

**AGENDA MANAGEMENT SHEET**

**Name of Committee** Regulatory Committee

**Date of Committee** 8th May 2007

**Report Title** Scrapyard at Ryton Mill - Extension to Existing Reception Building

**Summary** This application is for the extension to an existing reception building on land at Whites of Coventry, Ryton Mill, London Road, Ryton-on-Dunsmore.

**For further information please contact** Lucy Hill  
 Planning Officer  
 Tel. 01925 412643  
 lucyhill@warwickshire.gov.uk

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

**Background Papers** Application registered on 14th March 2007.

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

- Other Committees  .....
- Local Member(s)  Councillor Mrs H Timms - no comments received  
(With brief comments, if appropriate) as at 24/4/07.
- Other Elected Members  .....
- Cabinet Member  .....  
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)
- Chief Executive  .....
- Legal  I Marriott – comments incorporated.
- Finance  .....
- Other Chief Officers  .....
- District Councils  Rugby Borough Council – no objection.

- Health Authority  .....
- Police  .....
- Other Bodies/Individuals  Ryton-on-Dunsmore Parish Council – no comments received as at 24/4/07.

**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 - 8th May 2007

### Scrapyard at Ryton Mill - Extension to Existing Reception Building

#### Report of the Strategic Director for Environment and Economy

#### Recommendation

That the Regulatory Committee authorises the grant of planning permission for the extension to an existing reception building on a scrapyard at Ryton Mill, London Road, Ryton-on-Dunsmore, 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: R433/07CM009.

Received by County: 7/3/2007.

Advertised Date: 22/3/2007.

Applicant: Mr J White, Whites of Coventry, Ryton Mill, London Road, Ryton-on-Dunsmore, CV8 3DX.

Agent: Ray Pinder Design Ltd, 73 Buckland Drive, Allesley Park, Coventry, CV5 9LT.

The Proposal: Extension to existing reception building on Whites of Coventry, Ryton Mill, London Road, Ryton-on-Dunsmore.

Site and Location: 48m<sup>2</sup> of land at Ryton Mill, London Road, Ryton-on-Dunsmore, CV8 3DX.

See plan in **Appendix A**.

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#### 1. Application Details

- 1.1 This application seeks permission for the extension of an existing reception building at a scrapyard on London Road to allow for a customer area together with a weighbridge window and secure payments office.
- 1.2 The site offices are located to the east of the main site entrance at the bottom of the access road. The proposed extension would be approximately 6 metres in

width, approximately 3.3 metres in height and approximately 10.4 metres in length, adjoining the western edge of the existing reception building and have a flat roof. The new extension would not exceed the total height of the existing reception building.

- 1.3 The proposed building would be an extension to the existing flat roofed, red brick building and would be constructed from materials which are in keeping with the existing reception building. A condition requiring the approval of a sample of material is recommended. Disability access would also be provided by a level entrance.

## **2. Consultations**

- 2.1 **Rugby Borough Council** – No objection.
- 2.2 **Councillor Mrs H Timms** – No comments received as at 24/4/07.
- 2.3 **Ryton-on-Dunsmore Parish Council** – No comments received as at 24/4/07.

## **3. Representations**

- 3.1 No representations have been received.

## **4. Observations**

### **Site Description**

- 4.1 The scrapyards are located in the Green Belt, just off the A45 to the south east of Coventry and to the north west of Ryton-on-Dunsmore. The site is bounded to the north by Mill Stream and the River Avon flood plain which comprises agricultural land. Sewage works are located to the south east of the site with a construction and demolition materials recycling facility located to the south west and west of the main access road.
- 4.2 Currently, the application area comprises a concrete yard area on which the existing reception, office and workshop are located together with a parking bay bounded by grey palisade security fencing which separates the office and reception from the main operational area of the site. The existing office comprises a portakabin style building which forms a second storey to the reception building below and is accessed by metal steps.

### **Visual Impact**

- 4.3 It is considered that the proposed development would not give rise to a significant visual impact as the location of the proposed extension is set back from the A45 and there are no nearby public view points into the site which is generally well screened by trees and hedgerow together.

