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Item No 07:-

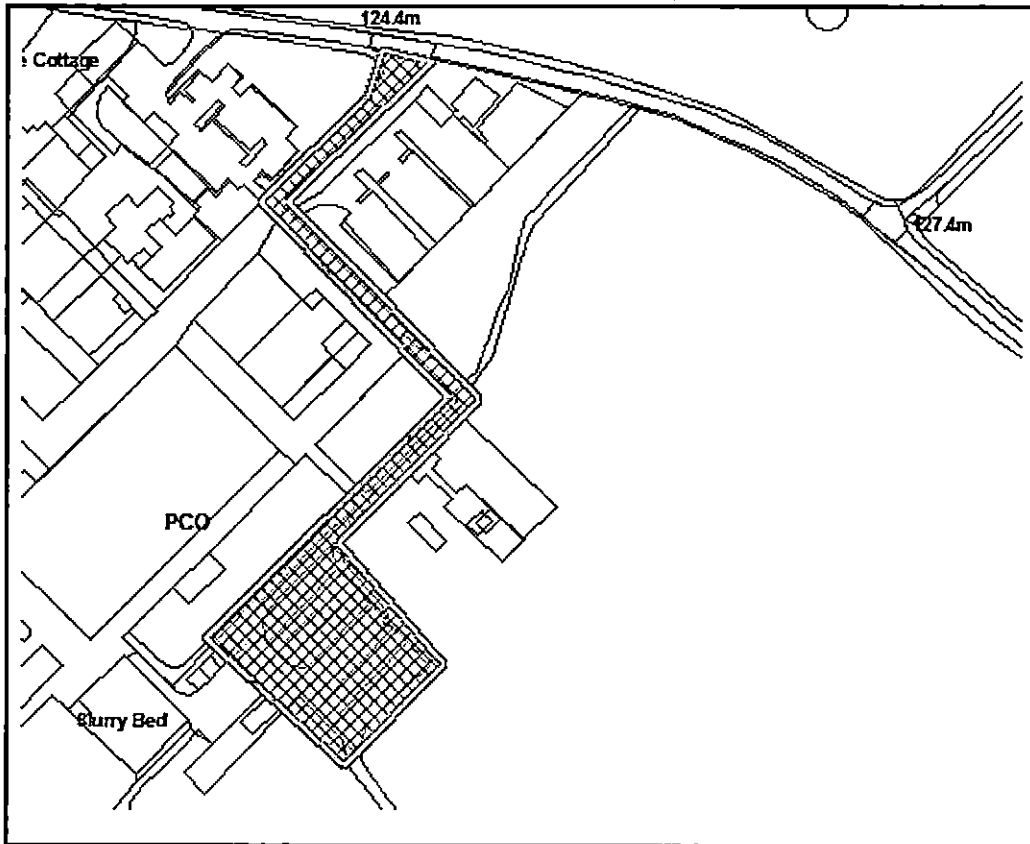
15/03959/FUL (CD.5090/1/X)

**New Farm
Daylesford
Adlestrop
Moreton-In-Marsh
Glos**

**Proposed new building for office / child care facility ancillary
to New Farm B1(a)/D1(b) at
New Farm Daylesford Adlestrop Moreton-In-Marsh Gloucestershire**

Full Application 15/03959/FUL (CD.5090/1/X)	
Applicant:	Daylesford Organic Farms Ltd
Agent:	John Hallam Associates
Case Officer:	Andrew Moody
Ward Member(s):	Councillor Julian Beale
Committee Date:	10th February 2016

Site Plan



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RECOMMENDATION: PERMIT

UPDATE: This report is a repeat of that included as Agenda Item 03 in the schedule of applications reported to Committee on 13th January, being deferred for a Sites Inspection Briefing. All updates to the original report are highlighted in bold text.

The reason for the Sites Inspection Briefing was to assess the impact of the major development on the open countryside in the Area of Outstanding Natural Beauty.

Main Issues:

- (a) The proposed development
- (b) The principle of development
- (c) Landscape impact upon the AONB
- (d) Residential amenity
- (e) Access, parking and sustainability

Reasons for Referral:

The application is brought to Committee at the request of Councillor Beale to allow the proposal to be debated in public, in particular with regard to the impact upon the village and surrounding area.

