



COTSWOLD DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Agent
Chance & Wildish Architecture Ltd
No. 1 Alscot Park Stables
Atherstone On Stour
Stratford Upon Avon
Warwickshire
CV37 8BL

Applicant
Mrs Stephanie Ayres
c/o agent

Conversion of Cold Store Barn to create one holiday let (amendment to permission 07/03222/FUL) at Orchard Rise Charingworth Road Charingworth Ebrington

APPLICATION REF: 11/02760/FUL
FILE REF: CD.2353/C

DATE OF DECISION: 2nd August 2011

DECISION NOTICE

In pursuance of their powers under the above Act, and in accordance with the requirements of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the development was considered to comply with the relevant policy(ies) contained within the Development Plan as detailed in the section called "**Relevant Policies**", on this certificate.

The Council therefore **PERMITS** the above development in accordance with the details given on the application form and submitted plans which are subject to the following 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 approved shall be implemented in accordance with the following drawing number(s): 11-034-01B, 11-034-02A, 10-033- location plan

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the guidance provided by Circular 11/95.

3 Notwithstanding Classes C2 and C3 of the Schedule of the Town and Country Planning (Use Classes) Order 1987, or the equivalent to that Class in any statutory instrument amending or replacing the 1987 Order or any other change of use permitted by the Town and Country Planning (General Permitted Development) Order 1995, the accommodation shall be used to provide short term holiday accommodation only, which shall not be occupied as permanent, unrestricted accommodation or as a primary place of residence.

Reason: The site is not suitable for permanent, unrestricted accommodation or as a primary place of residence because of its isolated location remote from facilities, amenities, employment opportunities and public transport services, in accordance with Cotswold District Local Plan Policy 19.

4 The development hereby approved must include mitigation that meets the following requirements:

- Provision of an external bat box
- Unfilled cavities beneath ridge tiles of converted barn
- Avoidance of the period mid-November and mid March for wall pointing
- Avoidance of the use of timber treatment chemicals that are toxic to mammals
- No external lighting installed on south or east elevations of the building. Any external lighting should be low power e.g. mercury vapour type lamps, and directed downwards to avoid unnecessary light spillage.

All of the recommendations shall be implemented in full prior to the development being brought into use or to a time scale approved in writing by the Local Planning Authority.

Reason: All species of bats are protected under the Wildlife and Countryside Act 1981 as amended and the Conservation (Natural Habitats, &c.) Regulations 1994.

5 The timber boarding shall be left to weather and silver naturally, unless otherwise agreed in writing with 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 Policy 42.

6 The roofslopes of the development hereby permitted shall be covered with tiles to match those used in Rams Close Barn to the east of the application unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy 42 the development will be constructed of materials that are appropriate to the site and its surroundings. It is important to protect and maintain the character and appearance of the area in which this development is located.

7 All door and window frames shall be recessed a minimum of 75mm into the external walls of the building unless otherwise agreed in writing with 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 Policy 42.

8 All windows shall be of timber construction and shall be painted and not stained and shall be permanently retained as such thereafter unless otherwise 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 Policy 42.

INFORMATIVES :-

1 The site is not presently registered as Contaminated Land under Part IIa of the Environmental Protection Act 1990. However please be aware there is potential for land contamination from previous land use. In the event that contamination is found at any time when carrying out the approved development, please contact the Environmental Health at Cotswold District Council to discuss appropriate remedial measures. It is the developer's responsibility to ensure that land contamination is dealt with to remove risks to human health and the environment.

RELEVANT POLICIES & GUIDANCE :-

The following policies contained within the Development Plan and guidance from National Policies were taken into consideration in the assessment of this proposal:

LPR09 Biodiversity, Geology and Geomorphology
LPR19 Develop outside Development Boundaries
LPR26 Tourism
LPR28 Conversion of Rural Buildings
LPR38 Accessibility to & within New Develop
LPR39 Parking Provision
LPR42 Cotswold Design Code
LPR46 Privacy & Gardens in Residential Deve
NHE04 Natural and Historic Env. Policy
S06 Strategy Policy
PPS01 General Policy and Principles
PPS07 Sustainable Development in rural areas
PPS09 Biodiversity and Geological Conservation

Your attention is drawn to the NOTES overleaf.

