

Item No 02:-

19/03585/FUL

**Sheafhouse Farm
Draycott Road
Blockley
Moreton-In-Marsh
Gloucestershire
GL56 9DY**

Item No 02:-

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

Full Application 19/03585/FUL	
Applicant:	Mr & Mrs Spittle
Agent:	Brodie Planning Associates Ltd
Case Officer:	David Ditchett
Ward Member(s):	Councillor Mrs Sue Jepson
Committee Date:	10th June 2020
RECOMMENDATION:	PERMIT

UPDATE:

The application was deferred at the March Committee to enable a Sites Inspection Briefing to be undertaken by Members to consider the impact on the character/appearance of the landscape and the Cotswolds Area of Outstanding Natural Beauty. The report to the March committee was as follows with updates to the original report are shown in bold.

Main Issues:

- (a) Principle of Development
- (b) Character and Appearance, Landscape Impact, and Impact on the Cotswolds Area of Outstanding Natural Beauty (AONB)
- (c) Residential Amenity
- (d) Highway Considerations
- (e) Biodiversity
- (f) Other matters
- (g) Planning Balance

Reasons for Referral:

Councillor Jepson has requested the application be heard at Committee for the following reason:

"The application is in the AONB and does not conserve and enhance policy EN5. It does not comply with policy EC11 or EC3".

1. Site Description:

The wider application site is an agricultural farmstead (Sheafhouse Farm) located to the south of Draycott Road on the eastern fringe of Blockley. The location to which this application relates is a field which is located approximately 100 metres south, south-east of the main group of farm buildings, with access proposed from the main site access.

Sheafhouse Farm itself is a working farm which has converted some of its former farm buildings to provide a commercial fitness facility consisting of a gym, fitness studio and outdoor obstacle course.

The development site is located outside of any defined development boundaries and outside of the Blockley Conservation Area. The site is however located within the Cotswolds Area of Outstanding Natural Beauty (AONB).

2. Relevant Planning History:

92/01656/FUL: Use of land as a farm park, change of use of adjacent car repair/recovery garage as farm shop: Permitted 07.05.1993.

95/01934/FUL: Continued use of land as Farm Park: Permitted 31.01.1996.

97/01702/FUL: Change of use of part of barn from agricultural to farm park: Permitted 10.02.1998.

00/00533/FUL: Change of use from farm park to agricultural. Demolition of existing dwelling and outbuilding. Construct seven new dwellings and garages together with all ancillary works: Refused 12.09.2000.

00/02593/FUL: Change of use from farm park to agricultural, demolition of existing dwelling and outbuildings, construct seven new dwellings and garages together with all ancillary works: Refused 15.03.2001.

06/01238/FUL: Conversion of building to form two holiday cottages with external alterations including raising of roofline: Permitted 14.07.2006.

14/00731/OPANOT: Prior notification for the change of use of an agricultural building to a fitness studio (use class D2): Permitted 11.04.2014.

14/00744/FUL: Extension to provide treatment rooms, reception and toilets for fitness studio: Permitted 17.04.2014.

15/00574/FUL: Removal of Condition 3 (holiday occupancy) of permission 06/01238/FUL to enable accommodation to be occupied as two independent dwelling units: Permitted 31.03.2015.

19/03997/FUL: Erection of an agricultural storage building: Permitted 28.11.2019.

19/04107/AGFO: Agricultural building: Prior Approval not required 02.12.2019

3. Planning Policies:

TNPPF The National Planning Policy Framework

EC1 Employment Development

EC3 All types of Employment-generating Uses

EC5 Rural Diversification

EC11 Tourist Accommodation

EN1 Built, Natural & Historic Environment

EN2 Design of Built & Natural Environment

EN4 The Wider Natural & Historic Landscape

EN5 Cotswolds AONB

EN7 Trees, Hedgerows & Woodlands

EN8 Bio & Geo: Features Habitats & Species

EN15 Pollution & Contaminated Land

INF3 Sustainable Transport
INF4 Highway Safety
INF5 Parking Provision

4. Observations of Consultees:

Environmental Protection (Pollution): No objection

Tree Officer: No objection

Highways: No objection subject to conditions

Biodiversity Officer: Comments incorporated within Officers Assessment

Landscape Officer: Comments incorporated within Officers Assessment

Environmental Protection (Noise): Comments incorporated within Officers Assessment

5. View of Town/Parish Council:

Blockley Parish Council: No objection

6. Other Representations:

Comments on original scheme.

One General Observation:

- i). the use of the development would help those with health issues;
- ii). raised concerns regarding the future use of the site as a holiday lodge/caravan park (which should not be permitted); and
- iii). property devaluation resulting from other development in the area.

Four third party objections:

- i). the pods are more buildings than pods;
- ii). the development could lead to further expansion of the site or permanent housing;
- iii). loss of agricultural land; and
- iv). noise pollution resulting from previous development at the site; and noise pollution resulting from the current scheme.

Comments on revised scheme:

Sixteen third party objections:

- i). noise pollution resulting from previous development at the site and noise pollution resulting from the current scheme;
- ii). the planting scheme should be retained if the application is to be approved;
- iii). loss of agricultural land;
- iv). the development could lead to further expansion of the site or permanent housing;
- v). the shepherd huts are not an improvement on the previous scheme;
- vi). conflict with policies EC3, EN5 and EC11;
- vii). referenced a camping scheme in Little Rissington which was refused;
- viii). outside of a development boundary;

- ix). out of character with the village and conservation area;
- x). light pollution;
- xi). urbanising impact;
- xii). excessive holiday lets already exist in Blockley; and
- xiii). most support commenters do not live in Blockley so don't suffer from the noise issues raised.