## **Planning Policy and Other Material Considerations**

- 4.4 The proposed development is located within the Green Belt. Planning Policy Guidance Note No. 2 "Green Belts" regards such development to be inappropriate development in the Green Belt (as defined by paragraph 3.4 of PPG 2) and may only be permitted when justified by the existence of very special circumstances. The use is established in this location and provides a recycling service which helps to meet sustainability objectives. The extension is modest and its design and context makes its impact on the Green Belt insignificant. The extension will improve the efficient operation of the site and cannot be located outside the Green Belt. These are considered to constitute very special circumstances outweighing the damage to Green Belt Policy and the proposal causes no other harm to the public interest. The proposed new building is an extension to an existing building, would not exceed the height of the existing building and the construction materials would be consistent with those of the existing building. The objectives of PPG2 are incorporated within Policy GD6 of the Warwickshire Structure Plan 1996-2011 and Policy E2 of the Adopted Rugby Borough Local Plan, July 2006.
- 4.5 The appearance, design and scale of the extension would be consistent with that of the existing offices. The development would not have a greater impact than the existing building upon the openness of the Green Belt and, that the proposed development accords with Policy GP1 and Policy E3 relating to the 'protection of amenity' and 'the use of existing buildings in the Green Belt' respectively of the Adopted Rugby Borough Local Plan. In addition, given that the development would be set back from the A45 and screened from other potential public viewpoints by trees and vegetation, Policy GP3 would also be relevant.

## **5. Conclusion**

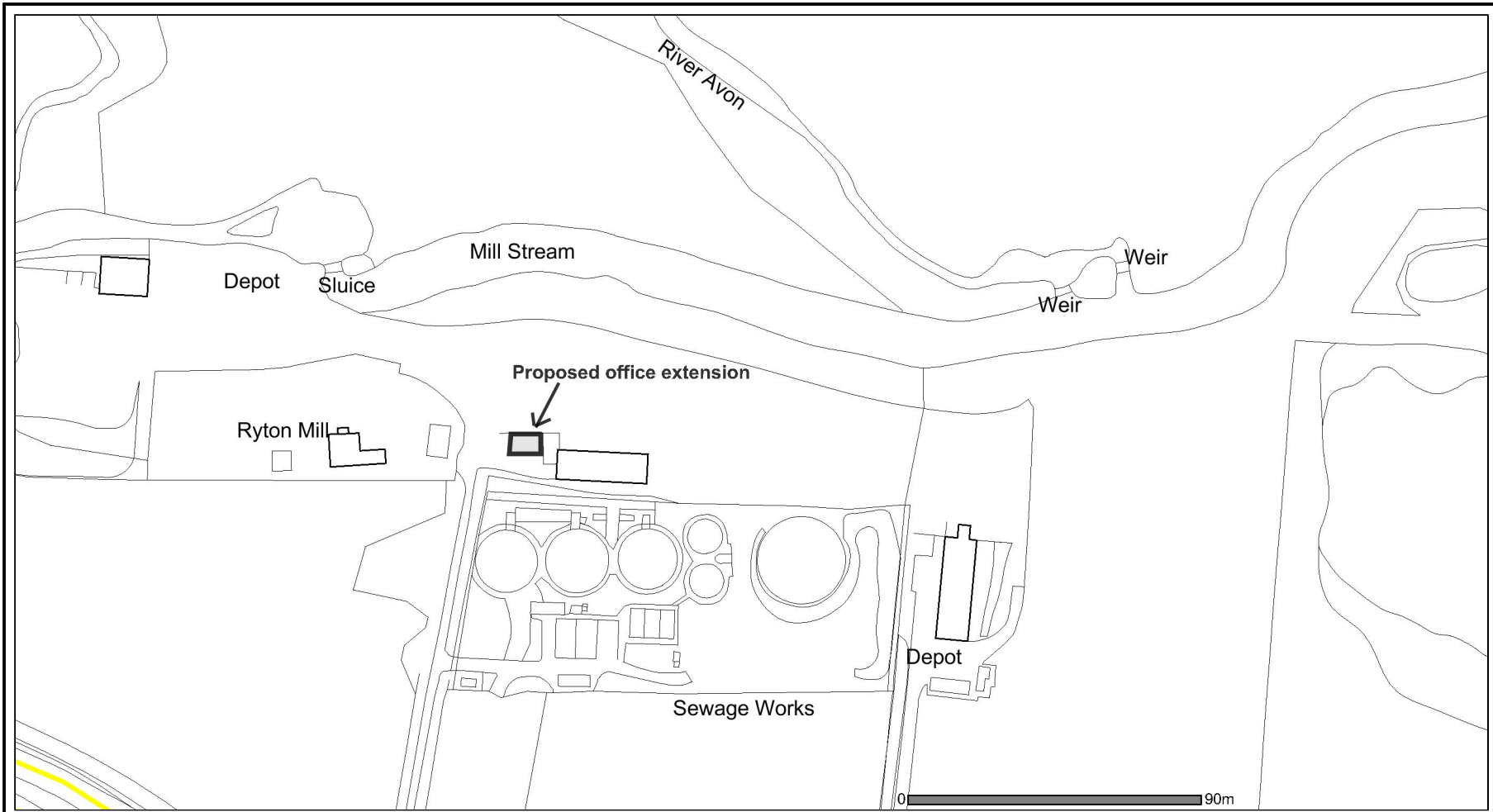
- 5.1 The development would be an extension to an existing building within an existing scrapyard. It is concluded that the very special circumstances of the proposed extension have been demonstrated and that it would therefore not have a significant impact upon the openness of the Green Belt. It is also considered that the proposed development accords to policies contained within the Development Plan and that the visual amenity of the surrounding area would not be significantly affected.

