

## Planning Committee

<b>Date</b>	19 December 2023
<b>Case Officer</b>	Mrs Emily McKenzie
<b>Application No.</b>	23/00280/FUL
<b>Site Location</b>	Bushcombe House Farm, Bushcombe Lane, Woodmancote
<b>Proposal</b>	Demolition of three existing barns and construction of three new buildings for use as holiday lets, and the conversion of an existing barn into a holiday let.
<b>Ward</b>	Cleeve Hill
<b>Parish</b>	Woodmancote
<b>Appendices</b>	Proposed Site Layout Plan Barn A Proposed Floor Plan Barn A Proposed Elevations Barn B Proposed Floor Plan and Elevations Barn C Proposed Floor Plan Barn C Proposed Elevations Barn D Proposed Floor Plan and Elevations
<b>Reason for Referral to Committee</b>	Objection from the Parish Council
<b>Recommendation</b>	Permit

### Site Location



## 1. The Proposal

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- 1.1 Full application details are available to view online at: <https://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RRO9VFQDGE200>
- 1.2 The development as proposed pertains to four separate barns within the site which have been labelled barns A, B, C and D.
- 1.3 Barn A is a historic, stone barn which is the closest to the access in the centre of the site. The proposal seeks the retention, conversion and extension of this building.
- 1.4 Barns B, C and D are modern buildings of low architectural merit which are proposed be demolished and replaced. The development would be moved further into the hillside to the north-east which would enable the provision of an adjacent parking area to the west.
- 1.5 All barns have a lawful agricultural use (Sui Generis) and the use of the buildings as well as the surrounding land is proposed to be changed to comprise holiday lets (C3).

## 2. Site Description

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- 2.1 This application relates to Bushcombe House Farm, a farmhouse in use as a holiday let which is set within grounds measuring approximately 0.08ha in total area. Within the grounds are several disused / vacant agricultural buildings which were associated with the sites former (historic) use as a farmstead. The dwelling is set on the hillside on the western carriageway of Bushcombe Lane which is a steep road with a 1:4 incline. The land within the site has been profiled / terraced in order that it is useful and practical outdoor space.
- 2.2 The site is currently accessed via a single means on Bushcombe Lane which is proposed to remain as existing as a result of the development. The access leads into a driveway which is proposed to be improved.
- 2.3 The site is located within an elevated position in the Cotswold National Landscape (formerly AONB) however is not affected by further restrictive constraints or landscape designations.
- 2.4 It is pertinent to note that the applicant owns the land surrounding the site to the to the easter, north and west as well as a further parcel across Bushcombe Lane to the south which contains a log cabin in current use as a holiday let.

## 3. Relevant Planning History

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Application Number	Proposal	Decision	Decision Date
16/00242/FUL	Siting of a single log cabin holiday let unit.	Refused – and dismissed at appeal.	01.06.2016
16/00907/FUL	Siting of a single log cabin holiday let unit (revised scheme to application reference: 16/00242/FUL)	Refused.	07.10.2016
19/00863/FUL	Proposed siting of a single holiday log cabin unit (revised scheme to application reference: (16/00907/FUL)	Permitted.	29.10.2019

