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Item No 01:-

14/00602/OUT (CD.0691/H)

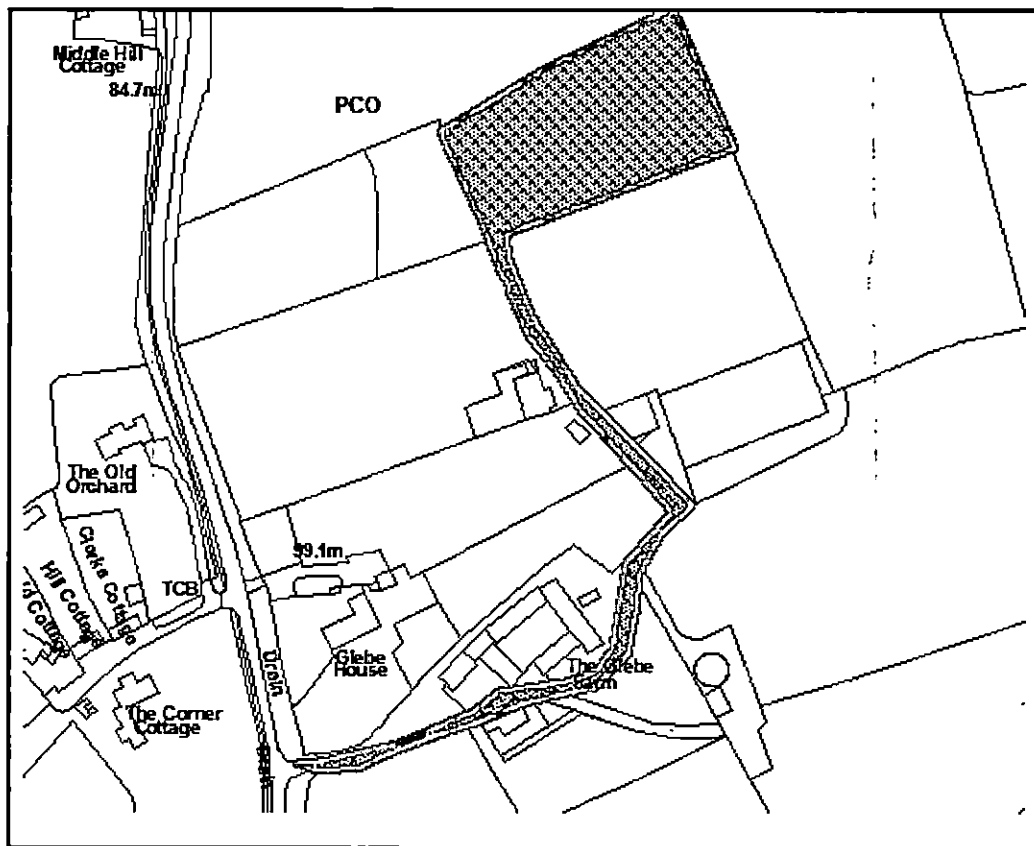
**Glebe Farm
Saintbury
Broadway
Gloucestershire
WR12 7PX**

Item No 01:-

Outline application for the erection of a barn, stables and store and the creation of a new vehicular access (access, scale, layout and appearance to be considered as part of this application) at Glebe Farm Saintbury

Outline Application 14/00602/OUT (CD.0691/H)	
Applicant:	Mrs S Phillips
Agent:	Pegasus Group
Case Officer:	Deborah Smith
Ward Member(s):	Councillor LO Stowe Councillor MF Annett
Committee Date:	19 th August 2015

Site Plan



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RECOMMENDATION: PERMIT

Main Issues

Main Issues

- (a) Impact on the Character and Appearance of the Cotswolds Area of Outstanding Natural Beauty
- (b) Impact upon the Setting of the Conservation Area and the Setting of Listed Buildings
- (c) Traffic Generation and Highway Safety
- (d) Drainage and Flooding
- (e) Biodiversity

Reasons for Referral

The Council had previously issued a permission in relation to these proposals on the 19th January 2015 which was subsequently the subject of a challenge by Judicial Review. The Council did not contest the challenge and Officers duly reported the application to Committee on the 8th April with a recommendation to approve and at that meeting the Committee resolved to refuse the application on two grounds: harm to the character and appearance of the AONB and harm to the setting of the conservation area and nearby listed buildings. The refusal decision notice was issued by the Council on the 13th April on the basis that the original permission had been quashed by the High Court. Unfortunately, formal notice of the quashing of the decision was not received until the 15th April, two days after the Council issued the second decision notice, and that effectively made the second decision notice null and void. It is in this context that the application is being reported back to the Planning Committee for determination.