Twenty third party support comments:

- i). economic benefits to immediate area;
- ii). increased tourist numbers;
- iii). creates jobs;
- iv). sensitive design of scheme;
- v). noise levels acceptable when considering the gym on site has a steady stream of visitors;
- vi). the gym on site is well run which infers the shepherd huts would be too;
- vii). little traffic impact;
- viii). farm has already diversified successfully and should be allowed to diversify further;
- ix). supports the farming operation on site;
- x). creates self-generated funding so farm operation is not reliant on government funds, which are being reduced;
- xi). creates sustainable travel opportunities;
- xii). will blend into the natural environment;
- xiii). huts are small and proportionate to the area; and
- xiv). following the construction of the recent new large homes (spinner green) this should not be blocked;

Further representations received -

Seven further third party objections:

- i). Noise disturbance;**
- ii). Loss of privacy;**
- iii). Loss of agricultural land;**
- iv). The scheme does not accord with policies EC3 and EC11; and**
- v). Most support comments are from those who will not be impacted by the development.**

Twenty eight further third party support comments:

- i). Economic benefits;**
- ii). Appropriate design;**
- iii). Little visual impact;**
- iv). Positive environmental impact;**
- v). Would allow farm to further diversify;**
- vi). Creates sustainable tourism;**
- vii). The existing gym is a community asset;**
- viii). Noise and traffic impact would be minor;**
- ix). Would result in increased visitor numbers to the area;**
- x). Ample parking; and**
- xi). Less of an impact than the new housing estate opposite.**

Total number of objections received:

23 Objection comments

48 Support comments

7. Applicant's Supporting Information:

Revised Biodiversity Survey and Report

Flat Tank Specifications

Committee Letter to Members

8. Officer's Assessment:

The applicant seeks full planning permission to change the use of agricultural land to leisure use for the siting of 7 shepherd huts.

The initial submission sought full planning permission to change the use of agricultural land for the siting of 6 'camping pods', 1 reception/amenities cabin and associated landscaping. However, Officers raised an 'in-principle' objection to the development as policies EC3 and EC11 restrict the

creation of new self-catering accommodation outside of Development Boundaries (the development site is located outside of a defined Development Boundary). In response to this, the scheme was amended in order to overcome the previous 'in-principle' objection and this is discussed in the report.

(a) Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that: 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.' The starting point for the determination of this application therefore is the current development plan for the District which is the Cotswold District Local Plan 2011-2031.

Local Plan Policy EC1 (Employment Development) promotes development that addresses local needs and maintains and enhances the vitality of the rural economy.

Policy EC3 (Proposals for All Types Of Employment-Generating Uses) is supportive of small-scale employment development outside of development boundaries provided they are appropriate to the rural area; and

- a) do not entail residential use as anything other than ancillary to the business; and
- b) are justified by a business case, demonstrating that the business is viable; or
- c) facilitate the retention or growth of a local employment opportunity.

Local Plan Policy EC5 (Rural Diversification) states that development that relates to the diversification of an existing farm or other land based rural business will be permitted providing that the proposal would not conflict with or prejudice the continued viable operation of the existing use; the scale of the development would support the continued operation of the existing use; and existing buildings are reused wherever possible. A whole farm business plan can be requested if deemed appropriate and necessary.

Local Plan Policy EC11 (Tourist Accommodation) states that proposals for self-catering accommodation will only be permitted where it is provided through the conservation and conversion of existing buildings or is appropriately located within development boundaries. With the exception that proposals for new-build, short stay, self-catering units that are

directly associated on-site with a tourist attraction, and required to sustain the viability of the tourist attraction, will be acceptable.

Section 6 of the NPPF refers to supporting a prosperous rural economy. Paragraph 83 of the NPPF states that 'planning policies and decisions should enable...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 promote 'development and diversification of agricultural and other land-based rural businesses'. The NPPF is therefore supportive of sustainable new economic developments in rural areas.

Paragraph 84 states that 'policies and 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.'

Sheafhouse Farm is not a tourist attraction and does not currently provide accommodation or camping facilities to those visiting to use the gym and fitness offering available at the site. In addition, insufficient evidence was supplied to demonstrate that the proposed shepherd huts would be used ancillary (necessary to support) the business, or would be used solely by their existing customer base. Therefore, as Policy EC3 does not permit employment development which consists of residential use (as anything other than ancillary to the business); and Policy EC11 (which has been formulated having regard to the high environmental quality of the area and

existing tourist accommodation provision) does not permit new self-catering accommodation outside of Development Boundaries (unless the development uses an existing building or is required or sustain the viability of the tourist attraction); the proposal is considered to conflict with these policies.

It is important to note that Local Plan Policy EC5 (Rural Diversification) and the policies in the NPPF relating to a prosperous rural economy are supportive of the proposed development. Indeed, as is evidenced by the number of representations received in support of the scheme, Sheafhouse Farm has already successfully diversified. Thus, if approved, the scheme would allow further diversification which would help to secure the farms ongoing operation, thereby securing employment opportunities in the area, adding to the local economy and ensuring the ongoing stewardship of the land holding while reducing reliance on government funding. In addition to this, the proposal will increase visitor numbers to the area which would also add to the local economy. These points weigh in favour of the proposal, and pivotally, a condition will be added to any permission ensuring that the shepherd huts are used ancillary to the business offering at Sheafhouse Farm only, such that they could not operate independently.

The scheme proposes to site seven shepherd huts, which owing to their mobility and lack of **physical** attachment to the ground, would be conditioned to be removed from the site for a specific period of time during the year (October-March inclusive). As such, while new build self-catering accommodation outside of the Development Boundary is proposed, these will only be in situ for six months each calendar year, and this results in a 'partial conflict' with policies EC3 and EC11.

