**AGENDA MANAGEMENT SHEET**

**Name of Committee**  
Regulatory Committee

**Date of Committee**  
23 February 2010

**Report Title**  
Hopkins Farm, Lower Tysoe - The Construction of a Barn/Stock Building

**Summary**  
This application seeks consent for the construction of a barn/stock building for the purposes of housing cattle at Hopkins Farm, Lower Tysoe.

**For further information please contact**  
Mohammed Nasser  
Planner  
Tel. 01926 412193  
mohammednasser@warwickshire.gov.uk

**Would the recommended decision be contrary to the Budget and Policy Framework?**  
Yes/No

**Background Papers**  
Planning Application (S4693/10CC001) registered on 8/1/10.  
Police Architectural Liaison Officer Consultation Response – Received on 14/1/10.

**CONSULTATION ALREADY UNDERTAKEN:-**  
*Details to be specified*

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| Local Member(s)  
(With brief comments, if appropriate) |  
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<td>X Councillor I Seccombe – no comments as at 9/2/10.</td>
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| Cabinet Member  
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member) |  
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| Legal  
I Marriott – agreed. |  
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Other Chief Officers

District Councils

Stratford on Avon District Council – no comments received.
Stratford on Avon District Council Environmental Health – no comments received.

Health Authority

Police

Police Architectural Liaison Officer – no objection.

Other Bodies/Individuals

Tysoe Parish Council – no comments received.

FINAL DECISION

YES/NO

(If ‘No’ complete Suggested Next Steps)

SUGGESTED NEXT STEPS:

Details to be specified

Further consideration by this Committee

To Council

To Cabinet

To an O & S Committee

To an Area Committee

Further Consultation
Regulatory Committee – 23 February 2010

Hopkins Farm, Lower Tysoe -
The Construction of a Barn/Stock Building

Report of the Strategic Director for
Environment and Economy

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the construction of a barn/stock building for the purposes of housing cattle at Hopkins Farm, Lower Tysoe Road, Lower Tysoe, subject to the conditions and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

Application No: S4693/10CC001
Received by County: 8/1/2010
Applicant(s): Warwickshire County Council, Shire Hall, Warwick, CV34 4RP.
Agent(s): Mrs Carolyn Cox, Warwickshire County Council, Environment and Economy, Rural Communities, Barrack Street, Warwick, CV34 4SX.
The Proposal: This application seeks consent for the construction of a barn/stock building for the purposes of housing cattle at Hopkins Farm, Lower Tysoe [submitted under Regulation 3 of the Town and Country Planning Regulations 1992].

Site and Location: Hopkins Farm, Lower Tysoe Road, Lower Tysoe, CV35 0BN.
Grid Reference: 409420,257060
See plan in Appendix A

1. Application Details

1.1 This application seeks consent for the construction of a barn/stock building on land located within Hopkins Farm along with a lean-to which will form part of the existing group of agricultural buildings found within the site.
1.2 The proposed stock building is to be constructed to a height of 7m from ground level to its ridge vents and is to encompass a total area of 278.4m² whilst the lean to is to measure 55.75m², a total area of 334.2m². The proposed stock building is to be constructed from a combination of concrete panels and ‘Yorkshire’ timber cladding. Concrete panels are to be utilised on the lower half of the building whilst the timber cladding will be utilised on the upper half of the building up to the roof line.

1.3 The roof itself is to be constructed from fibre cement sheeting, coloured grey so as to match the appearance of the existing agricultural buildings located in the vicinity. Access to the proposed stock building will be gained through the implementation of one 4.26m high gate on the buildings western elevation and also through two 1.52m high gates on each gable end of the building.

1.4 The proposed development works at Hopkins Farm have been put forward in response to the County Council’s ongoing refurbishment and improvement programme that will enable the farm to continue as a viable stock farming business by increasing the current herd of cattle from 50 to 70.

2. Consultations

2.1 Stratford on Avon District Council – no comments received.

2.2 Stratford on Avon District Council Environmental Health – no comments received.

2.3 Councillor I Seccombe – no comments received as at 9/2/10.

2.4 Police Architectural Liaison Officer – no objection.

2.5 Tysoe Parish Council – no comments received.

3. Representations

3.1 None.

4. Observations

4.1 Hopkins Farm is a Warwickshire County Council owned small holding that is leased to a tenant. The farm itself comprises of approximately 73 hectares of land and is run as a stock farm which currently manages 50 cattle and is now looking to increase this number to 70 cattle.