1. Site Description:

The application site is on land to the south-eastern side of the complex of buildings at New Farm, Daylesford, with the area for the proposed building currently being used as a market garden area which is hard surfaced with a number of single storey structures including sheds and a polytunnel.

The site is located on the south west side of a Class C highway, and is to the rear of a complex of buildings that have been converted into commercial / retail uses.

The site is located within the Cotswolds AONB.

2. Relevant Planning History:

01/02243/FUL: Conversion of redundant farm buildings to (1) farm shop; (2) cheese/dairy creamery (B1 Use), closure of vehicular access and re-siting. Provision of car parking. Granted 27.11.2001

03/03115/FUL: Conversion of estate farm buildings to A1 shop use. Granted 23.1.2004

04/00637/FUL: Conversion of redundant farm building to part B1 Craft Workshop and Part D1 Education Training Centre. Granted 15.4.2004

04/01814/FUL: Change of Use/Conversion of redundant straw store to mixed use B1 and B8 Uses. Granted 2.9.2004

05/02035/FUL: Modification of conditions 9 & 10 of CD.5090/Q, to allow 1.The Garden Room to be used for the sale of flowers, vases, containers, gardening books & tools (tool handles produced from wood that is grown on the Estate). Some of the products that are sold are produced, or in some cases part-produced, on the Estate. 2. Bamford Barn to be used for the sale of clothes designed by the Estate owner, manufactured worldwide. Withdrawn 11.10.2005

06/00013/FUL: Change of use of part of workshop for mixed B1 and B8 uses on temporary basis (part retrospective). Granted 24.2.2006

06/02772/FUL: Amendments to planning permission CD.5090/U including extension to mezzanine floor and alterations to external appearance. Granted 28.12.2006

07/01981/FUL: Installation of mezzanine floor; change of use of building from agricultural to mixed B1 and B2 uses involving bakery/patisserie, creamery and cheese making facility. Granted 24.10.2007

07/02530/FUL: Change of use from temporary B8 (Warehouse/Distribution) and B1 (Office) to permanent B8/B1 uses ancillary to Daylesford Estate Farm Shop. Granted 13.11.2007

07/03532/FUL: Continued use of former B1 offices to A1 retail ancillary to Organic Farm Shop. Granted 29.2.2008

08/00292/FUL: Change of use of part of the building from agriculture to a bakery and extension to existing building. Granted 28.3.2008

09/00812/FUL: Stopping up of two existing access points to the highway, construction of two new highway access points and roadway, removal of hedgerow on the road frontage, extension and alterations to parking areas and retrospective consent for the erection of a detached building (use class D1). Refused 10.2.2010

09/00828/FUL: Change of use of part of building to include educational cookery school in addition to the existing retail and office use, together with the installation of an additional rooflight. Granted 15.5.2009

14/02628/FUL: Erection of single storey extension to the Hay Barn (Retrospective). Granted 27.8.2014

14/03749/FUL: Proposed extension to Hay Barn to provide treatment rooms, consultation room and gym, relocation of existing timber chalets. Granted 9.10.2014

14/04441/FUL: Retrospective application for erection of glazed link and pergola/store. Granted 19.11.2014

14/04449/FUL: Retrospective Change of Use from craft workshop to spa/wellbeing centre. Granted 19.11.2014

14/04490/FUL: Retrospective change of use to the farmhouse from Staff Accommodation (Class C3) to Holiday Let/Staff Accommodation (Classes C1/C3). Granted 19.11.2014

14/04491/FUL: Retrospective change of use to the farmhouse from Staff Accommodation (Class C3) to Holiday Let/Staff Accommodation (Classes C1/C3). Granted 19.11.2014

3. Planning Policies:

NPPF National Planning Policy Framework
 LPR09 Biodiversity, Geology and Geomorphology
 LPR10 Trees, Woodlands and Hedgerows
 LPR19 Develop outside Development Boundaries
 LPR24 Employment Uses
 LPR38 Accessibility to & within New Develop
 LPR39 Parking Provision
 LPR42 Cotswold Design Code
 LPR45 Landscaping in New Development

4. Observations of Consultees:

Highway Authority: No objection following clarification of the use.

Landscape Officer: Incorporated into the report.

5. View of Town/Parish Council:

Objection - site not within the Daylesford complex and query how 45 children and 15 staff relate to customers using other parts of the complex.

The use of existing staff car parking spaces contrasts with peak times when staff have to park on agricultural fields.

