

**Item No 02:-**

**15/04477/FUL (CD.0691/J)**

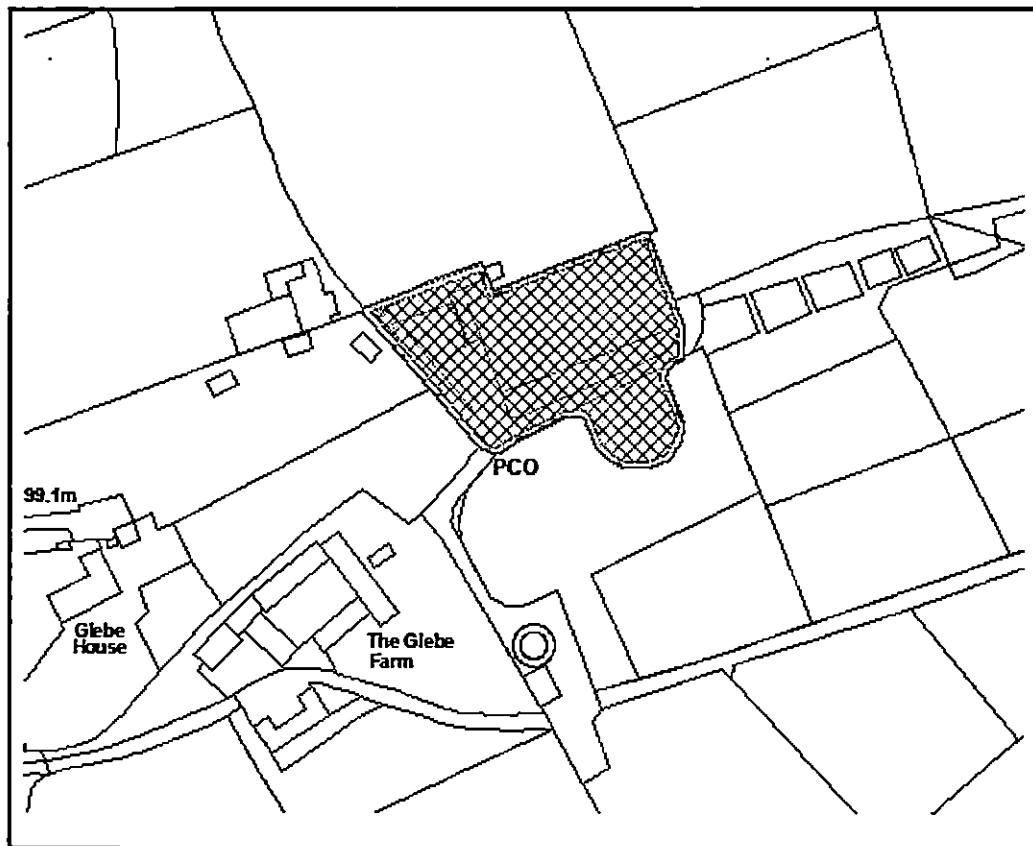
**Glebe Farm  
Saintbury  
Broadway  
Gloucestershire  
WR12 7PX**

## Item No 02:-

**Erection of 4 no. stables, hay storage barn and turnout area (part retrospective)  
at Glebe Farm Saintbury Broadway**

<b>Full Application 15/04477/FUL (CD.0691/J)</b>	
Applicant:	Mrs S Phillips
Agent:	Absolute Architecture Ltd
Case Officer:	Andrew Moody
Ward Member(s):	Councillor Lynden Stowe Councillor Mark Annett
Committee Date:	9th March 2016

**Site Plan**



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**RECOMMENDATION: PERMIT**

**Main Issues:**

- (a) Principle of proposed development
- (b) Impact on the character of the area
- (c) Impact on heritage assets
- (d) Impact upon highway safety
- (e) Light and noise pollution

**Reasons for Referral:**

This application has been referred to the Planning Committee for determination at the request of Councillors Annett and Stowe for the following reason:-

'On the grounds of the previous history of planning applications relating to this site and ongoing community concerns'.

**1. Site Description:**

Glebe Farm comprises the main house, an ancillary self-contained converted cart shed, stables, garaging, outdoor riding area and horsewalker. It lies on the eastern edge of the small settlement of Saintbury.

The site is within the Cotswolds AONB, although it does not fall within the Saintbury Conservation Area. The nearest listed building, Cusaks Glebe, is approximately 110 metres to the south-west. A public footpath crosses the land holding in an east-west alignment from the road to the west.