When weighing the benefits of the scheme identified, combined with the restrictive conditions that will be applied to any permission, against the partial conflict with policies EC3 and EC11, Officers consider that the principle of the development is acceptable. Notwithstanding this, further assessment with regard to character and appearance, landscape impact, highway safety, ecology, and residential amenity is required and this is provided below.

(b) Character and Appearance, Landscape Impact, and Impact on the Cotswolds Area of Outstanding Natural Beauty (AONB).

Local Plan Policy EN1 seeks where appropriate, to promote the protection, conservation and enhancement of the historic and natural environment. Local Plan Policy EN2 states that 'Development will be permitted which accords with the Cotswold Design Code. Proposals should be of design quality that respects the character and distinctive appearance of the locality.'

Section 12 of the NPPF seeks to achieve well-designed places. Paragraph 124 states that, 'The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'

Section 85 of the Countryside and Rights of Way (CROW) Act 2000 states that relevant authorities have a statutory duty to conserve and enhance the natural beauty of the AONB.

Local Plan Policy EN4 states that development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) and that proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness.

Local Plan Policy EN5 relates specifically to the Cotswold AONB, and states that in determining development proposals within the AONB, or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.

Paragraphs 170 and 172 of the NPPF reflect Local Plan Policies reflect policies EN4 and EN5 respectively.

It is proposed to change the use of the agricultural field to site 7 shepherd huts (six would be accommodation and one a reception/welcome room). Each hut would be approximately 3.2m in height, 4.8m wide and 2.4m deep and constructed from timber. Three simple windows would allow light into the hut and the only access would be through a double door on the side elevation.

A parking area is also proposed. The new parking area would adjoin the existing access to Sheafhouse Farm and would be constructed from fencing and gravel to match the existing parking area and landscaping at the site. As such the appearance of this area would be similar to the existing area and would create a clear visual separation between the parking area and the field which will site the huts.

The huts are to be located approximately 100 metres to the south of the existing farm buildings, which themselves are located on the edge of Blockley. The sloping but low lying development site (predominantly located within Landscape Character Type (LCT) 17: Pastoral Lowland Vale) is not prominent within the local landscape. Nonetheless, the application site, being located outside of any development boundaries and within the Cotswolds AONB is a highly sensitive area, and development in this location should seek to conserve or enhance the natural beauty of the landscape.

The huts themselves would have an agricultural appearance, single storey, constructed from timber, and somewhat modest when compared to the wider site in which they will sit.

Furthermore, the huts would be positioned near the existing native hedgerow that defines the eastern boundary of the site, and this hedge is to be retained along with the woodland. As the huts will be in use between April and September (and would be conditioned to be removed from the site for the remainder of the year), they would not be in situ over winter when the trees and hedgerows are not in leaf. As winter conditions represent the worst case visual scenario, their removal during this time would be beneficial to the visual context.

Notwithstanding this, the use of the huts for holiday purposes could result in additional paraphernalia at the site, such as parasols and external lighting etc. when the huts are in use, and Officers consider it prudent to restrict external lighting by condition to reduce this impact. In regards to the other associated paraphernalia at the site, Officers note the potential for this and if this were the case, it would be temporary considering the condition restricting the number of months of the year that the huts would be in use. Nonetheless, in order to limit the proliferation of built form within the site, permitted development rights relating to new hardstanding, extensions, or structures will be removed.

The holiday use could also impact on the rural tranquillity of the area, which itself is an important aspect of the AONB. However, the site abuts Blockley Development Boundary, and would share an access with a working farm and gym/fitness studio, with this access running adjacent to a water treatment works and just 150m from Draycott Road. With this in mind, the tranquillity of the development site is somewhat negated such that the holiday use is unlikely to be significantly detrimental to the tranquillity of the AONB.

A landscape scheme was initially proposed, however this was removed by the applicant in order for the shepherd huts to be removed from the site. Notwithstanding this, the site is of a suitable size to accommodate a landscape scheme and still enable the huts to be easily removed from the site. Indeed, Officers consider that a well-designed and sympathetic landscape scheme would not only assist the huts to integrate successfully within the site, but would also create a more attractive place to visit, which is likely to increase visitor numbers to the area. The landscape scheme will be secured by condition.

Officers consider that the siting of the huts and their subsequent use would sit well within the area and would not be harmful to the natural beauty of the landscape, its character or special qualities. As such, the proposal is considered to be sympathetic to the AONB and meet the landscape requirements of policy.

(c) Residential Amenity

The Design Code (Appendix D) referred to in Policy EN2 of the Local Plan also sets out guidance with regard to residential amenity. Section 12 of the NPPF seeks to achieve well-designed places. In part, paragraph 127 of the NPPF ensures that development has a high standard of amenity for existing and future users.

Local Plan Policy EN15 states that development will be permitted that will not result in an unacceptable risk to public health or safety, the natural environment or the amenity of existing land uses through: the pollution of the air, land, surface water or ground water sources; and/or the generation of noise or light levels, or other disturbances such as spillage, flicker, vibration, dust or smell.

The development site is relatively isolated and approximately 200m from neighbouring properties outside of the farm holding. Therefore, owing to the scale, siting and position of the huts to neighbouring properties, the proposal is not considered to impinge on the

residential amenities of the properties having regard to loss of light, overlooking, loss of privacy or overbearing impacts.

Officers are sympathetic to the noise issues experienced by neighbours resulting from current activities at the Sheafhouse Farm. However, when considering the size of the existing farm holding and that the huts would be located approximately 200m from the nearest residential property outside of the farm holding, it is unlikely that any noise resulting from the occupation of the huts themselves would result in an increased disturbance to neighbouring occupiers above the existing noise levels from the diversified farming operation.

With regards to the huts themselves, their window placements and front entrances are orientated in such a way to not result in any detrimental residential amenity issues between each other when in use.