Encroachment of the site on agricultural land.

Insufficient parking provision.

6. Other Representations:

Three representations objecting to the proposal have been received, raising the following matters:

- Daylesford is not identified as a sustainable settlement
- Proposal is outside current complex and on green field land
- Impact upon the AONB
- Increase in traffic visiting the site
- Queues at peak times from children being dropped off and picked up
- Parking and increase in traffic
- The cumulative scale of development is too great for the site

7. Applicant's Supporting Information:

Design and Access Statement

8. Officer's Assessment:

(a) The Proposed Development

The site is located on approximately 0.49 hectares of land, adjacent to the existing Daylesford organic farm and farm shop, south of the village of Adlestrop. The area is relatively flat and bounded by countryside to the south and east and by the existing farm complex that is located to the north and west.

The site itself is currently used as the market garden area, defined by an area of hard standing and bounded by mature vegetation. The existing, hard surfaced, drive to the north-west will be utilised to provide access to the proposed reception. It should be noted that the market garden would be retained within this hardstanding area should the development be granted planning permission.

The existing main access, into the farm from the road to the north of the site will also provide access to the proposed building. There are a number of Public Rights of Way (PRoWs) that cross the wider countryside, one of which follows the boundary of the adjacent field and also the Diamond Way PRoW, which follows the route of the road adjacent to the application site.

The proposal is for a new building which is to be used for child care and an office. The proposed building would be 'L' shaped and predominantly single storey, with an area proposed as two storeys where the two wings meet.

The existing planted bund is to be retained along the north-east boundary and a new planted bund is proposed to wrap around the remainder of the site where the site borders the cultivated field. The proposed building is to be built in traditional, natural stone materials.

(b) The Principle of Development

Section 3 of the NPPF refers to supporting a prosperous rural economy, and paragraph 28 specifically identifies that, 'Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;...
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside...'

Local Plan Policy 26 relates to 'Tourism' and with regard to Visitor Attractions specifically states that the principle of development will be acceptable as part of a farm diversification, and exceptionally elsewhere, provided that in all cases;

- (a) it has a special affinity with the physical and historic heritage of the area;
- (b) it is well related to the main tourist routes; and
- (c) as far as possible, use is made of existing buildings, particularly agricultural buildings in the countryside, with the number and scale of new buildings kept to a minimum.

With regard to the above mentioned criteria, the proposed child care facility site forms an extension to the established facilities at New Farm, and would be for use by staff and visitors to the site. As such, it is considered that expansion of the existing use operating on site would be compliant with the Policy context identified above and therefore the principle of development is supported.

(c) Landscape Impact upon the AONB

The wider context is relatively flat with belts of mature vegetation, with this in mind it is considered that long distance views of the proposed building would be relatively well screened.

In addition to this from long distance views the proposed building would be seen in the context of the existing large scale farm buildings which will lessen the visual impact. Furthermore, local views from the road and from the Diamond Way PRoW will be minimised by virtue of the retention of the existing roadside hedgerow and the existing planted bund to the north-east. The most significant visual impact will be from the PRoW situated along the boundary of the adjacent field. However, it is considered that the proposed building would be seen in the context of the farm complex and with a sympathetic planting scheme the impact would be acceptable.

The existing farm complex has been expanded over time and consequently is not characteristic of the surrounding context which is rural in character. The application site itself encroaches on land owned by the farm shop, and is not necessarily in keeping with the surrounding character as it is used by the farm to cultivate vegetables and could be described as having a fairly formal appearance. Overall, given the building is located on existing hard standing and sits within the wider context of the farm shop complex, it is considered that on balance the general landscape character of the surroundings would be acceptable with regard to paragraph 115 of the NPPF. The proposal is not considered to be major development within the AONB, and therefore accords with paragraph 116 of the NPPF.

During the debate when the application was discussed at the January meeting of this Committee, reference was made to the site in question having, until recently, been a green field site, and that the existing hardstanding was unauthorised.

Having checked aerial photographs of the site, this area of land is shown upon the 1999 photograph as having what appears to be an area of hardstanding and 4 polytunnels sited upon it. Copies of these photographs are attached as an appendix to this report.

(d) Residential Amenity

The application site is located approximately 370 metres from the nearest residential property outside the applicant's control, and therefore it is not considered that there would be any material impact upon the amenities currently enjoyed by occupants of these properties to the north-west. The development is, therefore, considered to accord with the requirements of Local Plan Policy 5, and paragraph 17 of the NPPF.