1. Site Description

The application site is located to the north-east of the main village envelope of Saintbury and comprises open land currently used for the grazing of horses. The application site, Glebe Farm, lies partly within the Saintbury Conservation Area, albeit that the land on which the development is proposed lies outside of the conservation area. The application site also lies within the Area of Outstanding Natural Beauty (AONB). There are a number of listed buildings in the locality and the Local Planning Authority is statutorily required to have special regard to the desirability of preserving the setting of these buildings. There is a cluster of listed buildings to the south-west of the proposed development site, including 'Glebe House', and a cluster to the north-west, including 'Middle Hill Farmhouse', and further north, a scheduled ancient monument, the village cross. All of these buildings are grade II. The Church of Saint Nicholas, to the south of the development site is listed grade I.

The application site can be seen from the village road and Public Footpath 8 which runs in an approximately east-west direction along the existing driveway to the property and out across open farmland. The site is therefore visible in the public realm.

2. Relevant Planning History

CD.0691/E: Change of agricultural farm to private equestrian use, conversion of cart shed for groom's accommodation, erection of a stable block, cart port and horsewalker, creation of manege and retention of hard standing (resubmission). Permitted 19/05/06.

3. Planning Policies

NPPF National Planning Policy Framework
 LPR05 Pollution and Safety
 LPR15 Conservation Areas
 LPR42 Cotswold Design Code
 LPR31 Equestrian Related Development
 LPR38 Accessibility to & within New Developments

4. Observations of Consultees

Conservation Officer: views incorporated within the Officer's assessment

Landscape Officer: views incorporated within the Officer's assessment

Biodiversity Officer: views incorporated within the Officer's assessment

GCC Highways Engineer: no objection

Thames Water: no objection with regards to water infrastructure capacity

Severn Trent: no objection, subject to a condition requiring a scheme for the disposal of surface water and foul sewage

Environment Agency: do not intend to make a bespoke response; the LPA should use standing advice

Council's Drainage Engineer: no objection.

5. View of Town/Parish Council

Objects: Saintbury is a beautiful hamlet in the conservation area; a business enterprise of this scale would have a detrimental impact on Saintbury visually and cause increased traffic, noise and light pollution; and the access to the building follows the official footpath which has been blocked since the present owner arrived - this is a popular walking route through the AONB and if this development proceeds, it would harm the special character of the whole area.

6. Other Representations

9 third party letters of objection raising the following concerns:

- i. the overall size and aesthetics of the building is not consistent with what can be deemed acceptable as a rural building in this area;
- ii. the development would harm the character and appearance of the CA and the AONB and would be contrary to policies;
- iii. what is proposed cannot have anything other than a detrimental impact from both a visual and environmental perspective;
- iv. the development will harm the setting of a number of listed buildings;
- v. the buildings will be very visible in the public realm;
- vi. a commercial operation of such a magnitude will almost certainly result in an increase in vehicle traffic particularly HGV Horseboxes entering the premises via Saintbury Hill which would be detrimental to highway safety because the road infrastructure cannot accommodate this type of activity;
- vii. the vast size of the proposed barn will be aesthetically detrimental to and entirely out of keeping with the inherent landscape within the Cotswolds AONB and within or close to a Conservation area and a village that has many listed properties;
- viii. the size and appearance of the structures will have an adverse visual impact on the users of the footpath which could affect tourism income; and
- ix. Saintbury is a unique hamlet and not suitable for this type of commercial development.

One of the objection letters is copied in full and attached to this report.

Cotswolds Conservation Board: objects on the following grounds:

- i. the proposed main building is substantial and will be very prominent from public viewpoints and will result in a negative impact on the character and special qualities of the AONB and the setting of the Saintbury Conservation Area and its associated listed buildings;
- ii. the scheme should have been supported by a full Landscape and Visual Impact Assessment;
- iii. existing and new planting will only have limited ability to screen a building of this scale;
- iv. over-development of a restricted site of a scale related to a commercial, not a private use;
- v. the proposal will result in landscape degradation and the proposal therefore fails to meet the requirements of the CRoW Act 2000 in that it will not conserve or enhance the AONB;
- vi. the proposals are contrary to para. 115 of the NPPF; and
- vii. the Council should consider whether the development is considered to be 'major development' in the context of para. 116 of the NPPF.

7. Applicant's Supporting Information

Drawings
Photomontages
Landscape Statement

8. Officer's Assessment

- (a) Impact on the Character and Appearance of the Cotswolds Area of Outstanding Natural Beauty
- (b) Impact upon the Setting of the Conservation Area and the Setting of Listed Buildings
- (c) Traffic Generation and Highway Safety
- (d) Drainage and Flooding
- (e) Biodiversity

Proposals

The application has been submitted in Outline form, but only the matter of Landscaping is reserved for future consideration; all other matters, i.e. those matters of Access, Appearance, Layout and Scale are to be considered under this planning application.