The proposed development is considered to accord with the objectives of Cotswold District Local Plan Policies EN2 and EN15 and the residential amenity considerations contained in Section 12 of the NPPF.

Concerns were raised at the March Committee in regards to noise resulting from the use of the huts, and the resultant impact to the occupiers of nearby dwellings. The Case Officer subsequently consulted the Councils Environmental Health Team with a view to exploring noise restriction conditions as advised by Members. To which an Environmental Health Officer stated that 'Specifying noise levels aren't really ideal for this type of development as they will be difficult to enforce, especially as there are noise restrictions on the neighbouring fitness centre. It would be impossible to measure noise from the proposed huts without noise from the fitness centre interfering with the measurement'. However did suggest the following conditions:

- 1 There shall be no external amplified music or entertainment on site. External means not originating within the confines of a hut;**
- 2 There shall be no entertainment on the site that may or may not require a licence from the Local Authority; and**
- 3 No sound from a speaker, radio or similar device, originating within a hut, shall be audible at the boundary of the site.**

While Officers are aware of only one official noise complaint as a result of activities at Sheafhouse Farm, a number of representations were received referencing previous and ongoing noise issues at the site. As such, and in light of the difficulties to enforce a noise condition at the site as highlighted by the Councils Environmental Health Officer, the Case Officer is satisfied that condition 1 above would be reasonable to apply to the permission.

(d) Highway Considerations

Local Plan Policy INF3 supports development that assists in the delivery of sustainable transport, for example, through prioritising sustainable transport modes and considering the transport needs of all people. Policy INF4 states that development will be permitted that provides safe and suitable access and has regard, where appropriate, to the 'Manual for Gloucestershire Streets'. Policy INF5 states that development will provide residential and non-residential vehicle parking where there is clear and compelling evidence that such provision is necessary to manage the local road network.

Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The conditions suggested by the Highways Officer are noted. However, an existing access will be used and a large parking area is present at the site which can accommodate approx. 20-30 vehicles. Also, a small additional parking area (which can accommodate approx. 8 vehicles) is proposed to serve the camping area and this is shown on the 'Proposed Block Plan' (Drawing No. 19.048-101 A). The finer details (including manoeuvring facilities) of this parking area will be secured by condition. This parking availability is considered sufficient to accommodate the additional vehicular needs resulting from the use of the 6 huts that would provide accommodation. Furthermore, should a new access be required, this is likely to be overly engineered and may urbanise the area to the detriment of the existing character. As such the conditions relating to the creation of a new access, and the visibility splays and materials required for the creation of the access are considered unreasonable when considering the existing situation described and are therefore not included as part of the final recommendation.

Those using the huts will be staying overnight, possibly for more than one night, so are likely to be travelling with luggage associated with overnight stays and are unlikely to travel to the site by bicycle in these circumstances. Nonetheless, holiday visitors often bring bicycles with them, and as the huts do not include storage for bicycles, the provision of a covered cycle store is welcomed in order to foster more sustainable traffic movements. The details of the size, siting and design/materials of this cycle parking store will be secured by condition.

The conditions relating to the construction phase, (construction management plan or construction method statement) owing to the nature of the development and the size of the site and the low impact nature of the proposed huts are also considered unreasonable having regard to the existing and proposed use of the land.

Overall, owing to the existing access to be used, the ample parking facilities, and the ancillary nature of the development, the development would not result in an unacceptable impact on highway safety or the local road network.

(e) Biodiversity

Policy EN8 of the Local Plan states that 'development will be permitted that conserves and enhances biodiversity and geodiversity, providing net gains where possible.'

Policy INF7 of the Local Plan states that development proposals must contribute, depending on their scale, use and location, to the protection and enhancement of existing Green Infrastructure

and/or the delivery of new Green Infrastructure. Green Infrastructure will be designed in accordance with principles set out in the Cotswold Design Code (Appendix D).

An ecological survey was submitted to support the application which found that the habitats present on site are of low to moderate ecological value. The report highlighted that the main losses would be the tall ruderal vegetation and scrub, which are considered to be of low ecological value in terms of their vegetation. Nonetheless, the habitats on site have the potential to support a range of protected or notable species and a number of suggested actions are proposed. These include the protection and retention of hedgerows with a 5 metre buffer; a hedgerow management plan; the precautionary demolition of buildings to check for bats; bat boxes on trees as an enhancement; pre-demolition check for bird nests

and bird boxes on trees as compensation. Officers consider these recommendations to be appropriate to the scheme and will be secured by condition.

There is a pond in close proximity to the site to the west and this was assessed as having average potential for great crested newts. Also, some of the habitats present within the application site offer suitable terrestrial habitat for newts, including the hedgerows, woodland and scrub. As the proposed development would result in the loss of a small area of grassland and scrub, and the loss of the corrugated metal and cut grass piles there is a risk that newt habitats could be affected by the development. In order to control this, a precautionary working method statement is required before works commence to clear the vegetation and debris piles.

Both national and local policy seeks to secure biodiversity enhancements (net gains) and the development of this site provides an ideal opportunity to secure this. While the previous landscape scheme was removed to ensure the huts can be removed from the site regularly. There is ample opportunity to complete some supplementary planting such as hedgerows or wildflower meadows and this will be secured by condition.

(f) Other Matters

Some third party representations referenced the loss of agricultural land. The supporting literature notes that the farm itself has the benefit of 102 hectares of land. As the proposed development site is approximately 1 hectare, which amounts to roughly 1% of the agricultural land available, the proposed change of use is unlikely to prejudice the existing farm operations.

Officers understand the concerns of neighbours in regards to the proposal resulting in a further expansion of the site or permanent housing. Indeed, there is a housing allocation (BK_8) in the Local Plan for 13 dwellings at Sheahouse Farm. However this housing allocation is within the Development Boundary and the proposed huts would be located outside of the Development Boundary. With this in mind, as the application site is located outside of the Blockley Development Boundary and as the Council has a healthy five year housing land supply, current prevailing policies and guidance restrict permanent housing in this location.