(e) Access, Parking and Sustainability

Consultation has been undertaken with the Highway Authority, with the initial response recommending refusal as from the application description, it appeared that the proposed development would be for general use as a 'holiday club'.

It was following subsequent exchanges of correspondence with the applicant's agent that the precise nature of the development was clarified, in that the use as a child care facility was to make provision for staff and visitors to the New Farm site to leave their children at the proposed development.

Subject to this clarification, the Highway Authority has removed its objection, and a condition is recommended such that the use is for ancillary purposes to the New Farm development. It should be noted that an unrestricted child care facility in this location would not be considered to be a sustainable form of development, due to the relative isolation of the site and the reliance upon the private car to gain access.

Whilst the floorspace of the building would, in accordance with OFSTED requirements, allow for 45 children to be accommodated and 15 staff, the level of usage will be reliant upon the level of visitors to the site. However, with regard to parking provision, as no additional trips would be generated, i.e. people using the facility would already be attending the site, the level of parking provision is considered to be acceptable.

The proposal is, therefore, considered to accord with Policies 38 and 39 of the Local Plan and Section 4 of the NPPF.

9. Conclusion

Further to the clarification of the use provided by the applicant, the use of this facility for ancillary purposes to New Farm would be considered a sustainable form of development, whilst the impact upon landscape character within the AONB and residential amenity is considered acceptable.

The proposal is therefore considered to accord with the policies in the Development Plan and the NPPF, which are not outweighed by other material planning considerations.

10. Conditions:

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.

The development hereby approved shall be implemented in accordance with the following drawing numbers: 215663-01; 02; 03 and 04.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

Prior to the construction of any wall on the development hereby approved, samples of the proposed walling and roofing materials shall be submitted to and 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 Policy 42, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

Prior to the construction of any wall on the development hereby approved, a sample panel of walling of at least one metre square in size showing the proposed brickwork to include mortar colour and texture, bond, joint and plinth detail has been erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

All windows hereby approved shall be constructed in accordance with the District Council's 'Traditional Casement Windows Design Guide'.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan 14.

All door and window frames shall be recessed a minimum of 75mm into the external walls of the building.

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

New rainwater goods shall be of cast iron construction or a substitute which has been approved 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 42.

The new rooflights shall be of a design which, when installed, shall not project forward of the roof slope in which the rooflights are located.

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.

No bargeboards or eaves fascia shall be used in the proposed development.

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.

The development shall not start before a comprehensive landscape scheme has been 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 Policy 45.

The entire landscaping scheme shall be completed by the end of the planting season immediately following the completion of the development or the site being brought into use, whichever is the sooner.

