Planning Committee: 02 February 2011 **Item Number:**

Application No: W 10 / 1373

Registration Date: 24/11/10

Town/Parish Council: Stoneleigh **Expiry Date:** 19/01/11

Case Officer: Steven Wallsgrove
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Land adjacent 170, Kenilworth Road, Coventry CV8 2FF
Erection of equipment store FOR Mr A S Marwaha

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

SUMMARY OF REPRESENTATIONS

Ashow, Burton Green and Stoneleigh Joint Parish Council: The Parish Council requests refusal of this application on the following grounds: it is inappropriate and unnecessary to build in the Green Belt Area; proposed access to the site represents a danger to passing pedestrians/cyclists; there is existing adequate space within the curtilage of the house for storage buildings.

Crackley Residents Association: Crackley Residents' association has campaigned for over 20 years against inappropriate development in the Crackley area and worked hard to protect the area known as the "Crackley Gap". Given the environmental sensitivity of the area, we consider the erection of any buildings in this narrow expanse of Greenbelt and Special Landscape Area to be wholly inappropriate and would certainly detract from the openness of this part of the Green belt. On behalf of our membership of over 100 local households, we therefore urge you to mirror your decision for previous similar applications (eg Planning Application W/97/0304) and refuse planning permission.

WCC (Ecology): Recommend that the hedges and trees are protected, with notes about nesting birds, badgers and reptiles.

Public Response: Three local residents object on grounds of being in the Green Belt, and is unnecessary. One resident states that an identical building has been approved by Coventry City Council in the north corner of 170 Kenilworth Road. [This was for a garden store.]

RELEVANT POLICIES

- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- Planning Policy Guidance 2 : Green Belts

PLANNING HISTORY

Planning permission was granted for a vehicular access in 1991. A block of ten stables, tack room and feed room was refused in 1997 (W97/0304). An application for a small agricultural equipment building was withdrawn in September 2010.

KEY ISSUES

The Site and its Location

The premises consist of a single field of some 3 ha on the edge of Coventry, and in the Green Belt. The land falls gently away from the road, towards the south-west. A vehicle access exists in the south corner of the field.

Details of the Development

The proposal is to erect a brick and tile storage building measuring 10 m by 5m, with two roller shutter doors, beside the access and backing onto the boundary hedge.

Assessment

The site lies in the Green Belt in the gap between Kenilworth and Coventry so the principal issues are the impact of the proposal on the openness of the area and whether it is appropriate development. One of the categories of 'appropriate' development listed in PPG2: Green Belts is development for agricultural purposes. Since the building is to store equipment to maintain and cultivate the land, the use, in itself, is appropriate.

In terms of its impact on the openness of the area, the building is sited below the level of the road and would be sited beside the overgrown boundary hedge. It is considered, therefore, that its visual impact will be small since it has an eaves height of some 3.5 m and a ridge line of only some 4.5 m. The building would be accessed via an existing vehicular access, previously granted planning permission.

The size of the building is also small, 10 m by 5 m, and is only capable of storing a limited amount of equipment; the applicant specifying a tractor, with attachments for mowing, seeding and ploughing, maintenance equipment, and storage of seeds and fertilisers. It is considered that the size of the building is appropriate for the area of the holding (some 3 ha.)

Whilst noting the objections raised to this application, it is therefore considered this particular application would be acceptable in this rural Green Belt location.

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 no 10.05.02, and specification contained therein, received on 15 October 2010 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 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.

4 The building shall be used for the storage of agricultural equipment and goods for the cultivation and maintenance of the field and for no other purpose. **REASON:** The site lies in the Green Belt where other storage uses may not be appropriate, in accordance with the guidance in Planning Policy Guidance Note 2: Green Belts.

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.