The Council has assessed two further applications at the site and these relate to agricultural barns (19/03997/FUL and 19/04107/AGFO). Application 19/03997/FUL relates to a new barn approximately 150m from the proposed development and would be located in close proximity to the existing agricultural buildings, as such the impact between this new building and the huts is minimal.

Application 19/04107/AGFO, however, relates to the erection of a new agricultural building just 50m from the nearest hut. Owing to the proximity of this new agricultural building (if constructed), there is a potential for issues to arise between the use of the building and the occupiers of the huts. However, as a prior approval application the building must meet certain criteria when in use. The application states that the building will not be used for the housing of livestock or slurry. Indeed, as the proposed building lies within 400m of the curtilage of a protected building(s) (the Grade II listed building 'Wayside' and 'Blockley Court Northview') and other buildings are available

within the farmstead to house livestock or slurry, the use of the new building for housing livestock or slurry is restricted by The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). With this in mind, the use of the building (predominantly storage) is unlikely to impact on the occupiers of the huts.

Officers are aware of the refusal of a camping scheme in Little Rissington identified by some objectors (18/01486/FUL). However, the Little Rissington scheme is materially different to the current scheme as it proposed new build accommodation outside of a development boundary that would remain on site on a permanent basis.

(g) Planning Balance

It is considered that the proposed development would have economic benefits in terms of generating employment opportunities and income for the local economy through the increased visitor numbers to the area and this attracts weight in its favour. Furthermore, Local Plan Policy EC5 (Rural Diversification) and the policies in the NPPF relating to a prosperous rural economy are supportive of the proposed development. When considering that no residential amenity, biodiversity, landscape, or highway safety harm was found, in the context of the partial conflict with policies EC3 and EC11 identified. Officers consider that the economic benefits identified would outweigh the partial conflict with policies EC3 and EC11 and the proposal can be supported.

9. Conclusion:

The recommendation to grant permission has been made having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

This development is not liable for CIL because it is:

Less than 100m² of new build that does not result in the creation of a dwelling, and therefore benefits from Minor Development Exemption under CIL Regulation 42

10. Proposed conditions:

1. The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of 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 implemented in strict accordance with the following approved plans: 19.048-100; 19.048-101 Rev A; 19.048-200 Rev A; and 19.048-202 Rev A.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

3. The use hereby permitted shall be limited to the area shown on drawing number 19.048-101 Rev A (Block Plan). The number of shepherd huts shall be limited to 7 in the arrangement shown on drawing number 19.048-101 Rev A (Block Plan).

Reason: The development is permitted on the basis of the details submitted with the application only. Structures on the site need to be carefully controlled in the interests of the character and appearance of the area in accordance with Cotswold District Local Plan Policies Local Plan Policies EC1, EC5, EC11, EN2, EN4, EN5, INF4, INF5; and the NPPF.

4. The shepherd huts hereby permitted shall be removed from the application site from October 1st to March 31st (inclusive), in any calendar year.

Reason: The development is permitted on the basis of the details submitted with the application only. Structures on the site need to be carefully controlled in the interests of the character and appearance of the area in accordance with Cotswold District Local Plan Policies Local Plan Policies EC1, EC5, EC11, EN2, EN4, EN5, INF4, INF5; and the NPPF.

5. The shepherd huts hereby approved shall be used for holiday accommodation only and shall not be occupied for any other purpose. In particular the accommodation shall not be used as the sole or principal residence by any of the occupants.

Reason: The development has been approved on the individual circumstances of the case, and to operate as anything other than holiday accommodation requires further assessment in regards to its acceptability, and landscape, appearance and highways impacts in accordance with Local Plan Policies EC1, EC5, EC11, EN2, EN4, EN5, INF4, INF5; and the NPPF.

6. The development hereby approved shall remain ancillary to the business offering at Sheafhouse Farm Draycott Road Blockley Moreton-In-Marsh Gloucestershire GL56 9DY, and shall not be operated separately.

Reason: The development has been approved on the individual circumstances of the case, and to operate separately would require further assessment in regards to its acceptability, and landscape, appearance and highways impacts in accordance with Local Plan Policies EC1, EC5, EC11, EN2, EN4, EN5, INF4, INF5; and the NPPF.

7. No hardstanding, structures, buildings, extensions, or external lighting other than those permitted by this decision notice shall be installed, erected or constructed on the site without the prior written approval of the Local Planning Authority.

Reason: Built form on the site need to be carefully controlled in the interests of the character and appearance of the area in accordance with Cotswold District Local Plan Policies Local Plan Policies EN2, EN4 and EN5; and the NPPF.

8. Prior to the first use/occupation of the huts hereby approved, a comprehensive landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme must show the location, size and condition of all existing trees and hedgerows on and adjoining the land and identify those to be retained, together with measures for their protection during construction work. It must show details of all planting areas, tree and plant species, numbers and planting sizes. The proposed means of enclosure and screening should also be included, together with details of any mounding, walls and fences and hard surface materials to be used throughout the proposed development.

Reason: To ensure the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies EN2, EN4, EN5, EN8 and INF7; and the NPPF.

9. The entire landscaping scheme shall be completed by the end of the first planting season (1st October to 31st March the following year) following the siting of the first hut on the site.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policies EN2, EN4, EN5, EN8 and INF7; and the NPPF.

10. Prior to the siting of the shepherd huts hereby approved, samples of the walling and roofing materials (including their proposed colour) shall be submitted to and approved in writing by the Local Planning Authority. Only the approved materials/colours shall be used and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies EN2, EN4 and EN5; and the NPPF.