## 4. Consultation Responses

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- 4.1 Full copies of all the consultation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>.
- 4.2 Woodmancote Parish Council – Objection. Concerns are summarised below:
- The site is not within the settlement boundary
  - The site is not within close proximity to services
  - Only Barn A is being converted; Barns B, C and D do not meet with policy criteria
  - There would be no employment opportunities
  - No inclusive access due to steep hill
  - Issues locally with highway network
  - Parking would affect tranquillity of the AONB
  - There is already enough self-catering accommodation nearby
  - There is no evidence for the need of accommodation of this sort
  - No LVIA has been submitted
  - The Design and Access statement is biased
  - Impact on views
  - Excessive glazing
  - Health and safety risk of structurally unsound buildings
  - The accommodation would attract hen parties which would be noisy and affect tranquillity
  - This is not infill
  - The holiday lets are actually dwellings
  - There is no contribution towards housing need
  - There is no landscape-led approach
  - Cumulative impact with this and other developments is significantly adverse
  - Design is acceptable because of agricultural feel
  - No transport assessment has been submitted
  - Highways have not undertaken a robust assessment
  - Highway safety concerns
  - Parking is insufficient
- 4.3 County Highways Officer – No Objection.
- 4.4 Conservation Officer – No Objection, subject to conditions pertaining to facing materials.
- 4.5 Flood Risk & Management Officer – No objection subject to detailed drainage condition in accordance with Water Resources Statement.
- 4.6 Landscape Officer – No response received.
- 4.7 Environmental Health Officer – No response received.
- 4.8 Ecology Officer – No Objection. The application was originally accompanied by a PEA and PEA which indicated that further emergence surveys were required. There were undertaken during the course of the application and submitted for review. The Ecology Officer confirms that the level of surveying is acceptable and suggests conditions pertaining to adherence with mitigation measures, restriction of external lighting and submission of enhancement details – all of which are considered to be acceptable.
- 4.9 Building Control – This application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

## **5. Third Party Comments/Observations**

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- 5.1 Full copies of all the representation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>.
- 5.2 The application has been publicised through the posting of a site notice allowing a period of 21 days and two letters of representation has been received. Comments are summarised below:
- The parking could overflow into the log cabin site: improvements should be made to highway safety
  - Additional hardstanding could exacerbate run-off
  - We should support local businesses to enable the area to thrive
  - The application should be subject to CIL

## **6. Relevant Planning Policies and Considerations**

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### **6.1 Statutory Duty**

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The following planning guidance and policies are relevant to the consideration of this application:

### **6.2 National guidance**

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)

### **6.3 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) – Adopted 11 December 2017**

SP1 (The Need for New Development)  
SP2 (The Distribution of New Development)  
SD3 (Sustainable Design and Construction)  
SD4 (Design Requirements)  
SD6 (Landscape)  
SD7 (AONB / National Landscape)  
SD9 (Biodiversity and Geodiversity)  
SD14 (Health and Environmental Quality)  
INF1 (Transport Network)  
INF2 (Flood Risk Management)  
INF3 (Green Infrastructure)

### **6.4 Tewkesbury Borough Local Plan to 2011-2031 (TBLP) – Adopted 8 June 2022**

TOR1 (Tourism Related Development)  
TOR2 (Serviced/Self Catering Accommodation)  
ENV2 (Flood Risk and Water Management)

### **6.5 Woodmancote Neighbourhood Development Plan 2020-2031 – Adopted 20 June 2023**

Policy 1 (Cotswolds Area of Outstanding Natural Beauty)  
Policy 3 (Residential Development outside the Woodmancote Settlement Boundary)  
Policy 5 (Water Management Statements)  
Policy 6 (Design of SUDS)  
Policy 7 (Natural Flood Management)

## 6.6 Cotswold National Landscape Management Plan 2023-2025

### 7. Policy Context

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- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the Local Planning Authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations.
- 7.2 The Development Plan currently comprises the Joint Core Strategy (JCS) (2017), the Tewkesbury Borough Local Plan to 2011-2031 (June 2022) (TBLP), and a number of 'made' Neighbourhood Development Plans.
- 7.3 The relevant policies are set out in the appropriate sections of this report.
- 7.4 Other material policy considerations include national planning guidance contained within the National Planning Policy Framework 2021 and its associated Planning Practice Guidance (PPG), the National Design Guide (NDG) and National Model Design Code.

### 8. Evaluation

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#### Principle of the Development

