Planning Committee: 05 February 2013 **Item Number: 8**

Application No:W12 / 1570

Registration Date:11/12/12
Town/Parish Council: Sherbourne **Expiry Date:**05/02/13
Case Officer: Penny Butler
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Old Barn, Longbridge, Barford Road, Warwick
Change of use from open agricultural storage barn to secure storage unit (Use Class B8). Installation of exterior cladding to barn.Erection of private mobile equestrian stables within building. (Retrospective application) FOR Mr AShaw
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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.

DETAILS OF THE DEVELOPMENT

This application seeks retrospective permission for the conversion of the Dutch barn to storage use, and for the provision of a three unit mobile field shelter under an existing side lean to. The proposal involves cladding the metal framed structure with close boarded timber cladding and installing large entrance doors at one end. This has been carried out in four of the five bays of the building.

THE SITE AND ITS LOCATION

The site forms part of an isolated farm complex near the Longbridge interchange of the M40 motorway and is surrounded by open farmland. Access to the site is via a long single track gated lane. The application relates to a Dutch barn with long lean to canopy on one side, which also has a smaller lean to secure store on the end which has existing permission for general storage use (B8). The Dutch barn is located adjacent to a recently refurbished dwelling house and offices and their parking area. There are restricted views from public highways, the main one being the cycle bridge over the motorway.

PLANNING HISTORY

In 2003 permission was granted to convert the farm house and adjoining agricultural buildings to a mixed residential and workshop (B1) use (W03/0942). Permission was then granted in 2005 (W05/1547) for a similar scheme with a greater proportion of workshop space, and in 2009 (W09/1073) for a similar scheme plus extensions to the farm house.

In 2010 an agricultural prior approval notification was approved for the erection of lean to extensions on three sides of the Dutch barn for the storage of machinery, hay, straw and grain (W10/1054/AG). This allowed the barn walls to be clad in green metal box profile steel and the roof to be grey box profile steel.

In June 2012 a planning application (W12/0404) was refused for the change of use of the Dutch barn to a secure storage unit (Use Class B8), the installation of exterior cladding to barn and the erection of private mobile equestrian stables under the side wing of the barn. The reason was that the building was not considered to be of sufficiently permanent and substantial construction to comply with Policy RAP7.

Following this refusal, the applicant commenced works refused under this application, and an enforcement investigation was commenced in October 2012. An appeal against the refused application was submitted in November 2012 but the applicant has requested this be held in abeyance for three months until the current application has been determined. An enforcement report into the unauthorised works and change of use was presented to Planning Committee on 27 November 2012 with a recommendation that no enforcement action be taken, and this recommendation was endorsed by the Planning Committee. Given the decision of Planning Committee to not authorise enforcement action, the District Council has not submitted a defence against the planning appeal.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- RAP6 - Directing New Employment (Warwick District Local Plan 1996 - 2011)
- RAP7 - Converting Rural Buildings (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Barford, Sherbourne&Wasperton Joint Parish Council : Object because of the impact of the development on the character and appearance of the area & parking provisions, access and highway safety.

Warwickshire Fire & Rescue Service: No objection subject to a condition requiring the provision of water supplies and fire hydrants for fire fighting purposes.

Assessment

Principle of use

The National Planning Policy Framework sets out at paragraph 28 that planning policies should support economic growth in rural areas, including the diversification of rural businesses and the sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well designed new buildings. At paragraph 64, it also states that planning permission should be refused for development of poor design.

Local Plan Policy RAP6 identifies that new employment development involving the conversion of rural buildings for small scale uses or uses of a low intensity may be permitted subject to Policy RAP7. Policy RAP7 sets out that proposals to reuse and adapt existing rural buildings of permanent and substantial construction may be permitted in circumstances where the proposed use can be accommodated without extensive rebuilding or alteration to its external appearance.

In order to facilitate the change of use of this agricultural barn to secure the proposed storage use, the provision of extensive exterior cladding and infilling of this open sided barn was required. It is considered this constitutes an extensive alteration to the former external appearance of the barn and is therefore contrary to Policy RAP7 as a conversion of an existing building. However, the external appearance is not dissimilar to that of numerous agricultural buildings within the countryside, many of which may have been erected under agricultural permitted development rights. For that reason, and given the low intensity of the existing use of the building, and the economic benefits of the use, it is considered that these matters outweigh the minor conflict with Policy RAP7, and that the development is therefore acceptable since it would comply with the NPPF. The proposed storage of catering equipment would be low intensity with deliveries made two to three times per week, with one off site employee collecting a light goods van from the site each day and returning it each evening. The use would not involve HGVs, although the public road terminating at the site entrance is suitable for such use, therefore there would be no harm caused to highway safety and the development would not conflict with Policy DP6.

There is no objection to the siting of equestrian shelters within the building since this is an appropriate use in the countryside.

Visual impact

The distance of the building from the nearest public vantage points on the foot bridge over the M40 and the A429 is substantial, so any public views are long distance only. There are no nearby properties that would be affected, therefore the proposal would comply with Policy DP2.

It is not necessary to impose any conditions aside from that requiring supplies for fire fighting purposes, as the majority of the development has now been completed.

Summary/Conclusion

In the opinion of the Local Planning Authority, the building proposed for conversion is of permanent construction and the proposed use can be accommodated without inappropriate 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 shall not be commenced until a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire fighting purposes at the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall not then be occupied until the scheme has been implemented to the satisfaction of the Local Planning Authority.
REASON: In the interests of fire safety.