The application comprises the erection of two buildings proposed in association with the applicant's equestrian enterprise. The larger of the two buildings would measure 72m in length, have a depth of 26.5m and a maximum height of 10m; this building would provide the main barn area, 15 stables, associated tack rooms, a common area, toilet facilities and an office area. The second, smaller building would measure 24m in length have a depth of 9m and a maximum height of 6m; this building would provide a storage area for hay and straw, a plant room, 2 additional stables and a treadmill. It is proposed that the buildings would be constructed in Yorkshire boarding with dark green corrugated sheeting to the roofs, with wooden windows and doors.

It is proposed that a new section of track would be constructed to serve the proposed barns, which would run in an approximately north-south direction, along an existing fenceline. The buildings are proposed to be sited within the northern section of the parcel of land, running parallel with the existing hedgerow. The site area upon which the buildings are proposed extends to approximately 0.39ha.

(a) Impact on the Character and Appearance of the Cotswolds Area of Outstanding Natural Beauty

The application site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) wherein the Local Planning Authority is required to have special regard to the desirability of conserving and enhancing the natural beauty of the landscape.

The Core Planning Principles in Paragraph 17 of the NPPF state, inter alia, that planning should recognise the 'intrinsic character and beauty of the countryside and support thriving rural communities within it.' It is also stated that planning should 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.'

Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by 'protecting and enhancing valued landscapes'.

Paragraph 115 states that 'great weight should be given to conserving landscape and scenic beauty in ... Areas of Outstanding Natural Beauty'.

Cotswold District Local Plan Policy 42 states that 'development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of Cotswold District with regard to style, setting, harmony, streetscene, proportion, simplicity, materials and craftsmanship.'

The layout of the proposed development has been revised from the original proposal and the scale reduced, to produce a wider barn, which incorporates stables. It is considered that this approach is more discreet than the original, although it is acknowledged that it remains a large-scale building within the landscape.

The applicant has submitted a Landscape Statement in support of the application.

From the main road to the north, the principle barn would appear to be tucked into the hillside and relate well to other farm/equestrian buildings in the vicinity. The eye would still be drawn towards the church spire, which breaks the skyline. In the winter, the view from the road is likely to be more prominent. From the south and southeast, the proposed buildings fit relatively sympathetically with the existing 'horsey culture' and their location, tucked into the slope, reduces the visual impact from this direction. Views from the public footpath to the south could be broken up with native hedge planting alongside the path (this land is within the applicant's ownership so this planting could be secured by way of planning condition).

Some tree planting along the fenceline which runs down from the manege would assist to further break up the view. In addition, some clumps of trees between the south of the buildings and the access track, would aid in settling the buildings into their surroundings, as would additional tree planting in the existing boundary hedging.

The Parish Council has raised concerns about potential light pollution resulting from the structures and it is considered appropriate to attach a condition requiring full details of any lighting to be submitted to and approved in writing by the LPA.

It is considered that the landscape character of the area would not be altered by the development. However, the scale of this proposal is such that there is a considerable visual impact from some directions but Officers are satisfied that this impact could be mitigated against, to a certain extent, by strategic tree planting. On this basis, it is considered that subject to a detailed landscaping/planting plan (to be submitted as part of a Reserved Matters application), the development would conserve the landscape and scenic beauty of the AONB in accordance with the provisions of the NPPF.

Major development within the Cotswolds AONB

Paragraph 116 of the NPPF states that 'planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

- i) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- ii) the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
- iii) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that can be moderated'.

No definition of 'major development' is provided within the NPPF or in either of its forerunners - namely PPS7: Sustainable Development in Rural Areas and PPG7: The Countryside which also made similar references to major development within designated landscapes such as AONBs. However, some clarification was provided in the former Gloucestershire County Council Structure Plan Second Review which was written having regard to guidance in PPG7. Paragraph 14.2.22 of the notes accompanying Policy NHE.4 stated that the 'definition of major development is affected by issues such as location, scale, context and design. Major cannot be quantified or determined at the strategic level in this context. However, potential impact can be judged against the local characteristics of a particular proposed site through the local plan process, thereby allowing for the local interpretation of major and so ensuring the retention of qualities of local distinctiveness within the AONB'. It is evident therefore that the term 'major' did not have a strict definition when it came to the interpretation of former Policy NHE.4. This is supported by a recent High Court judgement in 'Aston and another v Secretary of State for Communities and Local Government and others' in which the judge determined that the phrase 'major development' did not have a uniform meaning and to define it as such would not be appropriate in the context of national planning policy. In that case, the High Court found that a Planning Inspector had been entitled to conclude that an application to erect 14 dwelling-houses did not constitute an application for 'major development'.