**2. Relevant Planning History:**

06/00702/FUL - Change of use 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 manege and retention of hardstanding. Approved 19.05.2006

14/00600/FUL - Application for erection of 4 buildings to provide stabling, storage and ancillary facilities withdrawn. Withdrawn 09.09.2014

14/00602/OUT - 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). Refused 20.08.2015

**3. Planning Policies:**

NPPF National Planning Policy Framework  
 LPR05 Pollution and Safety  
 LPR15 Conservation Areas  
 LPR19 Develop outside Development Boundaries  
 LPR31 Equestrian Related Development  
 LPR38 Accessibility to & within New Develop  
 LPR39 Parking Provision  
 LPR42 Cotswold Design Code  
 LPR09 Biodiversity, Geology and Geomorphology

**4. Observations of Consultees:**

Landscape Officer: Incorporated into the report

Conservation Officer: Incorporated into the report

## 5. View of Town/Parish Council:

Objects to the application on the following grounds:

- Visual impact from Saintbury Hill, B4632 and public footpath upon AONB
- There is a commercial use operating from the site
- The only planning permission for stables is for those to the front of the property

## 6. Other Representations:

5 letters of representation has been received. The concerns raised are set out below:

- Stables erected without planning permission and are visible from a public footpath and B4632
- The owner is running a commercial operation in breach of the condition attached to the 2006 planning permission
- The description as temporary stables is misleading
- Impact upon the AONB
- Impact upon the setting of the conservation area and listed buildings
- The application is lacking in information regarding the 'turnout' out area
- There are no dimensions on the plans
- The refusal reasons for the previous application should still stand

## 7. Applicant's Supporting Information:

Design and Access Statement

## 8. Officer's Assessment:

### (a) Principle of proposed development

The application is retrospective for the retention of stables, hay store and the construction of a 'turnout' area, at Glebe Farm, Saintbury. Policy 31 of the Local Plan states that development in connection with existing equestrian establishments will be permitted subject to the listed criteria being satisfied. These include whether the development would result in the need for an additional dwelling, whether there is a change in use of the land, and whether the enterprise would significantly increase use by riders of bridleways and roads in the locality.

With regard to these criteria, the applicant resides at the site; the use of the land for equestrian purposes was established through the granting of planning permission 06/00702/FUL, whilst any additional usage by riders would be considered acceptable having regard to the 4 additional stables proposed.

Objectors to the development have alleged that there is a commercial use of the site, referring to a company known as Soley Performance Ltd. This matter has been raised with the applicant's agent, with the applicant responding to state that the horses kept at the site are her own, and her daughter's private horses. It is also stated that they own 15 horses in total, and employ 4 members of staff to assist. With regard to Soley Performance Ltd, this is based at Nailsworth, and is the applicant's company that controls the training that she does at client's facilities both in England and abroad. The applicant also has another facility near to Glebe Farm as a base for Soley Performance, where a further 12 horses are kept as well as holding training sessions.

The applicant strongly asserts that no business use is conducted from Glebe Farm.

In light of the above, it is considered that the principle of the proposed rural development can be supported due to the nature and scale of the proposed use, subject to other materials considerations set out below.

**(b) Impact on the character of the area**

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB). 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.

Section 11 of the National Planning Policy Framework encourages the conservation and enhancement of the natural environment. Paragraph 109 states that the planning system should protect and enhance valued landscapes. Paragraph 115 states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty.

Policy 19 of the Local Plan states that development appropriate to a rural area will be permitted, provided that the proposal relates well to existing development.

Policy 42 states that development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of the Cotswold District.

The site is located within a private equestrian yard, to the north-east of Glebe Farm within Saintbury. The yard is surrounded by open countryside which slopes gently in a north-westerly direction. The site and the wider landscape is characterised as Escarpment (Landscape Strategy and Guidelines for the Cotswolds AONB), and it is considered that the site and the surrounding countryside typifies this type of landscape.

The site itself is occupied by existing stables, a ménage and other equestrian development. The yard is defined by a solid timber fence to the north-west boundary of the ménage and the remainder is bounded by a post and rail fence. The yard is fairly flat with a steep bank along the southern boundary. Vegetation is limited to four mature trees within the middle of the yard.