11. The development hereby approved shall be completed in accordance with the recommendations in Section 4 of the Walkover Survey report dated January 2020 prepared by All Ecology Ltd. All the recommendations shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the local planning authority, and all mitigation and enhancement features shall be retained as such thereafter.

Reason: To ensure that hedgerows (priority habitat), bats, great crested newts, dormice, nesting birds and reptiles (protected and priority species) are safeguarded in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended, Policy EN8 of the Cotswold District Local Plan 2011-2031, Circular 06/2005, paragraphs 170 and 175 of the National Planning Policy Framework and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

12. Before the removal of the existing vegetation (grassland and scrub) and debris piles (corrugated metal and grass cuttings), a Precautionary Working Method Statement (PWMS) for Great Crested Newts and Reptiles shall be submitted to, and approved in writing by, the local planning authority. The approved PWMS shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that great crested newts and reptiles are protected in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, paragraph 174 (b) of the NPPF, Policy EN8 of the Cotswold District Local Plan 2011-2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

13. Prior to the first occupation of the shepherd huts hereby approved, a scheme for biodiversity enhancement shall be submitted to, and agreed in writing by, the local planning authority and thereafter implemented, retained and maintained for their purpose in accordance with the approved scheme. The scheme shall include the installation of bat and bird boxes on trees and the supplementary planting of the existing and retained hedgerows with native species. The scheme shall include, but not limited to, the following details:

- i. Description, design or specification of the type of features or measures to be undertaken;
- ii. Materials and construction to ensure long lifespan of the feature/measure;
- iii. A drawing(s) showing the location and, where appropriate, the elevation of the features or measures to be installed or undertaken;
- iv. Confirmation of when the features or measures will be installed within the construction or operational phases of the development permitted; and
- v. A 10 year biodiversity management plan.

Reason: To provide biodiversity enhancements in accordance with Policy EN8 of the Cotswold District Local Plan, paragraphs 170(d), 174 (b) and 175(d) of the National Planning Policy Framework and in order for the council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

14. The development hereby permitted shall not be occupied until details of secure and covered cycle storage facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in line with the approved details and shall be retained as such thereafter.

Reason: To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up in accordance with Local Plan Policies INF3 and INF4; and Paragraph 108 of the National Planning Policy Framework.

15. Prior to the first use/occupation of the development hereby approved, parking and manoeuvring facilities within the site shall be provided fully in accordance with details that have been first agreed in writing by the Local Planning Authority and the parking and manoeuvring facilities shall be retained fully in accordance with the details thereafter.

Reason: In the interests of highway safety, and in order to ensure that the development complies with Cotswold District Local Plan Policies INF4, INF5 and the NPPF.

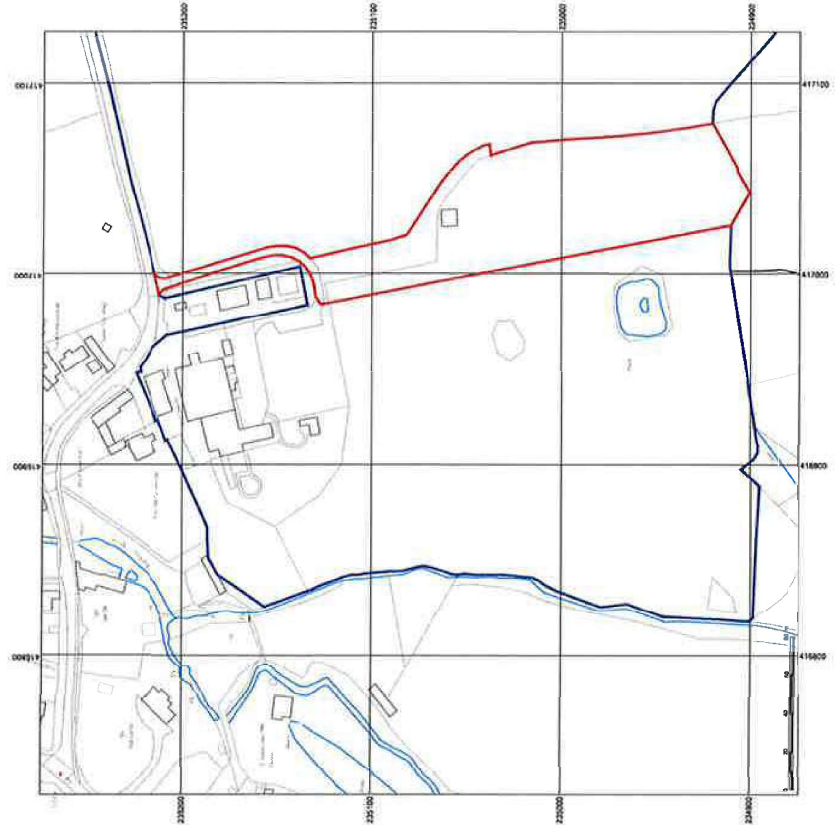
16. There shall be no external amplified music or entertainment on site. 'External' means not originating within the confines of a hut.

Reason: To protect the residential amenity of nearby dwellings and to accord with Local Plan Policy EN2; and the NPPF.