In this particular case, by virtue of the amount and scale of development sought and its location, it is considered that the development is not so significant as to constitute 'major development' in the context of Paragraph 116 of the NPPF. The analysis of impact on the AONB and heritage assets has helped inform Officer's conclusions on this matter; there are impacts but they are considered to be localised and not of such significance to be considered as major for the purposes of Paragraph 116 of the NPPF.

(b) Impact upon the Setting of the Conservation Area and the Setting of Listed Buildings

The application site, Glebe Farm, lies partly within the Saintbury Conservation Area, albeit that the land on which the development is proposed lies outside of the conservation area.

The application site also lies within proximity to a number of listed buildings: there is a cluster to the south-west, including Glebe Farmhouse; and a cluster to the north-west, including Middle Hill Farmhouse, and, further north, a scheduled ancient monument, the village cross. All of these listed buildings are grade II. The Church of Saint Nicholas, to the south, is listed grade I.

Section 66(1) of the Planning (Listed Buildings & Conservation Areas) Act, 1990, states that: 'In considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority 'shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Section 72(1) of the aforementioned legislation states that the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

In considering this application, Officers have had special regard to the desirability of preserving listed buildings and of preserving and enhancing the character and appearance of the Conservation Area. Officers are aware that if any harm is found to the setting of a listed building or to the character or appearance of the Conservation Area as a result of the proposed development, that harm must be given considerable importance and weight ('Bramwell Manor Wind Energy Ltd v East Northamptonshire District Council').

Section 12 of the National Planning Policy Framework requires that Local Planning Authorities to take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 132 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It also states that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

Section 7 of the NPPF requires good design. Paragraph 58 states that decisions should ensure that developments: function well in the long term and add to the overall quality of an area; establish a strong sense of place, creating attractive and comfortable places; and respond to local character and history, reflecting the identity of the surroundings and materials, whilst not stifling innovation. Paragraph 60 states that local distinctiveness should be promoted or reinforced and Paragraph 61 that connections between people and places, with the integration of new development into the built and historic environment.

Policy 15 of the Cotswold District Local Plan states that development within or affecting a conservation area must preserve or enhance the character or appearance of the area as a whole, or any part of that area. But development may be permitted if it can be demonstrated that the proposals can help an area to remain alive and prosperous, without compromising its character or appearance. It states that development will be permitted unless: it involves the demolition of a building, wall or other structure that makes a positive contribution; new or altered buildings are out-of-keeping with the special character or appearance of the area in general or in a particular location (in siting, scale, form, proportions, design or materials); or there would be the loss of open spaces that make a valuable contribution. Given that the application site, Glebe Farm, is within the conservation area, albeit that the land on which the development is proposed lies outside of the conservation area, the LPA has sought further information in relation to the appearance of the buildings to enable a thorough assessment of their impact upon the conservation area (the only matter now reserved for future consideration is that of Landscaping).

Policy 42 of the Local Plan requires that development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of the Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship.

The application is for the erection of a large barn/covered riding school, and an ancillary more modest hay barn. The site is to the east of the road that joins the two parts of the conservation area, and is set back from the road by one field. Whilst the purpose of these buildings is not strictly speaking, agricultural, the character of these buildings is very much that of modern agricultural sheds.

The topography of the site is a gentle, but increasing incline from approximately south-west to north-east. The northern, lower part of the conservation area has a flatter, more open character, whereas the southern, higher part, has a more enclosed character with inclined roads, some cut into the hill to soften the include, and a greater degree of vegetation.

Given the topography of the site and the existing vegetation, it is considered that the proposed new barns would have a negligible impact upon the setting of the southern part of the

conservation area, or the listed buildings contained therein, and would have no discernible impact upon the setting of the grade I-listed church. The greatest impact is likely to be upon Glebe Farmhouse.

The proposed barns would potentially have a greater impact upon the northern part of the conservation area in that they would be visible from Middle Hill Farmhouse, the stable opposite, and Orchard Cottage. Views from Saintbury Cross Farm, Vale Farm and Yew Tree Farm, and the scheduled cross, further to the north, would be limited. Consequently the principle impact is likely to be on the setting of Glebe Farmhouse, Middle Hill Farm, the stable and Orchard Cottage. The setting of these buildings currently comprises predominantly open countryside of fields, hedgerows, trees, historic farm buildings, and, behind Middle Hill Farm and at Lower Farm, modern agricultural sheds. It is a working landscape that has been shaped by changing agricultural practices, and always has been, as is clearly shown by the number of historic farms in the locality, and this is its established and historically appropriate character; it is not, and never has been landscaped parkland.