The site is accessed from a private driveway which links to Saintbury Hill, to the west, via the farm. There are a number of Public Rights of Way (PRoW) that cross the wider countryside and one which passes immediately south of the application site. The main access road to the site is Saintbury Hill, a narrow country road which links to the B4632 to the north of the site.

Part of the application is for the retention of 4 stables and a hay storage barn. The stables are situated adjacent to the north-west corner of the existing ménage and are constructed out of timber and stained dark brown.

The equestrian yard is visible from short and long distance views, namely from the PRoW immediately to the south, Saintbury Hill and the B4632. The new buildings are situated between the existing solid timber fence of the ménage and the existing stable blocks. The mass and scale and appearance of the new buildings are similar to the existing stables.

It is considered that whilst the stables are visible from the viewpoints mentioned above, they are seen in the context of the existing equestrian facilities and are closely associated to the existing stable blocks. Any roadside views are filtered by existing mature vegetation and built form. Consequently, it is considered that the location, scale and materials have been sympathetically designed and do not pose an added visual impact to the landscape.

The second part of the application is for the construction of a circular turnout area. A section of the bank to the south of the ménage has already been levelled to accommodate the proposed circular turnout area. The ground that now surrounds the levelled area has been left very steep with harsh edges.

The turnout area has been situated in a discrete location. At present the constructed levelled area is not visible from the PRoW as it is tucked into the bank. However, when the area is in use you may get glimpsed views of equestrian equipment but this will be seen in the context of the existing yard.

In terms of long distance views the levelled area itself is not visible from the Saintbury Hill road or the B4632, although there may be views of the recontoured bank. The existing trees within the site do provide some softening and these must be retained. The harsh edge of the bank must be softened to blend into the surrounding landscape and must be seeded with an appropriate grass mix, and a condition is recommended to this effect.

In conclusion the stables / hay barn and turnout area are visible from the viewpoints outlined above. However, it is not considered that this type of development set within the context of an existing equestrian yard would impact upon the general landscape character of the AONB.

The proposal would therefore accord with Local Plan Policies 19, 31 and 42 and paragraph 115 of the NPPF. It is also not considered that the development would constitute 'major' development, having regard to paragraph 116 of the NPPF.

### **(c) Impact upon Heritage Assets**

The application site lies within the vicinity of a number of listed buildings. 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, in accordance with Section 66(1) of the Planning (Listed Buildings & Conservation Areas) Act, 1990.

The site also lies within proximity to the Saintbury Conservation Area, wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990. The stables and hay store building is approximately 46 metres from the Conservation Area boundary, whilst the turnout area is approximately 48 metres distant.

Paragraph 128 of the National Planning Policy Framework advises that, in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

The P.P.G. advises that: "The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each."

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. Uses that create additional traffic, noise or other nuisance, which would adversely affect the character of the area, would not be permitted. 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. Finally, it states that although minor householder development is

likely to be acceptable proposals that cumulatively adversely affect an area may not be permitted, that reinstatement or enhancement of historic features (such as boundary walls) will be sought, and that new dwellings or other substantial structures (especially those covering more than one plot) are unlikely to be acceptable.

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 proposal is for the retention of 4 stables, hay storage and a turnout area. Given the proximity to a number of designated heritage assets, there is the potential for impact upon their setting.

The applicant's property and the vehicular access that lead to the application site are taken from the existing entrance which is within the conservation area. Therefore, any increased activity arising from the development would need to be considered with regard to the impact upon the setting of this nearby designation.

Historic England's 'Historic Environment Good Practice Advice in Planning: Note 3' deals with the setting of heritage assets, and advises a staged approach to proportionate decision-taking.

STEP 1 is identifying the heritage assets affected and their settings.

The application site lies within proximity to a number of designated heritage assets: Cusacks Glebe, and associated outbuildings; Middle Hill Farmhouse; stable and pound 30 metres east of Middle Hill Farmhouse; the Cottage and Orchard Cottage; Saintbury Cross Farmhouse; and Vale/Yew Tree Farmhouse). Saintbury village cross, which is also in the general area, is both listed grade II, and a scheduled ancient monument. The Saintbury Conservation Area also forms a designated heritage asset.

Of these, Cusaks Glebe (or Glebe House), and its associated outbuilding are the closest. This is a 16th/17th century cottage and outbuilding. Given the orientation of the building, and the topography, there is limited intervisibility between it and the application site. Nonetheless, the proximity is such that the site could be construed as being within its setting.