Kevin Field
Planning and Development Manager on behalf of Cotswold District Council

INFORMATION ABOUT THIS DECISION

This is the Council's formal decision on your application. As your application has been agreed, conditions may have been attached. It is very important that you take careful note of the conditions and comply with them. If there is anything about the decision or conditions that you do not understand, then please contact Customer Services, Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX Tel 01285 623000.

ENFORCEMENT

It is very important that you comply with the Council's decision. As your application has been allowed, you must follow the agreed plans carefully and comply with the conditions. It is a developer's responsibility to ensure that the plans granted planning permission and those approved under the Building Regulations are consistent.

If you fail to comply with this Decision Notice, then you could be in contravention of the Town and Country Planning Act 1990 or other legislation. In such circumstances, the Council may well initiate enforcement action.

APPEALING AGAINST A DECISION

If you disagree with the Council's decision, you can appeal to the Secretary of State against any of the conditions that have been imposed under Section 78 of the Town and Country Planning Act 1990.

The Secretary of State can allow longer for you to lodge an appeal, but only in cases where there are special reasons which excuse the delay in giving notice of appeal.

To appeal, you must complete a form which you can obtain from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or the Appeals area at www.planningportal.gov.uk. Some personal information will be displayed on this website, please contact the Planning Inspectorate if you have any concerns.

The Secretary of State need not consider an appeal if it seems to him that the Council have no option under planning legislation but to refuse permission or impose a particular condition, having regard to the statutory requirements the provisions of any development order and to any directions given under a development order.

BUILDING REGULATIONS

The development may involve building work which requires approval under the Building Regulations. You are responsible to ensure that Building Regulation Consent is granted prior to commencement of work on site. Information about Building Regulation approval, the procedure to be followed and application forms can be obtained from the Council's Building Control Section, Trinity Road, Cirencester, Gloucestershire GL7 1PX Tel: 01285 623000

DEMOLITION AND OTHER APPROVALS

If the development involves demolition you should contact the Building Control Section for advice on how to proceed.