Thus, whilst the proposed new barns would be visible from several listed buildings, the impact on their setting would be the imposition of buildings of an agricultural character within an historically agricultural setting, thereby sustaining, and arguably even reinforcing its working, agricultural character. There is at least one field between the proposed barns and any listed building or any part of the conservation area, which, with an agreed planting scheme, would soften the immediate visual impact.

Consequently, whilst there would be an impact upon the setting of the conservation area and a number of listed buildings therein, Officers consider that that impact would not harm, and would potentially even reinforce the working, agricultural character of their setting, thereby preserving their character and appearance and sustaining their significance.

It is anticipated that there would be an increase in the number of vehicular trips to the site per day and the GCC Highways Engineer has estimated that to be in the order of 6-8 trips (this is dealt with in further detail in Section c) of this report). It is considered that this minor increase in the number of trips over and above the existing activity at the site would not adversely affect the character of the conservation area or the setting of the listed buildings in the locality.

In light of the above, it is considered that the proposed development would preserve the setting of the listed buildings in the locality and would preserve the character and appearance of the Saintbury Conservation Area. The proposals consequently comply with Policy 15 of the Local Plan and Section 12 of the NPPF.

(c) Traffic Generation and Highway Safety

The Gloucestershire County Council Highways Engineer has assessed the application details and has responded as follows. The proposed development would continue to use the existing access to the site. The additional horses would be exercised by the applicant and her grooms and there is no intention to use the site for the provision of liveried stabling or lessons. A small amount of groom's accommodation is already provided on site, but the additional stabling is expected to create a need for an additional 1 - 2 grooms that could result in an additional 4 vehicular trips per day. There would also be an increase in the ancillary trips associated with the keeping of horses such as farriers, vets and consumable supplies. It is therefore estimated that the additional trip generation associated with the proposal would be in the order of 6 - 8 trips per day. This level of intensification of the use of the point of access from the public highway, that currently presents as being of single vehicle width, is considered not to present a hazard to highway safety. The proposals are therefore considered to comply with Local Plan Policy 38 and the provisions of the NPPF.

(d) Drainage and Flooding

The application site is located in Flood Zone 1 as designated by the Environment Agency. The site falls within the lowest designation of Flood Zone with an annual risk of flooding of less than 1 in 1000 (<0.1%). Development can be acceptable, in principle, in such locations.

In terms of the disposal of foul and surface water, Severn Trent Water has no objection to the scheme, subject to a condition requiring the approval of a drainage scheme. Thames Water has advised that it does not envisage concerns in relation to the capacity of the existing water supply infrastructure. The Environment Agency will not make a bespoke response to the application given that the site is within Flood Zone 1 and less than 5 ha in size.

The Council's Drainage Engineer raises no objection to the application in terms of surface water drainage, subject to a condition being imposed to ensure that a suitable drainage scheme is agreed prior to the commencement of development; this condition is included within the Officer's report.

(e) Biodiversity

There are no statutory or non-statutory designated sites of nature conservation value within or immediately adjacent to the site. No ecological report was submitted with the application and as all the grassland paddocks are improved pasture, which appears to be managed as heavily grazed paddocks, and the only features of biodiversity interest appear to be the trees and remnant hedgerows (none of which are proposed to be removed as part of this planning application), it was not considered appropriate to require an ecological report.

The buildings are sited away from the boundary by at least 9m which is beyond the root protection zone of any of the hedgerow trees. The only potential ecological issue would be if some of the trees were to be lit up by the proposal because the boundary habitats could suffer from light spillage. As has been set out earlier in this report, a condition is proposed to ensure that any light pollution is kept to a minimum in this sensitive landscape.

In order to secure a biodiversity enhancement as part of this application, additional planting would be recommended along the boundaries of the site. Again, this issue will be addressed as part of the Reserved Matters application relating to Landscaping.

In light of the above, Officers are satisfied that subject to appropriate planning conditions, the development as proposed would not cause any harm to birds or bats and therefore accords with Policy 9 of the Local Plan, the NPPF (including Section 11) and the NPPG.

9. Conclusion

Officers are satisfied that subject to a detailed landscaping/planting plan being agreed under the Reserved Matters application in due course, the development would conserve the natural beauty of the locality and ensure ecological enhancements are secured in accordance with the provisions of the NPPF. Furthermore, it is considered that the proposed development would preserve the setting of the listed buildings in the locality and would preserve the character and appearance of the Saintbury Conservation Area. The recommendation is therefore to permit the application.

10. Proposed Conditions

Application for the approval of the reserved matter (Landscaping) shall be made to the Local Planning Authority by three years from the date of this decision notice.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).