- 8.1 Policy TOR1 (the General Policy for Tourism Related Development) sets out that: *"The Council will support proposals for tourism related development provided that: 1) Where possible the proposal should involve the appropriate conversion and re-use of existing buildings; 2) There is good inclusive access for all potential users; 3) The proposal supports the plan's wider objectives, particularly in relation to conservation, transport, health, heritage conservation, recreation, economic development, the environment and nature conservation; 4) The siting, design and scale is in keeping with the built, natural and historic environment setting and wherever possible and practicable seeks to enhance it; 5) There is no unacceptable impact on the safety or satisfactory operation of the highway network; and 6) Where a proposal would attract substantial numbers of visitors it should be accessible by all modes of transport, including public transport as appropriate to scale of the proposal."*
- 8.2 Policy TOR2 (Serviced / Self-Catering Accommodation) states that: *"The development of serviced and self-catering accommodation will be permitted on sites within existing defined settlement boundaries, as identified on the Policies Map, or **where the proposal results in the appropriate re-use of existing buildings or involves a proportionate extension to existing accommodation.** In all cases the proposal, including provision of car parking, must respect the character of the area in which it's located."*
- 8.3 Paragraph 84 states: *"Planning decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings and well-designed new buildings; ... and c) sustainable rural tourism and leisure developments which respect the character of the countryside."*

- 8.4** Paragraph 85 states: *“Planning decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. The use sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”*
- 8.5** Bushcombe House Farm is an existing holiday let farmhouse, with disused outbuildings within its curtilage.
- 8.6** The development seeks the conversion of one existing barn; as well as the demolition of three further barns to facilitate three new-build holiday lets in their place.
- 8.7** The site is not located within a settlement boundary however the development would result in the appropriate re-use of existing buildings (Barn A) and involves the proportionate extension to existing accommodation. As such, it is considered that the development would accord with Policy TOR2 in this regard.
- 8.8** Turning now to Policy TOR1 which is the general tourism policy, there are several stipulations which are assessed in detail below:
- 1) *Where possible the proposal should involve the appropriate conversion and re-use of existing buildings*
- 8.9** The application is accompanied by a Structural Condition Survey which identifies Barn A, and only Barn A, as worthy of retention and conversion. The remaining 3x barns on the site (B, C and D) are of modern construction and are of no architectural merit. Barns D and E are joined together, whilst Barn C is detached. Whilst Policy TOR1 makes clear that conversion of existing buildings would be preferable, the latter 3x barns are not considered worthy of conversion and thus their replacement, in this instance, is considered to be justified.
- 2) *There is good inclusive access for all potential users*
- 8.10** The Cotswold National Landscape Management Plan 2023-2025 states that: *“The natural beauty of the Cotswolds National Landscape is the foundation on which the tourism industry in the Cotswolds is based.”*
- 8.11** As referenced above, the local tourism industry relies heavily upon the rural area; with many visitors attracted to the area by its scenic beauty and opportunity to be within the true countryside, undertaking activities such as walking, cycling or simply enjoying views from the accommodation they are in.
- 8.12** A side-effect of this, is that often, tourism development in the Cotswold National Landscape (formerly the Cotswold AONB) must be within the countryside and beyond settlement boundaries. This is accented within Paragraph 85 of the Framework which states that: *“Decisions should recognise that sites to meet local business and community needs in rural areas may have to be found beyond existing settlements, and in locations that are not well served by public transport.”*
- 8.13** There is no definition of what ‘good inclusive access’ is. However, the Local Highway Authority have been consulted who have undertaken a robust assessment of the proposals, concluding a response of no objection, confirming that they consider that the location of the development is sustainable.
- As such, it is considered that there would be good inclusive access for all potential users.
- 8.14** *3) The proposal supports objectives in relation to conservation, transport, health, heritage conservation, recreation, economic development, the environment and nature conservation*

To save from repetition, matters pertaining to conservation, transport, heritage and the environment are set out within the sections below.

- 8.15** Furthermore, Holiday lets are supported in the Tewkesbury Borough Council Economic Development and Tourism Strategy 2017-2021; specifically point e) 'Encourage investment to improve the provision of visitor accommodation.'
- 8.16** The rural location of the site would also promote rural recreation such as walking and cycling, as well as indoor recreation served by the scenic beauty of the site (such as painting).

