

Combroke Parish Council

Consultation for Planning Application 15/03316/AGNOT

Proposed: Erection of Agricultural building for the storage of fodder and agricultural machinery

at Combrook House, Spring Lane, Combrook CV35 9HN

Representation

The Parish Council was able to give some consideration to this application at a meeting on 21st September as an item additional to the agenda. Following a brief presentation of the proposal those residents present were invited to make comments on the proposal.

Heritage

The site lies *within* the Conservation Area of Combrook and Compton Verney. It lies some 65m to the south of the southernmost Compton Pool -part of the Historic Parkland of Compton Verney which, together with Compton Verney itself, is recognised in the District Council's Conservation Appraisal¹ as being of national importance.

The Conservation Appraisal also identifies the Combrook and Compton Verney Conservation Area as one of exceptional amenity value.

The Conservation Appraisal concludes that sensitive planning decisions are required to ensure the Conservation Area character and environmental quality is maintained.

The original designation map (1972) for the Combrook Conservation Area identifies the area in which the proposed site lies as an area of **landscape value** which includes two key views (extract of map attached).

Also nearby are two public footpaths, not identified on the plans submitted.

SD 86 is a major footpath and bridleway emerging from Knightleys Coppice and the Compton Verney Parklands. It is regularly used by walkers visiting the area for its amenity value. It runs some 60m from the proposed site roughly parallel to the proposed north facing elevation. A further footpath, SD 86C, branches SW from SD86 passing through the grounds of Combrook House close by the site and the proposed east facing elevation.

The site is also within the vicinity of Combrook House, which is a Grade II Listed Building of C17 origin or earlier with C19 alterations and additions.

It is noted that the proposed site is adjacent an existing building, previously in equine use, immediately to the south of the proposed south facing elevation. However the length of the new proposed building, at 23m, is considerably beyond the span of that side of the existing equine building.

For the above reasons the Parish Council requests that the Planning Authority's Conservation Officer and Landscape Specialist are consulted to provide **an expert appraisal** of these proposals in relation to their impact on the Conservation Area and nearby Listed Building.

¹Combrook and Compton Verney Conservation Area Study 1994, Alan Smith & Partners

Other matters

1. This proposed building is 23m long by 6.4m wide, which represents a significant size. It is not clear from the application how the proposed size is justified, given the total area of pastureland within the holding.
2. PPG 7 Annex E: Permitted Development Rights for Agriculture And Forestry provide guidance to Local Authorities in section E 24 - E35 on the ways in which the unwelcome impact of large agricultural buildings upon the landscape and amenity of an area can be mitigated. For example through consideration of *appropriate siting* within the holding, as well as design choices which might be made. The Parish Council will be pleased if these principles underpin the Local Authority's overall assessment of this application.

1 October 2015

Attachment: extract 1972 Combrook Conservation Area Designation Map