The development shall be started either by five years from the date of this decision notice or before the end of 2 years from the date that the last of the reserved matters is approved, whichever is the later.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

The development shall not be started before approval of the landscaping of the site has been given in writing by the Local Planning Authority.

Reason: This is a "reserved matter" and was listed in the application for later approval. This is only an outline planning permission and this matter requires further consideration by the Local Planning Authority. This condition is imposed to comply with the requirements of the Town and Country Planning Act 1990.

The development hereby permitted shall be carried out in accordance with the following approved plans: P.1006_1 and P.1006_2A.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the guidance provided by the National Planning Practice Guidance.

The buildings hereby approved shall be used solely for the private equestrian use of the applicant and shall at no time be used for commercial or business-related activities.

Reason: The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) and the introduction of a commercial operation could have an adverse impact on the character and appearance of the AONB. In addition, a commercial or business operation would result in increased vehicle movements to and from an isolated site which could have an adverse impact on highway safety, and therefore would require further consideration. This condition is imposed in light of Cotswold District Local Plan Policies 24 and 38 and the NPPF.

Prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site to demonstrate the infiltration rate. Three tests should be carried out for each soakage pit as per BRE 365, with the lowest infiltration rate (expressed in m/s) used for design. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved.

Reason: To ensure the proper provision for surface water drainage and/or to ensure flooding is not exacerbated in the locality, in accordance with the provisions of the NPPF.

The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution. This condition is imposed in accordance with Cotswold District Local Plan Policy 5 and the provisions of the NPPF.

Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling and roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policies 15 and 42, and the provisions of the NPPF, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

No external woodwork shall be installed in the development hereby approved until a sample finished in the proposed colour has first been submitted to and approved in writing by the Local Planning Authority. The external woodwork shall be finished fully in accordance with the approved details within one month of its installation and shall be retained as such thereafter unless a similar alternative is first agreed in writing by the Local Planning Authority.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies 15 and 42, and the provisions of the NPPF. The colour of the finish of the external woodwork will have a material effect on the appearance of the proposed development.

Prior to its installation, a scheme shall be submitted to and agreed in writing by the Local Planning Authority which specifies the provisions to be made for the level of illumination of the site and the control of light pollution. The scheme should be implemented and maintained fully in accordance with the approved details.

Reason: To ensure that the level of external illumination is not harmful to the character and appearance of the area, in accordance with the NPPF and Cotswold District Local Plan Policies 5 and 15, and to ensure that birds and bats and their habitats are protected in accordance with The Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981 as amended, and in accordance with the NPPF, Cotswold District Local Plan Policy 9 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.