Informatives:

Please note that the proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) because it is:

Less than 100m² of new build that does not result in the creation of a dwelling, and therefore benefits from Minor Development Exemption under CIL Regulation 42.



contract: **Stable One**
 ref: **19.048.225365**
 email: **info@brodieplanning.co.uk**
 www: **www.brodieplanning.co.uk**

client: **Mr and Mrs T Spittle**
 date: **19.04.18**

project description: **Proposed glamping site**

location: **Land at Sheaf House Farm, Draycott Road, Bockley, GL56 9DY**

title: **Site Location Plan**

drawing number: **19.048-100**
 scale: **1:2500 @ A3**
 date: **July '19**

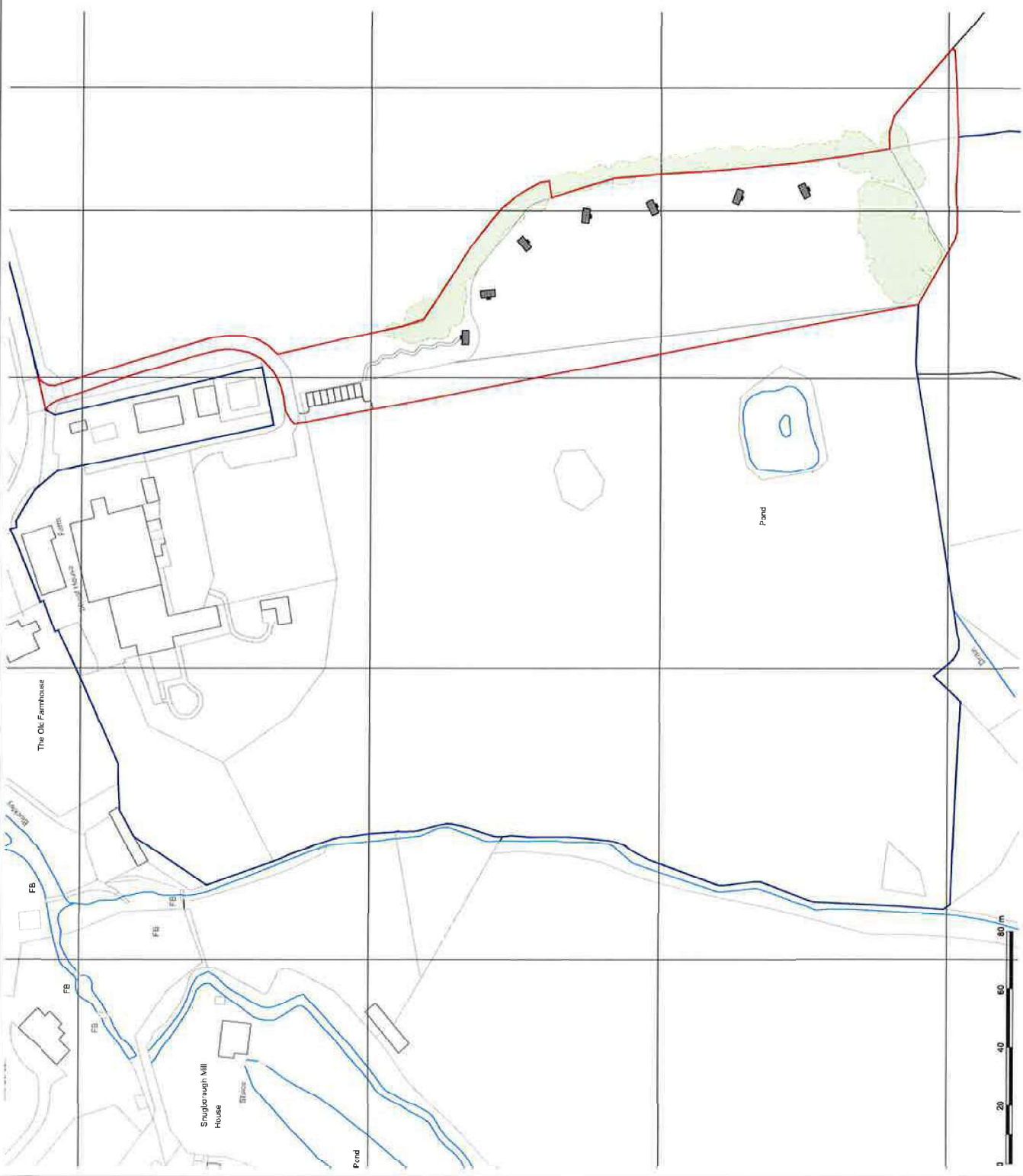
revision: **PLANNING**

revision: **0**



This plan is a site location plan only and does not constitute a planning application. It is intended to provide a general overview of the site and its surroundings. It is not intended to be used as a basis for any planning application. The plan is subject to change without notice. © Brodie Planning Associates 2019.

REV	DATE	DESCRIPTION
A	13/07/20	Ponds replaced with shepherds huts and proposed landscaping omitted



CONTRACT: State One
 No. 1732280502
 Name: Mr and Mrs T Spittle
 Address: 11, Deycott Road, Droycott Road, Blockley, GLOS, GL58 9DY

PROJECT REF: 19.048

PROJECT DESCRIPTION: Proposed glamping site

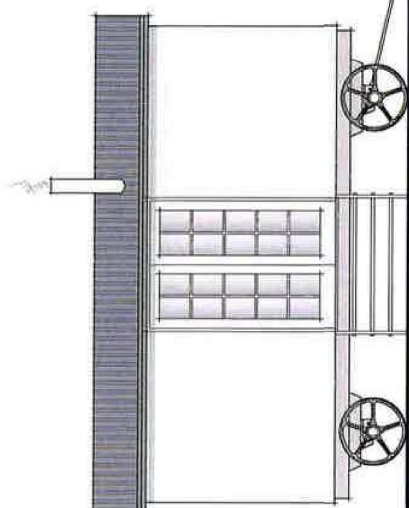
LOCATION: Land at Shear House Farm, Droycott Road, Blockley, GL58 9DY

TITLE: Block Plan

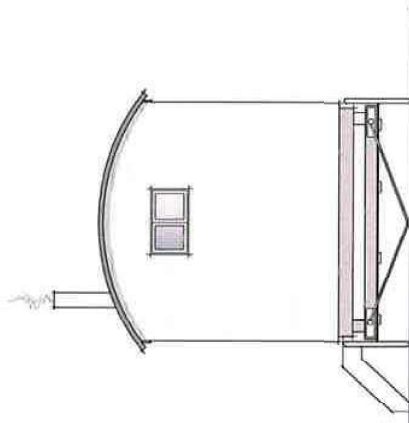
DRAWING NUMBER: 19.048-101
 DATE: July '19

