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**Item No 09:-**

**15/04754/FUL (CD.6964/Y)**

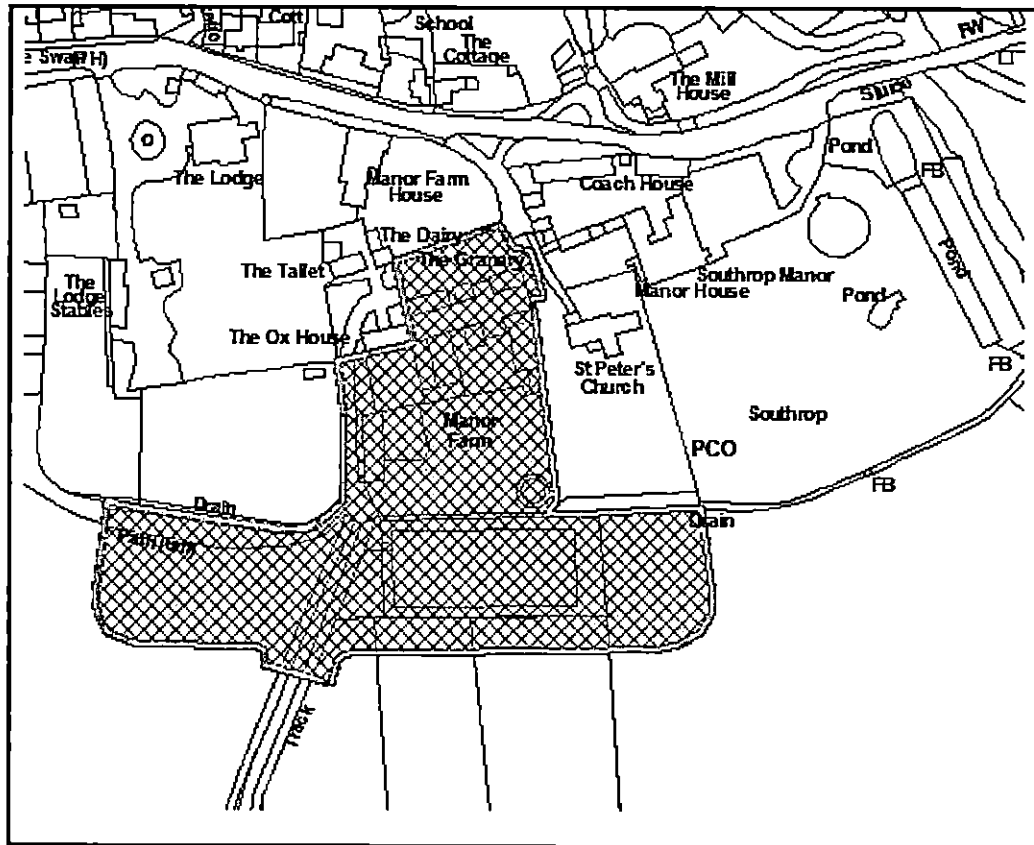
**Manor Farm Barns  
Southrop  
Gloucestershire**

Item No 09:-

**Change of use of the Granary, Ox Barn, Lambing Sheds and Pigsties, Haybarn and associated land from part agricultural, equestrian, D1, D2, and B1 use classes to a composite use comprising A3 (food and drink), C1 (hotel), D1 (treatment and wellbeing/lectures/courses) and D2 (social events) use classes. Replacement of former barns to provide guest bedrooms. Construction of treatment and wellbeing buildings and the change of use of equestrian riding arena and other land, part to include overflow car parking, associated landscaping and all other associated works at  
**Manor Farm Barns  
 Southrop****

<b>Full Application                  15/04754/FUL (CD.6964/Y)</b>	
Applicant:	Southrop Estate
Agent:	Hunter Page Planning Limited
Case Officer:	Alison Hall
Ward Member(s):	Councillor Ray Theodoulou
Committee Date:	8th June 2016

**Site Plan**



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**RECOMMENDATION: PERMIT**

**Main Issues:**

- (a) Principle
- (b) Design and Impact on the Listed Building, the AONB and the Conservation Area
- (c) Impact on Highways and Parking
- (d) Impact on Trees
- (e) Impact on Ecology
- (f) Impact on Neighbouring Amenity

**Reasons for Referral:**

The application has been referred to the Planning Committee for determination at the request of both the Ward Member, Councillor Ray Theodoulou and the Ward Member for the adjoining ward, Councillor Abigail Beccle. The reasons are as follows:

"Ray and I both feel that this application would be appropriate for Planning Committee and for a Site Inspection Briefing, so that Members may consider the impact of the proposed buildings against a historical wall and the impact on the Church Yard within the tranquil setting of the Conservation Area and AONB. The Church is Grade 1 with a particularly notable font. Residents of the village, Church Wardens and the Diocese are particularly concerned with the adverse affect on the church yard. Not least the visual impact, but also ongoing noise pollution of the church yard from the increased business, which will also bring increased traffic noise not just a peak times but throughout the day and at night too. The letters of support for the application have not come from residents of the village but from customers and friends of the applicant, so I really cannot give them any weight, as these people have no connection with the village. Suggestion has been made that maybe the 'shepherds huts' could be against the wall instead of the buildings proposed. This would mean that the historical wall is still visible. Residents have repeatedly, and are continuing to, make representations to me that it would be preferable if there were no buildings along the eastern range of the application site. This would alleviate the impact to the church yard. As Members will be attending a Site Inspection Briefing at Fyfield, a mile up the road, I thought it might be expedient for them to visit the Manor Barns site - and also importantly, view from the church yard - at the same time. I do feel that, with the potential impact on the Listed church and it's church yard, the Conservation Area and AONB, that there are enough planning reasons to justify the request".