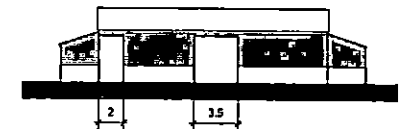
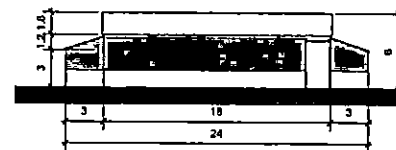
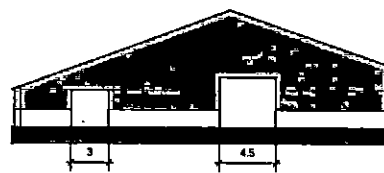
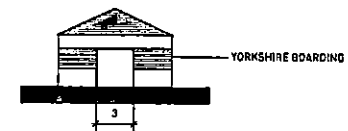
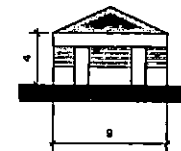
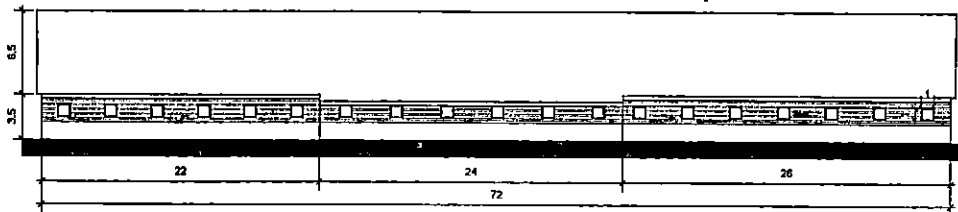
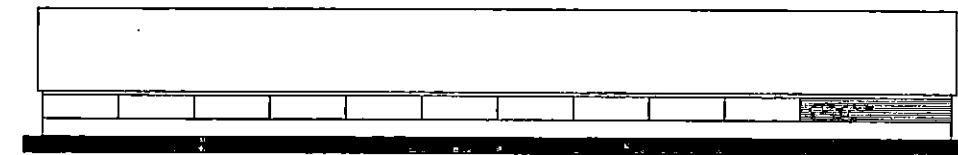
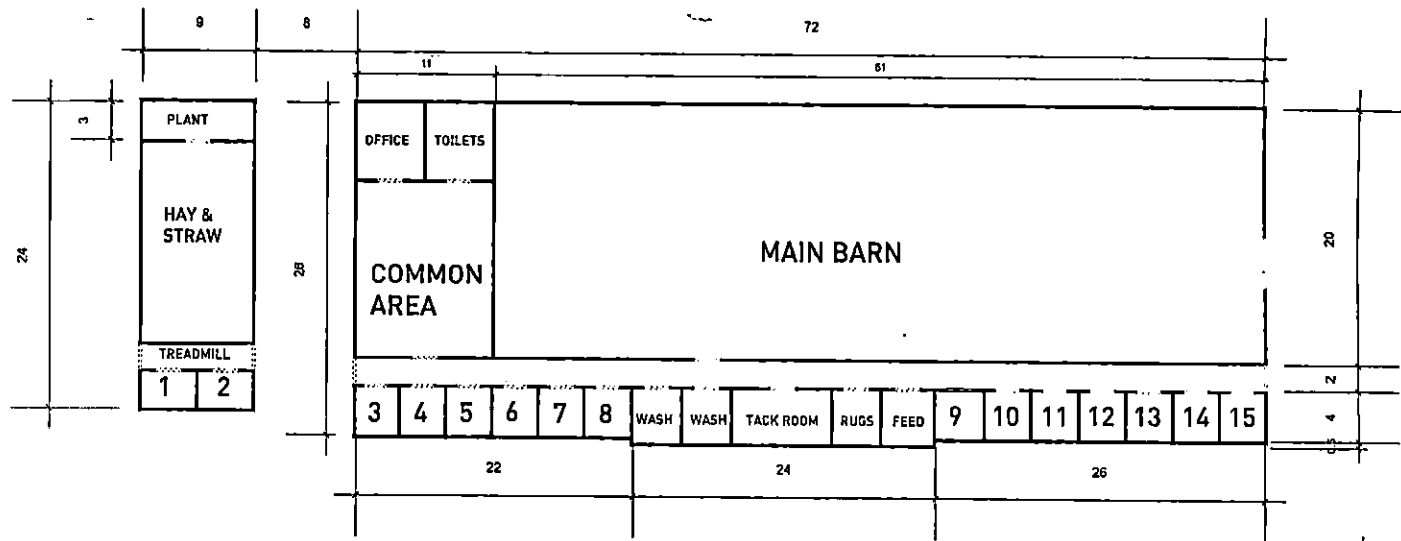
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KEY

- SITE LOCATION
- LAND UNDER APPLICANTS CONTROL



GLEBE FARM, SAINTBURY, BROADWAY - SITE LOCATION PLAN WITH MEASUREMENTS



The Old Rectory
Saintbury
Broadway
WR12 7PX

Mr James Griffin
The Planning Department
Cotswold District Council
Trinity Road
Cirencester
GL7 1PX

December 31st, 2014

Dear Mr Griffin,

Planning Application 14/00602/OUT Glebe Farm, Saintbury, WR12 7PX

We wish to register our very strong objections to the proposed construction of a large barn and stables at Glebe Farm. Being sited adjacent to Glebe Farm, The Old Rectory would be directly impacted by the proposed development.

The published deadline for comments on this application was December 17th. However, as you are aware, some of the supporting documentation was not actually posted on the CDC website in readable format until December 23rd.

We should emphasize that our objections are based on a hard, objective assessment, taking into account the merits of the proposal itself and also the likely impact on the immediate area. We fully understand Ms Phillips' desire to operate her equestrian business. Our own daughters are also passionate horse riders and one recently represented the North Cotswold Hunt Pony Club in a UK national eventing championship.

We feel strongly, however, that the very idea of locating a large commercial equestrian centre at Glebe Farm - a confined site with restricted access - is grossly ill conceived. A development on this scale would also have a detrimental impact on Saintbury, a small hamlet that the Council has described as a "sensitive area" within the Cotswold Area of Outstanding Natural Beauty ["AONB"].

Our objections are based on the following factors:

1. Disproportionate scale and character of the proposed development

As with the original application in early 2014, the scale of the proposed development is simply out of all proportion in relation not just to Glebe Farm but also the surrounding properties in Saintbury.

In sheer size and scale, the proposed barn and stables would dwarf every other building in Saintbury. The application drawings show that the dimensions of the main building would be 72 metres x 26 metres, while the ancillary building for hay storage would measure 24 metres by 9 metres. The main barn alone would therefore cover an area of 1,872 square metres (equivalent to over 20,000 sq. feet). Including the ancillary building, the combined footprint would be just under 2,100 square metres or close to 22,500 sq. feet. Furthermore, the proposed main barn would stretch to 10 metres in height (just under 33 feet).