*4) The siting, design and scale is in keeping with the built, natural and historic environment setting and wherever possible and practicable seeks to enhance it*

- 8.17** Policy 9 of the NDP similarly states that: "*Design of new development, including extensions, outbuildings and renovations, will be expected to incorporate positive local design features identified in Boxes 8 and 9 of the WNDP and avoid the negative design features especially in prominent locations.*"
- 8.18** Barn A (that to be converted) currently comprises stone elevations with an L-shaped plan form, measuring some 62m<sup>2</sup> in total floor space (including an externally accessed store to the side). It is proposed to remove the store and replace with a single storey, dual pitched extension to the north which would not see the provision of any additional floor area or massing. The extension is considered to be well-related and proportionate to the existing building.
- 8.19** The replacement Barn B would comprise a single storey with two bedrooms and living space all on the ground floor. The living room would feature a double-height space which would be served by a highly glazed, western facing elevation.
- 8.20** The replacement Barn C would comprise two storeys with a single bedroom and bathroom at first floor level and the remaining living space on ground floor. Although the existing barn comprises a single storey, given the position of the building within the site and adjacent to the including hillside, it is considered that the scale of the building is appropriate.
- 8.21** The replacement barn D would replace two adjoining barns (D & E) and would comprise a single storey, similar in form and appearance to that which it would replace – albeit further to the west and closer to the hillside.
- 8.22** The existing development on site equates to 188m<sup>2</sup> and it is noteworthy that the development as proposed would equate to a total of 263m<sup>2</sup> and thereby the development as proposed would result in an increase in footprint by 28.5% over and above the existing development.
- 8.23** In addition to the above, the height, scale and massing of the elevations would remain similar to existing and it is therefore considered that the extensions to the existing buildings are proportionate.
- 8.24** As referenced above, it is considered that the siting, design and scale of the development would be in keeping with the built, natural and historic environment setting.

*5) There is no unacceptable impact on the safety or satisfactory operation of the highway network*

- 8.25** To save from repetition, matters pertaining to highways safety and operation are set out within the sections below.

*6) Where a proposal would attract substantial numbers of visitors it should be accessible by all modes of transport, including public transport as appropriate to scale of the proposal*

- 8.26** The development would see the creation of four new holiday lets which is not considered to generate a substantial number of visitors. As such, whilst there would be limited access to the site using public transport means placing high reliability upon use of a private vehicle, it is considered that this is appropriate to the scale of the proposal.
- 8.27** As referenced above, it is considered that both the conversion of an existing building, as well as the provision of new buildings would be well designed and proportionate in comparison with the existing development on site. It is also considered that the buildings are acceptable in relation to all further technical matters outlined within Policy TOR1 however to save from repetition, these are assessed in turn within the sections below.
- 8.28** As referenced above, it is considered that the principle of development is acceptable and accords with the requirements set out within Policies TOR1 and TOR2 as well as the remainder of the Framework.
- 8.29** Notwithstanding the above, the site is not considered to be suitable for housing development and as such, a planning condition will be imposed to ensure that the use will be for holiday purposes only.

### **Landscape Impact**

- 8.30** Paragraph 176 of the Framework states: *“Great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.”*
- 8.31** Policy SD6 states that: *“Development will seek to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being, having regard to the local distinctiveness and historic character of the landscape.”*
- 8.32** SD7 states that: *“All development proposals in or within the setting of the Cotswolds AONB will be required to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities. Proposals will be required to be consistent with the policies set out in the Cotswolds AONB Management Plan.”*
- 8.33** Policy 1 of the NDP states: *“All development proposals within the AONB area of the Woodmancote Neighbourhood Development Plan should demonstrate that they have fully addressed the Cotswolds AONB Conservation Board’s Landscape Character Assessment and Landscape Strategy and Guideline.”*
- 8.34** On 22 November 2023 the AONBs in England and Wales adopted a new name, ‘National Landscapes’, and are in the process of rebranding.
- 8.35** Bushcombe House Farm is set approximately halfway along Bushcombe Lane, and is set on the hillside of Nottingham Hill in a steeply elevated position. As such, the site benefits from views towards the Malvern Hills and by return, is obliquely visible from distances within the public realm when read against the backdrop of Nottingham Hill.
- 8.36** The site is located within the Cotswolds National Landscape (formerly AONB).
- 8.37** The existing site is occupied by the main former farmhouse, as well as a series of outbuildings/barns.
- 8.38** The barn to be retained and converted (Barn A), is the closest building to the main farmhouse and as such this relationship would be relatively unchanged as a result of the development (albeit subject to minor changes to the external design).