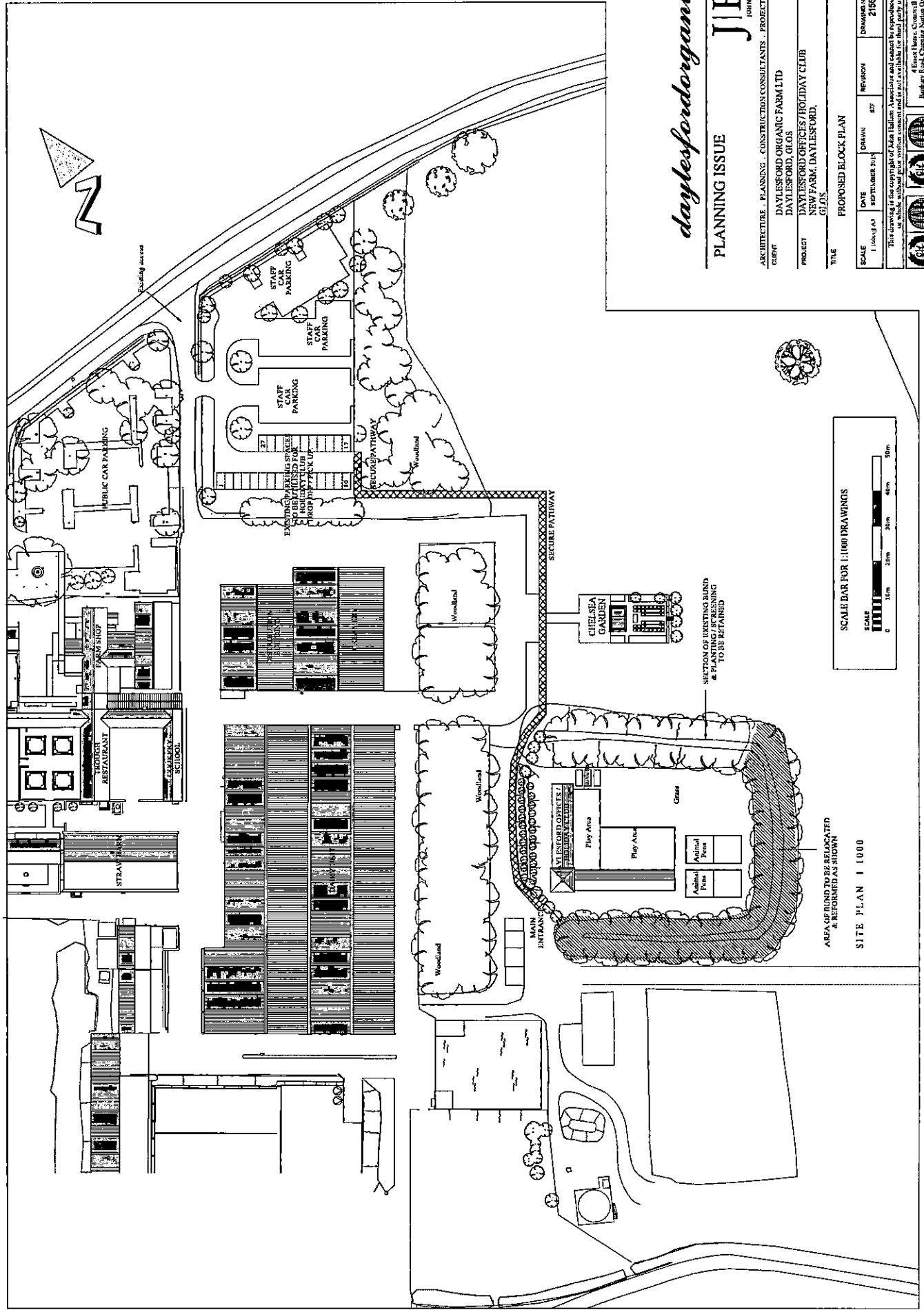
Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy 45.

Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

Reason: To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy 45.

The child care element of the development hereby approved shall only be used in connection the child care requirements of staff and visitors to the New Farm site, and for no other purpose.

Reason: It is essential that the Local Planning Authority retains control over the use of the development as the site is in an unsustainable rural location, in accordance with Policies 24 and 38 of the Cotswold District Local Plan and the National Planning Policy Framework. An unrestricted use of the building for child care would be contrary to the principles of sustainable development as visitors to the site would be reliant upon the private car to access the site.



AREA OF BUND TO BE RELOCATED & REFORMED AS SHOWN
 SITE PLAN 1:1000

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PLANNING ISSUE
J|H
 JOHN HALLAM ASSOCIATES

ARCHITECTURE . PLANNING . CONSTRUCTION CONSULTANTS . PROJECT MANAGEMENT
 CLIENT: DAYLESFORD ORGANIC FARM LTD
 PROJECT: DAYLESFORD OFFICES/HOLIDAY CLUB
 NEW FARM, DAYLESFORD, G125.