That would mean that the barn be more than four times the size of the actual house at Glebe Farm and, by a factor of several times, would be the single largest building in the entire hamlet. To all intents and purposes, this would be a significant industrial scale development, ill suited for such a small hamlet.

This is highly relevant given that one of the major issues highlighted in the Conservation Board's Landscape Strategy and Guidelines for the Cotswolds AONB was the potential for proliferation of equestrian establishments on the Cotswold Escarpment. In their words, "the escarpment is a distinctive and dramatic landscape ... and is therefore very sensitive to change".

2. Intended purpose constitutes a fundamental change of use

The current application (unlike the original one) at least does away with the absurd pretence that this development is for private use and admits that it is in fact for commercial purposes. The importance of this is that it would radically alter the entire nature and character of Glebe Farm. As opposed to being a house with associated stabling, it would become a large-scale commercial operation with a much smaller house tacked on.

The revised application makes reference solely to the breeding of international dressage horses. Ms Phillips however is also well known as a dressage instructor. A rational person would be drawn to conclude that the proposed development is also designed for teaching purposes, otherwise why incorporate a large indoor riding arena. If this were in fact the case, then it would have important implications for the level of traffic using the site.

This application cannot therefore be viewed in isolation as a simple matter relating to the construction of a physical barn. Instead it is imperative that it be considered as a proposed major change of use of a private residential site.

3. Precedents set by previous planning decisions on Glebe Farm

The previous point is very relevant in the context of a crucial planning decision related to Glebe Farm in May 2006, which expressly stated that the then proposed new stabling and ménage could only be used for private purposes.

It is worth bearing in mind that this condition was imposed for a development, which was a fraction of the scale of that currently proposed. The decision in question related to planning application reference 06/00702/FUL dated 19th May 2006. The planning permission covered:

"Change of agricultural farm to private equestrian use, conversion of cart shed for grooms accommodation, erection of a stable block, car port and horsewalker, creation of ménage and retention of hardstanding at the Glebe Farm, Saintbury"

The permission was granted subject to a number of very strict conditions, including condition number 11, which stated:

"The ménage, stables and horse walker hereby approved shall be for private use only in connection with the equestrian use at the Glebe Farm, Saintbury.

Reason: It is essential to restrict the use because the site is in an unsustainable location. This condition is imposed in the light of Policy 19 of the Cotswold District Local Plan, PPS7 and PPG13."

It is our firm view that the Council should uphold this basic principle.

4. Inadequate infrastructure to support a large-scale commercial operation

This point relates particularly to the narrow road that goes through Saintbury and to the access into Glebe Farm itself, neither of which are adequate to cope with a development of this scale in this particular location.

First, the sole access to the property is via a narrow, unsurfaced lane leading up to Glebe Farm. The access into that lane from the road abuts our property and is problematic for anything other than smaller vehicles. Since Ms Philips moved into Glebe Farm, it is noticeable that there has been an increase in the damage to the roadside grass verges caused by vehicles trying to enter and exit Glebe Farm.

Second, the road through Saintbury is narrow, winding and steep, with blind corners, as a result of which there is a 7.5MT weight restriction from the junction with the B4632 up to past the Dormy House hotel. The road is well known to local cycling clubs and is one of the most challenging hills on the many cycling sportives that take place each year in the northern Cotswolds.

The average gradient to the top of the hill is around 9%, but, at its steepest part, the gradient reaches 15%, which just happens to be the section that goes through the main hamlet of Saintbury itself. The impact of this was very evident during the recent icy weather, when we witnessed several cars failing to navigate the section of the road that goes past Glebe Farm and our own property.

As CDC has recognized with the 7.5MT weight restriction, this road is incapable of coping with regular heavy traffic. And of course, any horse lorry carrying three or more horses would almost certainly breach the 7.5MT restriction.

5. Impact on the residents of Saintbury

In any sensible appraisal of this proposal, it is apparent that it would have a material impact on the nature and fabric of Saintbury. When we have shown the plans to contacts and associates involved locally in horse riding, their jaws have literally dropped at the sheer scale of what is being proposed. A common theme, especially among those who know Saintbury and Glebe Farm, has been that the site is simply not suitable for a facility of that size.

But more than that, they have highlighted the on-going day-to-day impact of a full-scale equestrian business, operated by a high profile individual and the level of activity and traffic that it is likely to attract. They have also talked about the likely noise and light pollution resulting from night time operations.

This is one of the most important planning decisions for Saintbury in recent years and we are of the firm view that the application should be firmly rejected.

Yours sincerely,

James Rutherford Heather Rutherford