- 8.39** Two barns to be replaced (B and C) would remain in similar positions to the existing buildings, featuring similar scale and proportions.
- 8.40** The massing for Barn B would be increased as a result of the proposal; however this would remain at a single storey level. In addition to this, the West elevation would be finished with a high-level of glazing which would be visible from distances towards the hillside. However, given that the remaining elevations on the further buildings would be relatively discrete, it is not considered that this elevation would result in an unacceptable impact upon the surrounding landscape which would be harmful to its scenic beauty or tranquillity. As such, there would be a neutral impact upon the National Landscape resulting from the replacement of those two buildings.
- 8.41** The final barn to be replaced (D), would be moved further to the east of the site and set closer within the hillside. This action would reduce the impact of the buildings mass upon the surrounding landscape resulting in marginal betterment to the landscape for this building only by virtue of the reduction in appearance of overall bulk and massing.
- 8.42** The development would benefit from an internally accessed parking area which would be visible from distances and as such it is considered pertinent to secure suitable landscaping for this boundary in particular, with the purpose of obscuring /shielding the vehicles from distant vantage points and to prevent glint and glare from those vehicles.
- 8.43** As referenced above, subject to a suitably worded enhanced landscaping scheme as well as an additional condition to strictly control the external facing materials, it is considered that the development as proposed would appropriately preserve the special qualities of the National Landscape in accordance with Policies SD6, SD7 and 1.
- 8.44** Although no Landscape Visual Impact Assessment (LVIA) has been submitted, it is considered that this is consistent and proportionate to the application which seeks the sustainable expansion of an existing tourism use through conversion and replacement of existing buildings with well-designed new buildings and associated on site facilities.

### **Highway Matters**

- 8.45** Policy INF1 of the JCS sets out that developers should provide safe and accessible connections to the transport network to enable travel choice for residents and commuters. It specifies that all proposals should ensure that connections are provided, where appropriate, to existing walking, cycling and passenger transport networks and should be designed to encourage maximum use.
- 8.46** The application site is located within a rural location and is considered to be relatively remote from the nearest amenities and facilities. The proposal would therefore place a high reliance on the use of the car for travel to work, shopping, leisure, community facilities and other usual travel destinations.
- 8.47** Notwithstanding the above, there is significant support for the conversion of rural buildings both within the development plan and Framework. Typically, rural buildings are located beyond settlement boundaries and away from services and as such it is not unusual for there to be a greater reliance upon a private vehicle as opposed to a dwelling within a settlement boundary, for example.
- 8.48** Although it is acknowledged that there would be a greater reliance upon the use of a private vehicle by virtue of the sites relatively isolated location in the countryside, given the purposes of the barn conversion policies which are echoed throughout the development plan and Framework, it is considered that this should attract limited weight within the decision-making process.

- 8.49** Furthermore, it is noteworthy that there is a lawful holiday let on the opposite side of the road which is also associated with Bushcombe House Farm (a log cabin). The issue of the site's location was considered by the Inspector (reference APP/G1630/W/17/3173283), and in the context of the intended Holiday Let use, the Inspector considered that tourists to the Cotswolds would be unlikely to be put off by the need to walk or cycle and that trips to shops and services made by car would be relatively infrequent and that the proposal therefore complied with Policy INF1.
- 8.50** Furthermore, the Local Highway Authority have been consulted who have undertaken a robust assessment of the proposals, concluding a response of no objection. This indicates that the impact upon the road network would not be severe and likewise the reuse of the existing access as well as the proposed parking provision is acceptable.

