Planning Committee: 05 January 2011 **Item Number:**

Application No: W 10 / 1422

Registration Date: 28/10/10

Town/Parish Council: Sherbourne **Expiry Date:** 23/12/10

Case Officer: Steven Wallsgrove
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Sherbourne Manor, Vicarage Lane, Sherbourne, CV35 8AB
Erection of two glasshouses (retrospective application) FOR Mr D Long

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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

Barford and Wasperton Joint Parish Council: "The JPC objects to the larger greenhouse on the following grounds:
1. Its impact on the rural landscape.
2. Its size.
3. Non-compliance with DAP8 as detailed in the Sherbourne conservation document applying to open spaces."

Public Response: Two residents object as the buildings are visible from Vicarage Lane, one is large so suggests a commercial use, and is near a vehicle access, could result in increased traffic and will affect the natural beauty of the parkland.

CPRE: Object since small greenhouse affects setting of Listed Building, and large greenhouse is inappropriate in Conservation Area.

WCC (Ecology): Recommend that trees should be retained and protected and any trees affected should be surveyed for bats prior to determination. Notes on amphibians and reptiles should also be included.

Conservation Officer: No objection as there is a need for greenhouses and the proposed sites are well screened and the smaller one is in a traditional location.

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)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

The only approvals given since 1974 have been for the demolition of some outbuildings in 1983, a swimming pool enclosure in 1986, a garage block extension in 1990, and extensions to the house in 2008.

KEY ISSUES

The Site and its Location

Sherbourne Manor is a Grade II Listed Building standing in landscaped parkland grounds, the whole site being in the Conservation Area. The premises are bounded by Fulbrook Lane on the south, Vicarage Lane on the east and a farm access track to the west. The Sherbourne Brook runs through the grounds.

Details of the Development

The proposal, which is retrospective, is for the retention of a small, (8.2m x 4.4m) second-hand, metal framed, greenhouse erected at the end of the range of traditional range of single storey outbuildings at the back of the house, and for a larger greenhouse to the north of the tennis court near to Vicarage Lane.

The small greenhouse is largely screened from the park by existing conifers. It is to be used as a propagation house for seeds, cuttings, winter storage of tubers, and 'potting on' of plants, and would be heated.

The larger greenhouse is of 3 bays and measures 20.7m x 19.8m. One bay is to be used for potting and growing of climbers, perennials and shrubs, with the 'potting on' of plants from the propagation house. The second bay is to have a little heat and is to be used for growing plants for the patio, baskets, the conservatory and tender young plants. The third bay is to be used for growing cucumbers, melons, peppers, tomatoes, strawberries, etc., including cut flowers for the house.

This larger greenhouse is screened from the south by a tall conifer hedge, from the parkland by conifer trees which have been reduced in height and from the road by other mixed tree and shrub planting. An existing gap in this screen (where there was a vehicle access) is now blocked with a fence and new screen planting has been carried out to supplement the existing.

Assessment

Sherbourne Manor is a substantial country house standing in 6.1 hectares (15 acres) of grounds, comprising a mixture of formal gardens, vegetable garden, woodland, lawns and parkland. A property of this size requires a substantial amount of maintenance and, if it is to be self sufficient in production of plants, flowers, fruit and vegetables, (as far as is practicable) a number of greenhouses and staff are required.

In this context, the estate now employs three full-time gardeners but all the original greenhouses and potting sheds have been removed over many years. These greenhouses and potting sheds were both inside and outside the walled garden.

The present two greenhouses have been located where they are generally screened from both the open parkland and general public views and, therefore, are considered to protect both the setting of the Listed Building and the character of the Conservation Area. The smaller one has been sited at the far end of a range of traditional, brick-built, single storey outbuildings and opposite a similar, but larger, range of traditional brick and tile stables and coachhouses (now used for garaging, etc.) to the side and rear of the main house. It is screened from the parkland by evergreen trees and is considered to be an appropriate location for this building.

The larger greenhouse is sited behind the tennis court to the north of the walled garden and is screened by a tall conifer hedge from the tennis court and by two rows of conifers (which have had their tops taken off) from the parkland. It is considered that these established plant screens separate the rest of the grounds from the more 'utilitarian' areas and, therefore, that the three-bay greenhouse is also appropriately located. It is accepted that it can be seen, in part, from Vicarage Lane but it is considered that this does not justify a refusal, and additional screen planting has already been carried out which will mature within a few years.

It is considered therefore that the design and siting of the two greenhouses is acceptable.

The Parish Council, in their comments, refer to a 'Sherbourne Conservation document apply to open spaces'. It is assumed that this is a reference to the leaflet on the Conservation Area, which refers to views from Vicarage Lane. These views are not of this site, but across the fields opposite.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

1 The greenhouses hereby approved shall be used for the production of plants for Sherbourne Manor only and shall not be used for the production of plants for commercial purposes. **REASON:** Since the commercial production of plants is likely to result in significantly increased traffic levels on the narrow country lanes around the site which would affect the amenities of local residents and could damage the verges leading to a deterioration in the character of the Conservation Area contrary to policies DP2 and DAP8 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 cause unacceptable harm to the architectural and historic character of the Conservation Area within which the site is located. The proposal is therefore considered to comply with the policies listed.