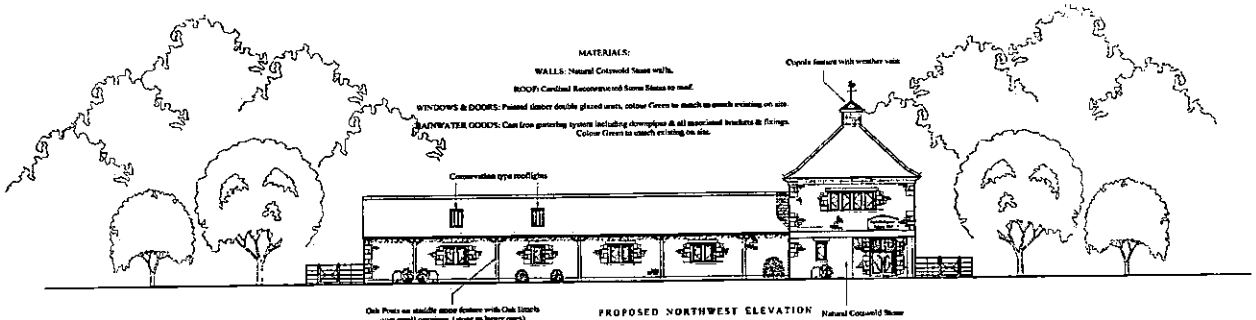
TITLE: PROPOSED BLOCK PLAN

SCALE	DATE	DRAWN	BY	REVISION	DRAWING NUMBER
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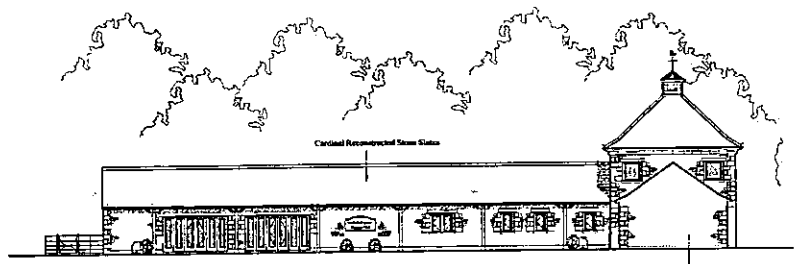
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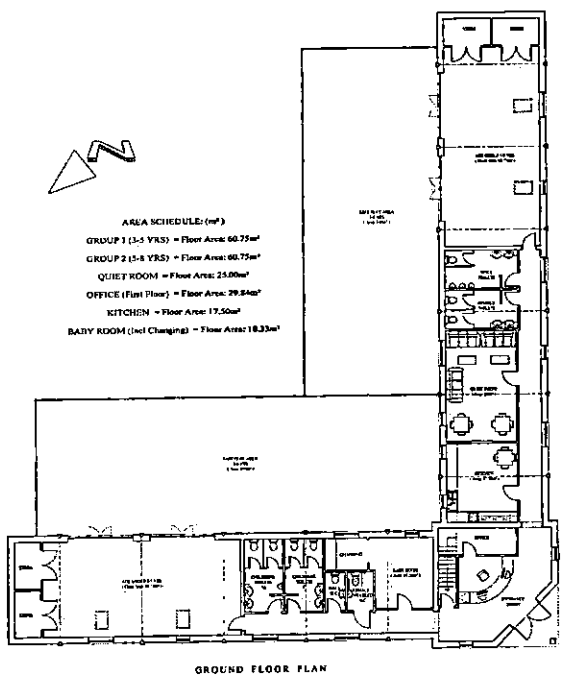


MATERIALS:
WALLS: Natural Cotswold Stone walls.
ROOF: Cotswold Reconstructed Stone Slates to match.
WINDOWS & DOORS: Painted (interior double glazed units, colour Green to match to existing on site).
RADWATER COVERS: Cast iron grating system (including downpipes & all associated brackets & fixings). Colour Green to match existing on site.
 Cypress feature with weather vane.
 Cotswold Reconstructed Stone Slates.
 Conservatory type motifs.
 Oak Pines on outside stone feature with Oak Slats (only small openings, (least to larger ones)).

PROPOSED NORTHWEST ELEVATION Natural Cotswold Stone



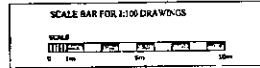
PROPOSED NORTHEAST ELEVATION Natural Cotswold Stone



AREA SCHEDULE: (m²)
 GROUP 1 (3-5 YRS) = Floor Area: 60.75m²
 GROUP 2 (5-8 YRS) = Floor Area: 60.75m²
 QUIET ROOM = Floor Area: 25.00m²
 OFFICE (First Floor) = Floor Area: 29.84m²
 KITCHEN = Floor Area: 17.50m²
 BABY ROOM (incl Changing) = Floor Area: 18.33m²

GROUND FLOOR PLAN

MAIN ENTRANCE



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PLANNING ISSUE

J.H.I.
JOHN HALLAM ARCHITECTS

ARCHITECTURE . PLANNING . CONSTRUCTION CONSULTANTS . PROJECT MANAGEMENT

CLIENT: DAYLESFORD ORGANIC FARM LTD
DAYLESFORD, GLOS.