4.2 Hopkins Farm is set back from Lower Tysoe Road and is situated on the outskirts of the village of Lower Tysoe. The existing farm buildings sit within a substantial plot that is screened from the road and surrounding neighbours by existing mature vegetation and existing agricultural buildings with the nearest residential property located approximately 120m in a south westerly direction. As such, it is considered that the development, through its layout and design, would not have an unacceptable impact on residential amenity and as such
accords with policy DEV.4 (Layout and Design) in the Stratford on Avon District Local Plan.

4.3 The proposed stock building and lean-to is to be constructed from materials that would provide an element of cohesive design in relation to the existing agricultural buildings and as such provides development that would be expected within a rural setting. As such it is considered that the proposed development accords with policy PR.1 (Landscape and Settlement Character) of the Stratford on Avon District Local Plan. All materials samples and specifications are to be approved before development commences and a condition requiring this is recommended.

4.4 The proposed development is to be located within the Cotswolds Area of Outstanding Natural Beauty (AONB). It is considered that the development proposals are essential for the viable operation of the existing small holding whilst the scale of the development works are considered to complement the existing agricultural buildings located within Hopkins Farm. As such, it is considered that the development proposal accords with policy EF.1 (Cotswolds Area of Outstanding Natural Beauty) which seeks to promote agricultural development where there is a genuine need for it as long as the siting and design of the development would not have a detrimental impact upon the surrounding landscape.

4.5 Hopkins Farm is at present an operating stock farm with 50 cattle however, in order to maintain the small holding as a viable entity the tenant would need to increase the cattle heard to 70 animals which in turn would require further accommodation by way of the proposed barn/stock building. As such it is considered that the proposed development works at Hopkins Farm accord with Policy CTY.4A (Agriculture and Farm Diversification) which seeks to permit development for agricultural purposes where there is a genuine need for such a purpose and that the development is designed and sited in such a way as to not have a detrimental impact upon the environment.

5. Conclusion

5.1 It is considered that the development is in accordance with the relevant provisions of the development plan and that the development is acceptable in amenity terms. Furthermore, it is considered that the development proposal benefits the local rural economy through retaining and improving an economically viable small holding.

PAUL GALLAND
Strategic Director for Environment and Economy
Shire Hall
Warwick

9 February 2010
Regulatory Committee: 23rd February 2010

Construction of Barn/Stock Building - Hopkins Farm

Produced using Warwickshire Online Mapping Browser and Toolkit (WOMBAT) Corporate GIS.
Appendix B of Agenda No

Regulatory Committee – 23 February 2010

Hopkins Farm, Lower Tysoe -
The Construction of a Barn/Stock Building

Application Number – S4693/10CC001

1. The development hereby approved shall be commenced no later than three years from the date of this permission.

**Reason** – To comply with the provisions of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the details submitted Application Reference No. S4693/10CC001 and in accordance with the approved plans Reference 2489/3/01 and 2489/3/02 and any samples or details approved in accordance with the conditions attached to this permission, except to the extent that any modification is required or allowed by or pursuant to these conditions.

**Reason** – In order to define the scope of the permission and in the interests of clarity.

3. No development shall take place until a schedule of all external finish materials to be used in the construction of the external walls and roof of the proposed development hereby permitted have been submitted to and approved in writing by the County Planning authority. The development shall then be carried out in full in accordance with the approved details submitted.

**Reason** – In order to ensure the satisfactory appearance of the completed development.

Development Plan Policies Relevant to this Decision

Stratford on Avon District Local Plan – Adopted July 2006.

**PR.1 – Landscape and Settlement Character** – This policy seeks to ensure that development proposals should respect and where possible, enhance the quality and character of the area.

**DEV.1 – Layout and Design** – Development proposals will be required to have regard to the character and quality of the local area.

**EF.1 – Cotswolds Area of Outstanding Natural Beauty** – The special qualities of those parts of the Cotswolds Area of Outstanding Natural Beauty which lie within Stratford on Avon District, will be protected, and where opportunities arise, be enhanced.
CTY.4A – Agriculture and Farm Diversification – Seeks to promote agricultural development where there is a genuine need for it and that the siting and design of the development would not have a detrimental impact on the environment.

Reasons for the Decisions to Grant Permission

The development hereby permitted is considered to be in accordance with the relevant provisions of the development plan and it is considered that there are no contrary material considerations sufficient to justify withholding planning permission. Furthermore, it is considered that the development proposal benefits the local rural economy through retaining and improving an economically viable small holding.