## **6. Environmental Implications**

- 6.1 It is considered that the proposed extension would not have a significant impact upon the environment.

JOHN DEEGAN  
Strategic Director for Environment and Economy  
Shire Hall  
Warwick

30th April 2007



Scale 1: 1915

Ref No. R433/07CM009

Drawn LH

Regulatory Committee 8 May 2007

Subject

**Ryton Mill proposed office extension**

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John Deegan  
Strategic Director for  
Environment and Economy  
Shire Hall, Warwick, CV34 4SX

**Regulatory Committee - 8th May 2007**

**Scrapyard at Ryton Mill - Extension to Existing  
Reception Building**

**Application No: R433/07CM009**

**Commencement Date**

1. The development hereby permitted shall be commenced before the expiration of 3 years from the date of this permission.

**Reason:** To comply with the provisions of Section 91 The Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**Pre-commencement**

2. The development hereby permitted shall not be commenced until a schedule of all external finish materials, to be used on the exterior of the building hereby approved has been submitted to and approved in writing by the County Planning Authority. The development shall then be carried out in accordance with the said approved schedule.

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

**General Operation**

3. The development hereby permitted shall be carried out in accordance with the details submitted with application reference no. R433/07CM009 and in accordance with the approved site location plan entitled 'Whites of Coventry, Ryton Mill', plan reference 06-3184-PL and 06-3184-EX together with any samples or details approved in accordance with the conditions attached to this planning permission unless, these conditions require or allow or the County Planning Authority agrees in writing to any modifications.

**Reason:** In order to define the exact details of the planning permission granted and to secure a satisfactory standard of development in the locality.

**Development Plan Policies Relevant to this Decision**

**Warwickshire Structure Plan 1996 – 2011:**

- (i) Policy GD3 – Overall Development Strategy.

### **The Waste Local Plan for Warwickshire:**

- (i) Policy Number 1 – General land use.
- (ii) Policy Number 7 – Scrap yards.

### **Adopted Rugby Borough Local Plan (July 2006):**

- (i) Policy GP1 – Appearance and design of development.
- (ii) Policy GP3 – Protection of amenity.
- (iii) Policy E2 – Green Belt.
- (iv) Policy E3 – The use of existing buildings in the Green Belt.

### **Reasons for the Decision to Grant Permission**

The harm caused by the inappropriateness of the development hereby permitted in the Green Belt is not accompanied by any other detriment that cannot be satisfactorily remedied by conditions and is outweighed by the very special circumstances constituted by the scale, design and appearance together with use of materials which do not detract from local amenity or any building being extended or otherwise altered. Furthermore this development accords to Policies 1 and 7 of the Waste Local Plan for Warwickshire which lend support to development of this nature.