### **Biodiversity**

- 8.51** Policy SD9 states that: "*The biodiversity and geological resource of the JCS area will be protected and enhanced in order to establish and reinforce ecological networks that are resilient to current and future pressures. This will be achieved by ensuring that European Protected Species and National Protected Species are safeguarded and by conserving and enhancing biodiversity.*"
- 8.52** The application was originally supported by a Preliminary Ecological Appraisal with Preliminary Roost Assessment which was prepared by Focus Environmental Consultants in May 2021. The Council's Ecologists were consulted who confirmed that, given the findings of the initial reports, further bat dusk emergence/dawn re-entry surveys were required. Such surveys were undertaken and submitted during the course of the application. Given the findings of the report, the applicant also undertook EDNA surveys, and incorporated the provision of a bat loft within the development to mitigate the identified harm.
- 8.53** The updated proposals and supporting information have been reviewed by the Council's Ecologist who confirms that the measures are acceptable. A series of conditions have therefore been recommended to secure: 1) adherence with the submitted details; 2) the restriction of external lighting; and 3) the submission of additional enhancement measures – all of which are considered to be reasonable.
- 8.54** As demonstrated above, the development as proposed would result in an acceptable impact upon biodiversity (subject to conditions) and is therefore in accordance with Policy SD9.

### **Residential Amenity**

- 8.55** JCS Policies SD4 and SD14 require development to enhance comfort, convenience and enjoyment through assessment of the opportunities for light, privacy and external space. Development should have no detrimental impact on the amenity of existing or new residents or occupants.
- 8.56** The closest residential neighbours to the site are 'Badgerbank', some 65m to the west and 'Upper Beaches', some 65m to the south-west.
- 8.57** By virtue of the distances proposed to the adjacent dwellings, as well as topography within and around the site, the additional massing would not result in overshadowing or a loss of light to any of the neighbouring properties or their gardens. Furthermore, by virtue of the scale and orientation of the plot, the increase in heights would also not result in an overbearing impact in terms of bulk, scale or massing.
- 8.58** Sufficient space would be around the buildings in order that functional and meaningful access to the curtilage via the driveway may be obtained for the purposes of bin storage if required. Furthermore, the holiday lets would be served by ample amenity space which is proportionate to the scale of the site.

- 8.59** There would be an increased opportunity for overlooking by virtue of the high level of glazing at first floor level to Barn B, however, it is pertinent to note this would be a double height space serving a living room at ground floor level only and as such, although the perception of overlooking would be increased, this would not in reality cause an unacceptable impact. Given the steeply inclining topography on site, distance to neighbouring properties, intervening boundary treatments including large, mature trees and hedgerows which line the existing public right of way, it is not considered that there would be an issue in terms of overlooking or loss of privacy.
- 8.60** As demonstrated above, it is considered that the development would result in an acceptable impact upon neighbouring amenity thus accords with Policies SD4 and SD14.

### **Impact upon the Historic Environment**

- 8.61** Policy SD8 (Historic Environment) concerns the historic environment, stating that development should make a positive contribution to local character and distinctiveness, having regard to valued and distinctive elements of the historic environment. The policy also states that: Designated and undesignated heritage assets and their settings will be conserved and enhanced as appropriate to their significance, and for their important contribution to local character, distinctiveness and sense of place.
- 8.62** Policy HER5 (Non-Designated Heritage Assets) states that: Non-Designated Heritage Assets will be conserved having regard to the significance of the asset and its contribution to the historic character of the area. Proposals affecting a Non-Designated Heritage Asset and/or its setting will be expected to sustain or enhance the character, appearance, and significance of the asset.
- 8.63** The existing building 'Bushcombe House Barn', is not listed and neither is the site located within or adjacent to a Conservation Area. However, the Conservation Officer considers the building to be a non-designated heritage asset of moderate to low significance.
- 8.64** The NPPF defines a heritage asset (note: not specifically a non-designated heritage asset) as "*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*". Principles of selection for heritage assets and assessment of significance are set out in Historic England's publication 'Conservation Principles, Policies and Guidance' (2008) and 'British Standard BS 7913: Guide to the Conservation of Historic Buildings'.
- 8.65** The Council's Conservation Officer has been consulted who confirms that the development would sufficiently maintain the significance of the Non-Designated Heritage Asset, resulting in no harm. The development is therefore considered to comply with Policies SD8 and HER5 as well as the remainder of the Framework.
- 8.66** Notwithstanding the above, conditions will be necessary to secure details of external facing materials as well as window and door details.