REVISION: PLANNING A

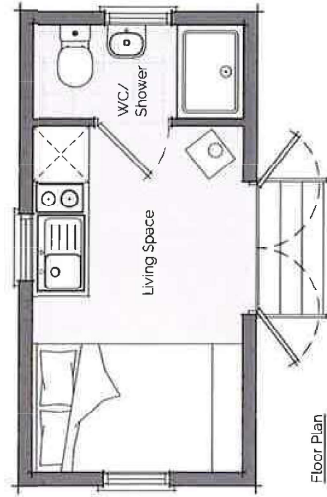
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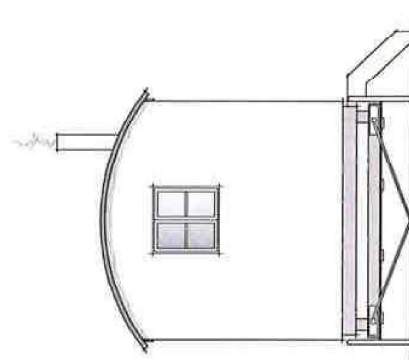
Front Elevation



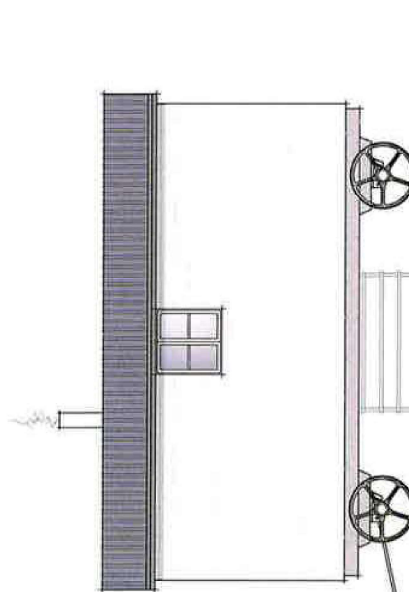
Side Elevation



Floor Plan



Side Elevation



Rear Elevation



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Web: www.brodieplanning.co.uk
Charitable No. 1132398

PROJECT: Mr and Mrs T Spittle
19.048

PROJECT DESCRIPTION: Proposed glamping site

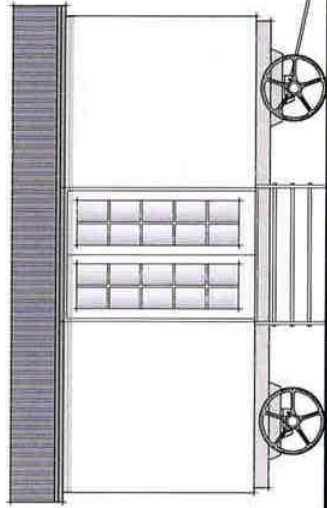
LOCATION: Land at Sheat House Farm, Draycott Road, Brockley, GL58 9DY

TITLE: Proposed shepherd hut plans and elevations

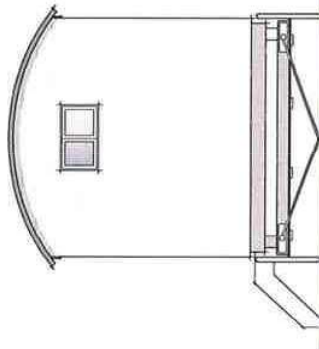
DRAWING NUMBER: 19.048-200
SCALE: 1:50 @ A3
DATE: July '19

REVISION: PLANNING A

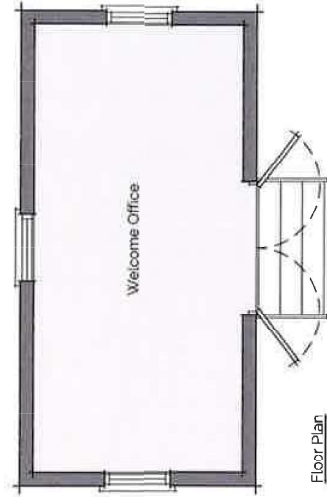
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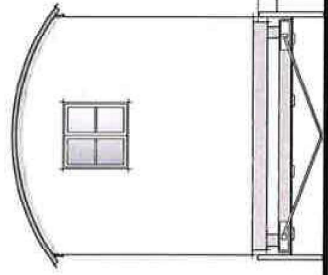
Front Elevation



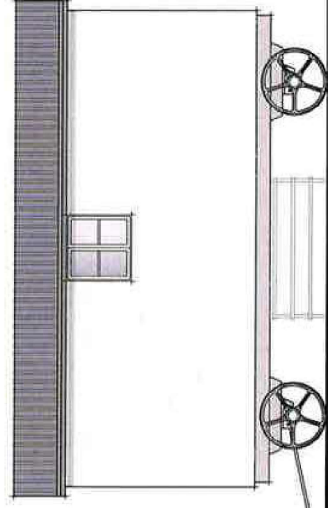
Side Elevation



Floor Plan



Side Elevation



Rear Elevation



brodie
planning
associates
Sally Doherty
Director
Sally Doherty
Director
Sally Doherty
Director

PROJECT
Mr and Mrs T Spittle
19.048

DESCRIPTION
Proposed glamping site

LOCATION
Land at Sheaf House Farm, Draycott Road,
Brockley, GL58 9DY

TITLE
Proposed office plan and elevations

DRAWING NUMBER
19.048-202

DATE
July '19

SCALE
1:50 @ A3

SERIES
PLANNING A

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