

Objector's comments in respect of application 19/03585/FUL.

Sheafhouse Farm, Draycott Road, Blockley, Moreton-in-Marsh, GL56 9DY

Planning application 19/03585/FUL

Statement on behalf of Objectors

This site is outside the development boundary.

The officer's report confirms that the application conflicts with Policies EC3 and EC11.

The report suggests it is merely a "partial conflict" by virtue of time limitation and movable structures.

Nowhere in Council Policy is this notion of "partial conflict" defined or sanctioned.

Further conflict exists with EC5, the very policy proposed to balance the purported "partial conflict" of EC3 and 11.

Compliance with EC5 specifically requires a demonstration of positive contribution to the "character and appearance of the area".

Also, EN5 requires "great weight" to be given to the "conservation of natural beauty".

Neither of these requirements has been demonstrated.

The report confirms that the site is a "highly sensitive area".

Yet it admits that the winter period, when trees and hedges are not in leaf, represents a "worst case visual scenario" and that the huts removal at this time would be "beneficial to the visual context".

The report does not explain how this proposal will make a "positive contribution" to the character of the area or the conservation of its natural beauty.

In fact, it implies a need for summer vegetation to obscure this proposal.

EC5 also requires that planning applications "should be seen in the context of the business plan for the holding as a whole".

The farm has successfully diversified. It is not a tourist attraction as the case officer has confirmed and yet there is no business plan to demonstrate how this application supports the agricultural business.

Procedurally, the application is flawed - it is said that the application is integral to the gym business to accommodate clients, yet the application red line is limited to the location of the proposed huts.

The report confirms this linkage and conditions the proposal as ancillary to the gym business. However, it fails to fully assess the development's impact as an integral part of that business entity

The extent of objections from neighbouring Blockley residents, demonstrates that noise disturbance generated by this business is excessive and that it travels a significant distance over the planning officer's 200m limit.

The clients will be in residence day and night.

They will be involved in gym activities as well as other events and parties using amplified music, at various times and locations over the whole area of the business premises.

This proposal will extend the hours of operation of the business and exacerbate noise disturbance.

A conflict with council policy EN15.

This proposal is a clear breach of planning policy and we call upon council to reject it.

Parish Council comments in respect of application 19/03585/FUL

19/03585/FUL | Change of use of agricultural land for the siting of 7no. shepherds huts | Sheafhouse Farm Draycott Road Blockley Moreton-In-Marsh Gloucestershire GL56 9DY

On 13th November 2019, Blockley Parish Council commented that they had no objection to the original proposal for change of use and siting of 6 glamping pods at Sheafhouse Farm. While the proposed pods would lie within the AONB, it is important that local farms and businesses are supported in diversification efforts where appropriate and the NPPF allows.

We understand that the application has since been amended on the advice of the case officer to seek permission for shepherd's huts instead of a more bespoke, permanent structures.

While Blockley Parish Council understand there is both significant support and objection to the proposals, and would ultimately rely on Cotswold District Council to alleviate Parishioner's concerns through the use of conditions, we would suggest that, if approved, the design of the accommodation returns to something more in keeping with the agricultural surroundings of the working farm and the AONB.