DISPOSAL OF WASTE CREATED DURING DEVELOPMENT

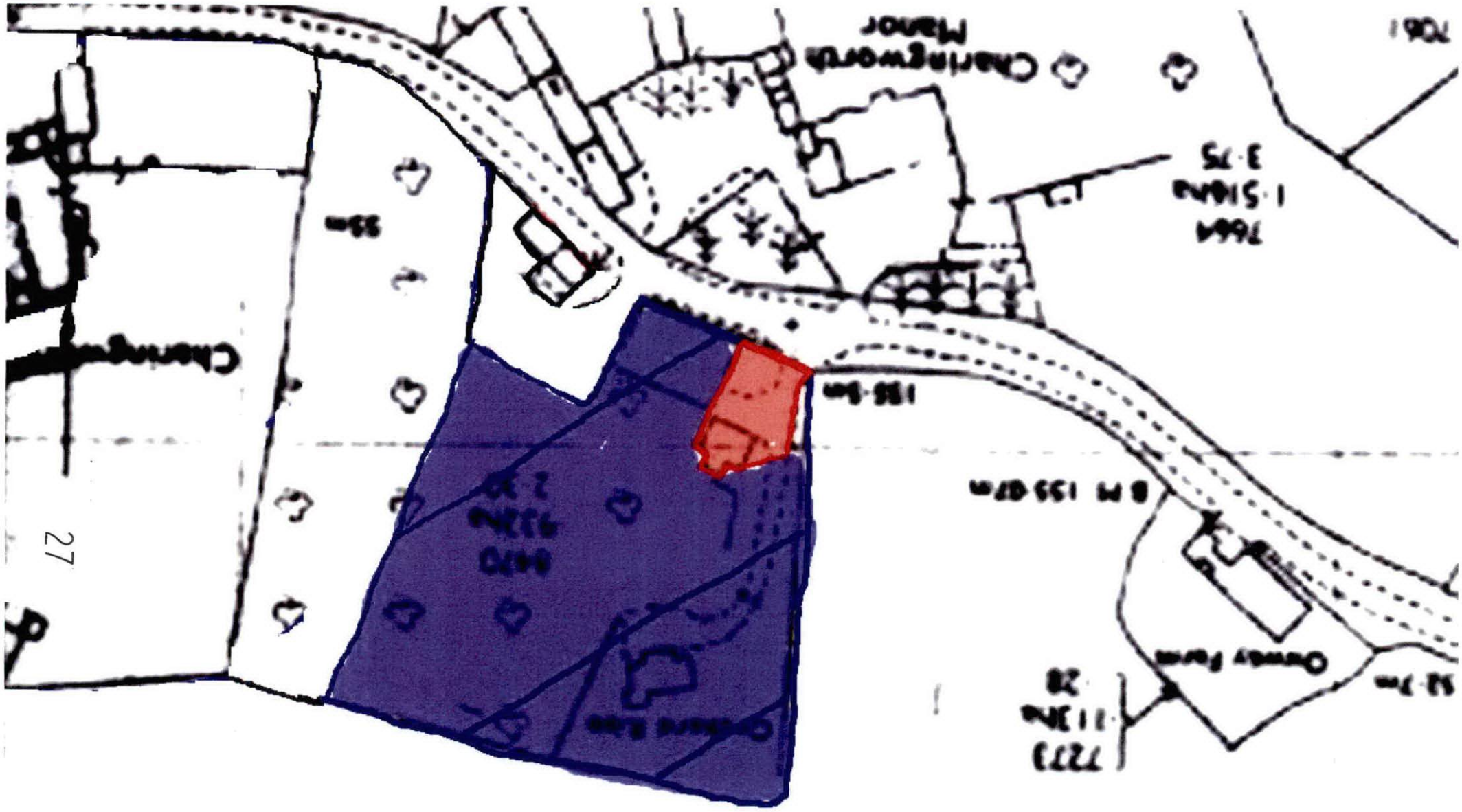
For advice please contact the Waste Advice Team at the below address or visit www.cotswold.gov.uk/go/WasteCarriers.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase the owners interest in the land in accordance with the provisions of Chapter I Part VI of the Town and Country Planning Act 1990.

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX Tel 01285 623000 www.cotswold.gov.uk
OCTOBER 2010





**COTSWOLD
DISTRICT COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Agent	Applicant
Chance & Wildish Architecture Ltd.	Mrs Stephanie Ayres
No. 1 Alscot Park Stables Atherstone	Charingworth Grange
On Stour	Charingworth
Stratford Upon Avon	Chipping Campden
Warwickshire	Gloucestershire
CV37 8BL	GL55 6NR

**Variation of Condition 3 (holiday let occupation) of permission 11/02760/FUL to allow the use of the unit by a person mainly or fully employed at Orchard Rise or by family members of the occupants of Orchard Rise
at Orchard Rise Charingworth Road Charingworth Ebrington**

**APPLICATION REF: 13/01666/FUL
FILE REF: CD.9119/F**

DATE OF DECISION: 24th May 2013

DECISION NOTICE

In pursuance of their powers under the above Act, and in accordance with the requirements of the Town and Country (Development Management Procedure) (England) Order 2010, the development has been fully considered and assessed to comply with the relevant policy(ies) contained within the Development Plan as detailed in the section called "**Relevant Policies**", on this certificate.

The Council therefore **PERMITS** the above development in accordance with the details given on the application form and submitted plans which are subject to the following conditions:

1 The development hereby approved shall be implemented in accordance with the following drawing number(s): 13-016-01

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the guidance provided by Circular 11/95.