Middle Hill Farmhouse; stable and pound 30 metres east of Middle Hill Farmhouse; the Cottage and Orchard Cottage are further to the south, and all have views, to a lesser or greater extent, towards the application site, which forms part of the wider surroundings in which the assets are experienced. Consequently the application site forms part of the wider setting of these assets.

Saintbury Cross Farmhouse, Vale/Yew Tree Farmhouse, and Saintbury village cross, further to the south, enjoy very limited intervisibility with the application site, which is well screened by established vegetation. There is no significant historic association with the site, and the distance is sufficient that there would be little impact from environmental factors. Consequently the application site does not meaningfully form part of the surroundings in which these assets are experienced, and therefore is not within their setting.

The conservation area lies with close proximity to the west of the site, and follows the village to the south. There are general views back towards the site, and consequently the site does lie within the setting of the designated conservation area.

There is no visibility between the site, and the higher, southern part of the village, or the listed buildings contained therein, nor any direct historical association. Thus the site does not lie within the setting of any of these assets.

STEP 2 is assessing whether, how and to what degree these settings make a contribution to the significance of the heritage assets.

The character and appearance of the northern part of the village/conservation area is of a modest, low-density rural, (formerly) agricultural settlement, strung along the road, with modest cottages, larger farmhouses, agricultural outbuildings, and large gaps between them providing views of working agricultural countryside.

The rural, agricultural character of this area is integral to the historical and aesthetic value and significance of the heritage assets.

The application site is currently in equestrian use. Such a use is generally not of substantially different character to pastoral agriculture, with the majority of the site used for grazing, but with an open-air manège, with some modest timber stables to the west.

STEP 3 is assessing the effect of the proposed development on the significance of the asset(s).

The additional stables and hay store that are proposed for retention form a single 'L'-shaped block, between the existing manège and stables. These stables are distantly and intermittently visible from all the listed buildings from Middle Hill Farm, to Orchard Cottage, and that part of the conservation area within which they lie.

Nonetheless, they visually read as a modest timber stables, placed closely to the existing stables. There are at some distance, and the views are filtered by intervening hedgerows and vegetation. The northern edge of the Cotswold Escarpment rises behind them, providing a wooded backdrop to the entire site. Consequently they comprise a discrete, modest addition to the landscape, and whilst having a limited effect upon setting of the designated heritage assets, this effect is not harmful.

The proposed turnout area comprises a cut back into the slope, behind and above the existing manège; however the existing topography and the existing manège effectively screen these from the listed buildings to the north and the conservation area. Consequently this would have a negligible impact upon their setting.

The proposals would not be inter-visible with Cusaks Glebe, they would not compromise any historic associations, and there would be little if any impact from environmental factors.

Therefore, the proposals would have a limited impact upon the setting of the listed buildings, from Cusaks Glebe (non-visual) down to Orchard Cottage, and the corresponding parts of the conservation area. However, this impact would be very modest, and would be appropriate to the character of the rural working landscape. Consequently there would be no harm to the character of the listed buildings, or their setting, or to the character and appearance of the conservation area, thereby sustaining the significance of the heritage assets, and according with Section 12 of the N.P.P.F. and Policies 15 and 42 of the Cotswold Local Plan.

#### **(d) Impact on highway safety**

Having regard to the scale of the development proposed, in highway terms the proposal is not considered to generate excessive amounts of traffic that would severely affect highway safety or the operation of the local highway network, in accordance with Local Plan Policy 38 and Section 4 of the NPPF.

A condition is recommended to ensure the actual use is restricted to private purposes only in association with Glebe Farm.

#### **(e) Light and noise pollution**

No external lighting has been affixed to the stables / hay store, a condition is recommended to ensure that external lighting is adequately controlled with details supplied for approval prior to any lighting being installed.



With regard to noise pollution, any increase in activities at the premises would be very limited, and given the nature of the proposed use and actual proximity to surrounding residential properties, it is not considered the development would result in demonstrable harm on these grounds.

The proposal therefore accords with Policy 5 of the Local Plan and paragraph 17 of the NPPF.

### **9. Conclusion:**

Having regard to the scale of the development proposed, it is considered that the development would not materially impact upon the setting of heritage assets, landscape character within the AONB, or the amenities of nearby residential properties.

The proposal therefore accords with the policies within the Development, in addition to the NPPF, which are not outweighed by other material planning considerations.

### **10. Proposed conditions:**

The development hereby approved shall be implemented in accordance with the following drawing number: 556-001A.