### **Drainage**

- 8.67** Policy INF2 (Flood Risk Management) advises that development proposals must avoid areas at risk of flooding and must not increase the level of risk to the safety of occupiers of a site and that the risk of flooding should be minimised by providing resilience and taking into account climate change. It also requires new development to incorporate Sustainable Urban Drainage Systems (SuDS) where appropriate to manage surface water drainage. This is reflected in Policy ENV2 (Flood Risk and Water Management).

- 8.68** Policy 6 of the NDP states: “*All proposals will be required to incorporate Sustainable Urban Drainage Systems that are appropriate and proportionate to the scale and nature of the proposed development. Design of Sustainable Urban Drainage Systems should generally assume a minimum of 40% climate change allowance. All schemes for the inclusion of SuDS should demonstrate they have considered all four aspects of good SuDS design, quantity, quality, amenity and biodiversity, and the SuDS and development will fit into the existing landscape. The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity.*”
- 8.69** The Council’s Flood Risk Officer has been consulted on the application has indicated that the proposals are generally acceptable, subject to the submission of detailed drainage design which can be secured by virtue of a planning condition. This will need to account for the absence of public sewers and include reference to the Water Resources Statement.
- 8.70** As such, it is considered that the development can be made acceptable by virtue of planning conditions in accordance with Policies INF2, ENV2 and 6.

## **9. Conclusion**

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- 9.1** Section 38(6) of the Town and Country Planning Act 1990 provides that, if regard is to be had to the development plan, the determination must be made in accordance with the development plan unless other material circumstances indicate otherwise. Section 70 (2) of the Act provides that the Local Planning Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations.
- 9.2** This report finds that the development would be acceptable in principle, and all further technical matters would be acceptable or could be made so by virtue of planning conditions.

## **10. Recommendation**

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- 10.1** Given the above, the recommendation is to **PERMIT** the application subject to the below conditions.

## **11. Conditions**

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### General

- 1.** The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2.** The development hereby permitted shall be carried out in accordance with the following approved documents:

- Proposed Site Layout Plan: 240.16 19, received 17<sup>th</sup> March 2023.
- Barn A Proposed Floor Plan: 240.16 22, received 17<sup>th</sup> March 2023.
- Barn A Proposed Elevations: 240.16 23, received 17<sup>th</sup> March 2023.
- Barn B Proposed Floor Plan and Elevations: 240.16 26, received 17<sup>th</sup> March 2023.
- Barn C Proposed Floor Plan: 240.16 30, received 17<sup>th</sup> March 2023.
- Barn C Proposed Elevations: 240.16 31, received 17<sup>th</sup> March 2023.
- Barn D Proposed Floor Plan and Elevations: 240.16 32, received 17<sup>th</sup> March 2023.

;except where these may be modified by any other conditions attached to this permission.

Reason: To ensure that the development is carried out in accordance with the approved plans

### Design

3. Notwithstanding the submitted information, prior to their installation, details of external facing materials pertaining to each individual building shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: It is important to protect and maintain the character and appearance of the area in which this development is located.

4. Notwithstanding the submitted information, prior to their installation, details of windows and external doors shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: It is important to protect and maintain the character and appearance of the area in which this development is located.

5. No work shall start on the construction of the buildings hereby approved until details of floor slab levels of each new building, relative to each existing building within the boundary of the application site have been submitted to and approved in writing by the Local Planning Authority. Thereafter the new buildings shall be constructed at the approved floor slab levels.

Reason: To ensure that the proposed development does not have an adverse effect on the character and appearance of the area.

### Ecology

6. Prior to first occupation, details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The details shall clearly demonstrate that lighting will not cause excessive light pollution or disturb or prevent bat species using key corridors, forage habitat features or accessing roost sites. The details shall include, but not be limited to, the following:

- i) A drawing showing sensitive areas and/or dark corridor safeguarding areas.
- ii) Description, design or specification of external lighting to be installed including shields, cowls or blinds where appropriate.
- iii) A description of the luminosity of lights and their light colour including a lux contour map.
- iv) A drawing(s) showing the location and where appropriate the elevation of the light fixings.
- v) Methods to control lighting control (e.g. timer operation, passive infrared sensor (PIR)).
- vi) All external lighting shall be installed in accordance with the specifications and locations set out in the approved details. These shall be maintained thereafter in accordance with these details.