2 Notwithstanding Classes C2 and C3 of the Schedule of the Town and Country Planning (Use Classes) Order 1987, or the equivalent to that Class in any statutory instrument amending or replacing the 1987 Order or any other change of use permitted by the Town and Country Planning (General Permitted Development) Order 1995, the accommodation shall be used solely to provide short term holiday accommodation only or for a person(s) mainly or fully employed at Orchard Rise or for purposes incidental to the residential use of Orchard Rise.

Reason: The site is not suitable for permanent, unrestricted accommodation or as a primary place of residence because of its isolated location remote from facilities, amenities, employment opportunities and public transport services, in accordance with Cotswold District Local Plan Policy 19 and guidance contained in the National Planning Policy Framework, in particular Paragraph 55.

3 The timber boarding shall be left to weather and silver naturally.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42.

RELEVANT POLICIES & GUIDANCE :-

The following policies contained within the Development Plan and guidance from National Policies were taken into consideration in the assessment of this proposal:

NPPF National Planning Policy Framework
LPR19 Develop outside Development Boundaries
LPR42 Cotswold Design Code
LPR46 Privacy & Gardens in Residential Deve

Statement in respect of the positive and proactive approach undertaken by the Local Planning Authority

In accordance with the requirements of paragraphs 186 and 187 of the NPPF, the Local Planning Authority has worked with the applicant(s) in a positive and proactive manner in order to secure sustainable development which will improve the economic, social and environmental conditions of the area.

Your attention is drawn to the NOTES overleaf.

Kevin Field
Planning and Development Manager on behalf of Cotswold District Council

INFORMATION ABOUT THIS DECISION

This is the Council's formal decision on your application. As your application has been agreed, conditions may have been attached. It is very important that you take careful note of the conditions and comply with them. If there is anything about the decision or conditions that you do not understand, then please contact Customer Services, Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX Tel 01285 623000.

ENFORCEMENT

It is very important that you comply with the Council's decision. As your application has been allowed, you must follow the agreed plans carefully and comply with the conditions. It is a developer's responsibility to ensure that the plans granted planning permission and those approved under the Building Regulations are consistent.

If you fail to comply with this Decision Notice, then you could be in contravention of the Town and Country Planning Act 1990 or other legislation. In such circumstances, the Council may well initiate enforcement action.

APPEALING AGAINST A DECISION

If you disagree with the Council's decision, you can appeal to the Secretary of State against any of the conditions that have been imposed under Section 78 of the Town and Country Planning Act 1990.

The Secretary of State can allow longer for you to lodge an appeal, but only in cases where there are special reasons which excuse the delay in giving notice of appeal.

To appeal, you must complete a form which you can obtain from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or the Appeals area at www.planningportal.gov.uk. Some personal information will be displayed on this website, please contact the Planning Inspectorate if you have any concerns.

The Secretary of State need not consider an appeal if it seems to him that the Council have no option under planning legislation but to refuse permission or impose a particular condition, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

BUILDING REGULATIONS

The development may involve building work which requires approval under the Building Regulations. You are responsible to ensure that Building Regulation Consent is granted prior to commencement of work on site. Information about Building Regulation approval, the procedure to be followed and application forms can be obtained from the Council's Building Control Section, Trinity Road, Cirencester, Gloucestershire GL7 1PX Tel: 01285 623000

DEMOLITION AND OTHER APPROVALS

If the development involves demolition you should contact the Building Control Section for advice on how to proceed.

DISPOSAL OF WASTE CREATED DURING DEVELOPMENT

For advice please contact the Waste Advice Team at the below address or visit www.cotswold.gov.uk/go/WasteCarriers.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase the owners interest in the land in accordance with the provisions of Chapter I Part VI of the Town and Country Planning Act 1990.

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX Tel 01285 623000 www.cotswold.gov.uk
OCTOBER 2010