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

The buildings and turnout area 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 Policy 38 and the NPPF.

Prior to its installation, details of any external lighting 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.

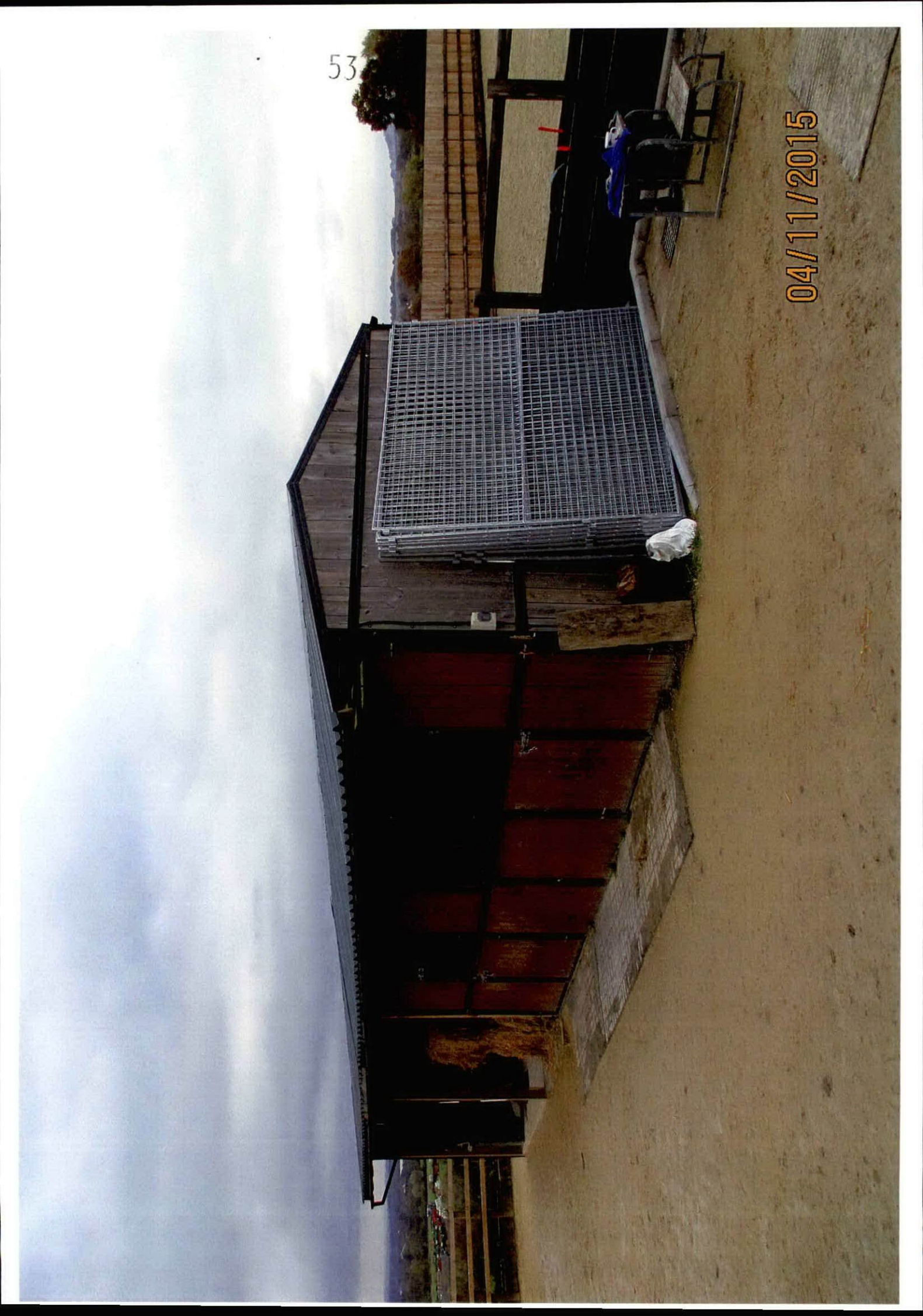
Within 3 months of the date of this permission, details of a landscaping scheme for the bank to the turnout area shall be submitted to and approved in writing by the Local Planning Authority. The scheme must provide for the bank to be seeded with an appropriate grass mix using a grass seed-impregnated bio-degradable mat to ensure germination.

The development shall be carried out in accordance with the approved scheme within 6 months of the approval of these details and shall be retained 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 Policy 45.



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