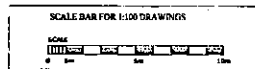
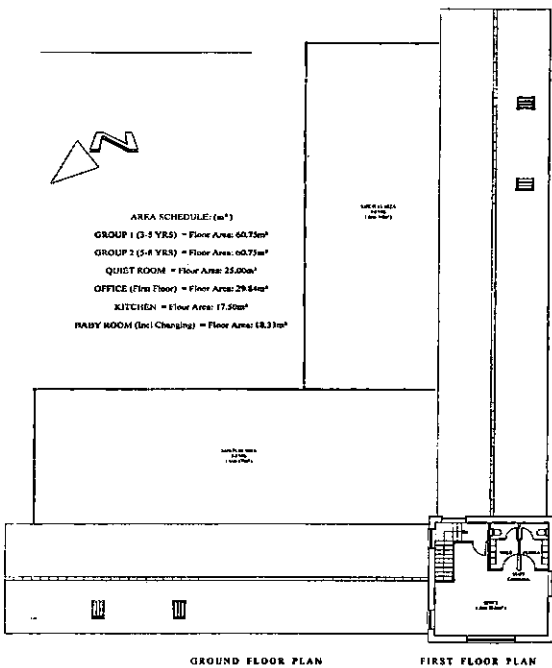
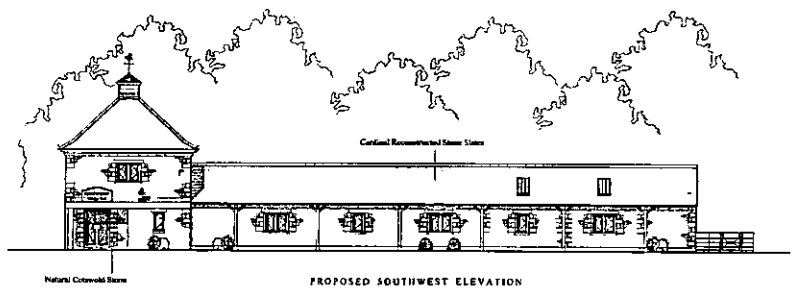
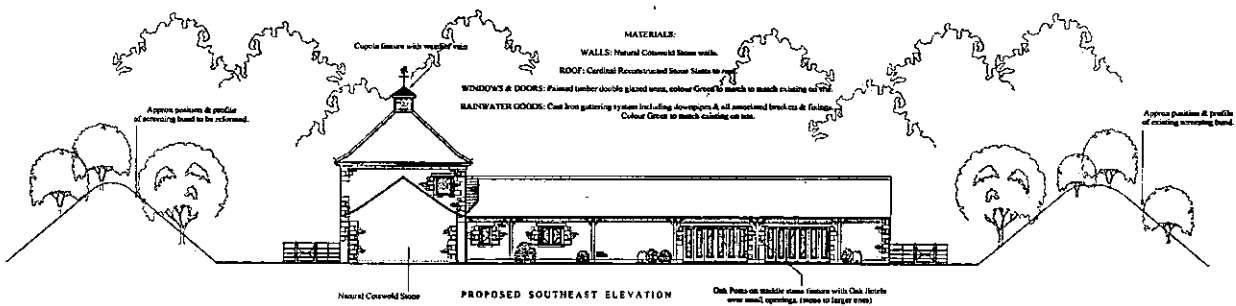
PROJECT: DAYLESFORD GREENS THURSDAY CLUB,
NEW FARM, DAYLESFORD,
GLOS.

TITLE: PROPOSED GROUND FLOOR PLAN & ELEVATIONS.

SCALE	DATE	DESIGNER	REVISION	DRAWING NUMBER
1:100 (A1)	SEPTEMBER 2011	JH		210062-02

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PLANNING ISSUE



ARCHITECTURE, PLANNING, CONSTRUCTION CONSULTANTS, PROJECT MANAGEMENT

CLIENT: DAYLESFORD ORGANIC FARM LTD
 DAYLESFORD, GLOS

PROJECT: DAYLESFORD OFFICES / HOLIDAY ELLIS,
 NEW FARM, DAYLESFORD,
 GLOS.

TITLE: PROPOSED FIRST FLOOR PLAN & ELEVATIONS.

SCALE	DATE	DESIGNED	BY	REVIEWED	DATE
1:100 (comp. 01)	15/07/2018 (R. 2017)				21/06/18-02

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30/09/2015



30/09/2015

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