted in 2008 under W/08/0266. The proposal is to create a horse manege measuring 20m by 40m, that would be located 20m from the site frontage with Packwood Road. The manege surface would consist of a sand and rubber fibre mix surface that is light grey in colour, and would be surrounded by 1.4m high three bar timber fencing with a kick board at the base.

Assessment

The proposed manege and fencing would be visible from the road when viewed through the field gate, and also from the public footpath. From other vantage points the proposals would be partly obscured by hedge lines. The proposed 1.4m high fencing would be the most noticeable element of the scheme as it is raised above ground level. The three bar design of the fence will have an appropriate rural appearance and would not have such an enclosing visual impact that the openness of the Green Belt would be harmed.

The proposal is considered to be an appropriate form of development as it would preserve the openness of the Green Belt and not conflict with the purposes of including land within it, and would therefore comply with Local Plan Policy DAP1. The site has not changed significantly since consent was originally given nearly 3 years ago and, as there has been no significant change in policy in respect of this type of application, I see no reason why this application should not be granted again.

RECOMMENDATION

GRANT, subject to the conditions listed below.

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 approved drawing(s), and specification contained therein, submitted on 25 February and 4 March 2008 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 Details of a sustainable drainage system shall be submitted to and approved by the Local Planning Authority before any work is commenced and the development shall be carried out and completed in accordance with the details so approved. **REASON**: To ensure the protection of the watercourse and conserve water in accordance with Policy DP9 of the Warwick District Local Plan 1996-2011.

4 The manege 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 Planning Policy Statement 7 : Sustainable Development in Rural Areas and Planning Policy Guidance Note 2 : Green Belts and to satisfy Policy RAP10 of the Warwick District Local Plan 1996-2011.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, 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.