Reason: To ensure proper provision is made to safeguard protected species and their habitats.

7. All mitigation measures as detailed within the Protected Species Report for Bats and Nesting Birds (Cotswold Environmental, November 2021) shall be strictly adhered to in the implementation of the development hereby approved. This includes but is not limited to obtaining a Natural England Bat License prior to the commencement of works on the building and compensatory bat roost on site.

Reason: To safeguard on site ecology.

8. Prior to the occupation of the development, a plan indicating the ecological enhancements specified within the Protected Species Report for Bats and Nesting Birds (Cotswold Environmental, November 2021) shall be submitted to and approved by the local planning authority. All works shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard on site ecology.

### Landscape

9. Notwithstanding the submitted details, no above ground development shall take place until a full landscape strategy for the site has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The landscape strategy shall include, inter alia, proposed finished levels or contours; means of enclosure; hard surfacing materials; planting plans, specifications and schedules, and details of tree and hedgerow protection for existing planting, to be retained, in accordance with BS5837: 2012.

All approved tree and hedge protection measures shall be in place prior to the commencement of the development shall be retained thereafter until the development is complete. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of visual amenity and the character and appearance of the area.

10. Prior to the occupation of the development, full details of proposed boundary treatments shall be submitted to and approved in writing by the Local Planning Authority and the development shall comply with those submitted details.

Reason: To preserve and enhance the visual amenities of the locality

### Highways

11. The development hereby permitted shall not be occupied until cycle storage facilities within a covered, enclosed secure store with direct level access for at least 2 bicycles has been made available for use and those facilities shall be maintained for the duration of the development.

Reason: To ensure the provision and availability of adequate cycle parking.

12. No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i. Specify the type and number of vehicles;
- ii. Provide for the parking of vehicles of site operatives and visitors;
- iii. Provide for the loading and unloading of plant and materials;
- iv. Provide for the storage of plant and materials used in constructing the development;
- v. Provide for wheel washing facilities;
- vi. Specify the intended hours of construction operations;
- vii. Specify measures to control the emission of dust and dirt during construction.

Reason: To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies.

### Drainage

13. No development shall start until a detailed design, maintenance and management strategy and timetable of implementation for the surface and foul water drainage strategy referenced in the Water Management Statement has been submitted to and approved in writing by the Local Planning Authority. The submitted details must demonstrate the technical feasibility and viability of the proposed drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the lifetime of the development. The scheme for the surface water drainage shall be implemented in accordance with the approved details and timetable and shall be fully operational before the development is first put in to use/occupied.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby reducing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage, flood risk and water quality in the locality.

### Miscellaneous

14. The accommodation hereby approved shall be occupied for holiday purposes only and shall not be occupied as a person or persons' sole, or main place of residence.

Reason: The proposed accommodation would be situated in the open countryside, outside any defined settlement boundary where new residential development will be strictly controlled. The proposed unit/accommodation is only acceptable as holiday let/ tourism development.

15. The owners/operators of the holiday lets hereby approved shall maintain an up-to-date register of the names of all owners/occupiers of the accommodation. This register shall be made available within 1 calendar month of a written request by the Local Planning Authority.

Reason: The proposed accommodation would be situated in the open countryside, outside any defined settlement boundary where new residential development will be strictly controlled. The proposed unit/accommodation is only acceptable as a holiday let/ tourism development.

16. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), no alteration of the buildings or associated parking area hereby permitted shall be carried out, and no outbuildings, sheds, hardstanding, patios, gates, fences, walls, other means of enclosure or structures of any kind (other than any hereby permitted) shall be erected or constructed on this site without the prior express permission of the Local Planning Authority.

Reason: To preserve and enhance the visual amenities of the locality.

## **12. Informatives**

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- 1 In accordance with the requirements of the NPPF the Local Planning Authority has worked with the applicant in a positive and proactive manner in order to secure sustainable development which will improve the economic, social and environmental conditions of the area by negotiating amendments and additional information to support the proposal.