DELEGATED REPORT

Recommendation Made: 12 December 2008

Reference:- 08/00954/COU **Parish:- Market Bosworth Parish Council**

Applicant:- Mr Haydn Wragg
2 The Olde Dutch
Coton Lane
Far Coton
Nuneaton

Location:- Old Dutch Narrow Boat Coton Lane Far Coton Market Bosworth Nuneaton

Proposal:- CHANGE OF USE FROM AGRICULTURAL LAND TO ALLOTMENT INCLUDING THE KEEPING OF ANIMALS IN ENCLOSURES, THE ERECTION OF A GREENHOUSE, SHED AND FENCING

Introduction:-

This is retrospective application is for the change of use of a piece of agricultural land to land used for an allotment and the keeping of animals. The application includes a shed that has already been erected on the land, and a proposed greenhouse although the applicant has indicated that he would be willing to remove this from the application if required, and a allotment area with path.

The application site is situated off Coton Bridge Lane and consists of part of field 33 metres x 31 metres and is adjacent to the Ashby Canal, it is therefore in part, within the Ashby Canal Conservation Area. The site is generally flat with a slight slope down towards the canal.

The Design and Access Statement submitted with the application states that the land is rented from the local farmer and is intended for private use only. The shed is screened from the canal by an existing tree. The use of the shed helps to keep items secure and out of sight. The fencing is for security and is post and rail with hedging planted so as to fit in with the countryside location. The chicken shed and run is located away from the canal side towards the highway boundary where there is a large mature hedge. The vegetable patch is located near to the chicken shed. A hand gate has been provided through the mature hedge in to the site

History;

07/01410/COU Retrospective application for the permanent mooring of 3 narrowboats Approved 16.01.08

07/01181/COU Change of use of agricultural land to residential
Withdrawn 11/11/07

Consultations:-

No objections have been received from the:-

The Director of Highways, Transportation and Waste Management (Highways)
The Councils Land Drainage Engineer

Director of Community Services (Ecology) notes various species recorded in the area and that an evaluation of the area carried out shows it as District Level ecological importance.

Ashby Canal Association do not consider that animals are necessary for living on a narrowboat, that the application would lead to housing development and would not wish to see further permanent or temporary buildings on this rural site.

Note to Applicant;

1 List of plans used in the determination of this application;
Site location plans (received 30 September 2008), detailed site layout (received on 16 October 2008)

Contact Officer:- Louise Forman Ext 5682

