

WIRRAL COUNCIL

PLANNING COMMITTEE

23 JULY 2014

SUBJECT:	NOT EXPEDIENT FOR ENFORCEMENT ACTION AGAINST MATERIAL ALTERATION TO THE APPEARANCE OF AN EXISTING BARN
WARD/S AFFECTED:	PENSBY & THINGWALL
REPORT OF:	KEVIN ADDERLEY
RESPONSIBLE PORTFOLIO HOLDER:	N/A
KEY DECISION	NO

1.0 EXECUTIVE SUMMARY

- 1.1 To advise Planning Committee of a breach of planning control comprising of the material alteration of the external appearance of a barn and to seek a resolution not to take enforcement action.

2.0 RECOMMENDATION/S

- 2.1 It is not considered expedient to take enforcement action in this instance.

3.0 REASON/S FOR RECOMMENDATION/S

- 3.1 The development that has taken place is the re-cladding of an existing barn located within the Green Belt, the structure itself has not been extended and the cladding improves the external appearance and preserves the established openness of the green belt.
- 3.2 Having regards to Policy GB2 the development is deemed appropriate as the building is used as part of the established agricultural holding of Top House Farm.
- 3.3 Policy GB2 states; Within the Green Belt there is a general presumption against inappropriate development and such development will not be approved except in very special circumstances. Planning permission will not be granted for development in the Green Belt unless it is for the purposes of agriculture and forestry.

4.0 BACKGROUND AND KEY ISSUES

- 4.1 A site visit was undertaken on 19th November 2013, colour photographs on file show the barn as partially re-clad with the metal sheet cladding extended from the eaves of the barn to the ground.

- 4.2 On 19th November 2013 a letter was sent to the owner/occupier requesting a planning application.
- 4.3 The owner Mr O Grady contacted the Council to explain that the barn had not been extended but re-clad, photographs showing the original barn as previously clad were not forthcoming.
- 4.4 A photograph from an internet search engine, shows the extent of the cladding on the barn prior to the current external finish, it is clear that the cladding has been extended downwards on the majority of the original barn and that the roof has been replaced.
- 4.5 The Council telephoned Mr O Grady on 29th November to request a planning application for the external alterations to the barn as the additions constitute a material alteration to the appearance of the barn. Mr O Grady contacted the Council and stated that he would send in photographs of the barn showing the extended cladding as an existing feature, the photographs were not forthcoming.
- 4.6 No planning application has been submitted to date; it is considered that the extended cladding of the barn would be supported under the Councils current Green Belt policy GB2, and it is therefore not expedient to take enforcement action for the removal of the cladding.

5.0 RELEVANT RISKS

- 5.1 No risks identified.

6.0 OTHER OPTIONS CONSIDERED

- 6.1 The submission of a planning application was not forthcoming; in this instance enforcement action is not considered expedient.

7.0 CONSULTATION

- 7.1 None undertaken

8.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

- 8.1 Not applicable.

9.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

- 9.1 Not applicable.

10.0 LEGAL IMPLICATIONS

- 10.1 Not applicable.

11.0 EQUALITIES IMPLICATIONS

- 11.1 Not applicable.

11.2 Equality Impact Assessment (EIA)

(a) Is an EIA required?

No

12.0 CARBON REDUCTION IMPLICATIONS

12.1 Not applicable.

13.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

13.1 Not applicable.

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Council Meeting	Date