**1. Site Description:**

The application site, known as Manor Farm Barns, is located to the south-eastern edge of the village of Southrop. The site lies within the Cotswold Area of Outstanding Natural Beauty (AONB). Southrop is situated along the River Leach and consists of many traditional Cotswold buildings and the majority of the application site lies within the Conservation Area of the village.

The application site is adjacent to the parish church, St Peters Church which is a Grade I listed building. There are also six Grade II listed monuments within the grounds of the church.

The site consists of a number of historic agricultural buildings, some of which have already been converted to business use and Manor Farm Barns is part of the wider Manor Farm estate which also includes Thyme Cookery School, holiday lets and a public house. The main barn (Tythe Barn) is Grade II Listed as is Ox Barn. The associated barns (The Granary, the Hay Barn, the Pigsties and the Lambing Sheds) are curtilage listed. Tythe Barn has previously been converted to the cookery school.

Currently, access into the site is from the north east of the site from the main village road and there is also a permitted access track from the southwest which links back to Lechlade Road at the edge of the village. Parking is currently provided to the north of the complex, adjacent to the Granary and Tythe Barn and within the farm yard. There are a number of Public Rights of Way (PRoWs) the cross the wider countryside and immediately to the west of the existing barns.

## 2. Relevant Planning History:

CD.6964/B - Conversion and extension of part of the traditional farm buildings to form 4 residential dwellings - Permitted  
 CD.6964/A - Conversion and extension of part of the traditional farm buildings to form 4 residential dwellings - Permitted  
 02/00370/LBC - Removal of a stone cobble floor, replacement of rotten timbers where necessary - Permitted  
 02/00371/LBC - Alteration to four roof trusses - permitted  
 03/00330/FUL - Alterations and conversion to part residential, part equestrian centre and part office space - Permitted  
 03/00331/LBC - Alterations and conversion to part residential, part equestrian centre, part office space - permitted  
 03/02406/FUL - Conversion and extension of Old Stables to form two dwellings - Permitted  
 05/00581/FUL - Erection of horse walker - permitted  
 05/00582/FUL - Change of use to equestrian and construction of manège - Permitted  
 05/01394/MINAM - Revisions to the car parking layout - Permitted  
 05/02865/LBC - Demolition of lean-to building and erection of replacement floor space and additional floor space on the southern elevation - Permitted  
 06/00697/FUL - Change of Use to specified uses (lecture courses, social events) within Classes D1 and D2 and replacement of lean-to structure on southern elevation - Permitted  
 06/02196/LBC - Retention of amendments to consent CD.6964/F including relocation and increase of height of west flank wall, alterations to roof, relocation of flue, new flue, alterations to fenestration and alterations to internal layout - Permitted  
 06/02197/FUL - Retention of amendments to permission CD.6964/H including relocation and increase of height of west flank wall, alterations to roof, relocation of flue, new flue, alterations to fenestration and alterations to internal layout  
 07/01664/LBC - Replacement of existing timber floor with new insulated floor and construction of new glass entrance screens with doors - permitted  
 08/00540/FUL - Erection of a single-storey extension to the rear of the barn and a plant room to the side - Permitted  
 08/00541/LBC - Erection of a single-storey extension to the rear of the barn; a plant room to the side; alterations to the fenestration and internal layout of approved rear extensions; the creation of one new opening on the rear elevation; and installation of ventilation and thermal heating system - Permitted  
 09/02722/AGFO - New open fronted cart-shed building - Permitted  
 11/01495/FUL - Variation of Condition 3 of 06/00697/FUL to allow the building to be used for lecture courses/business meetings limited to 30 persons on 365 days per year, social events up to 60 persons limited to 52 days per year, and social events of 100 persons limited to 12 days per year - Permitted  
 11/05485/FUL - Alterations and extensions to existing house - Permitted  
 15/04755/LBC-The restoration, repair and reuse of existing buildings, including works to the Granary, Ox Barn, Lambing Sheds and Pigsties, the conversion of the Hay Barn to form guest bedrooms, the rebuilding of former barns as guest bedrooms, the siting of treatment and wellbeing structures, the change of use of an equestrian riding arena and other land, part to include overflow car parking, the planting of an orchard, landscaping and all other associated works; including the change of use from part agricultural, equestrian, D1, D2, and B1 use classes to a composite use comprising A3, C1, D1 and D2 use classes-Pending.

## 3. Planning Policies:

NPPF National Planning Policy Framework  
 LPR05 Pollution and Safety  
 LPR09 Biodiversity, Geology and Geomorphology  
 LPR10 Trees, Woodlands and Hedgerows  
 LPR14 Conversion of Historic Agricultural Buildings  
 LPR15 Conservation Areas  
 LPR19 Development outside Development Boundaries

LPR24 Employment Uses  
 LPR25 Vitality & Viability of Settlements  
 LPR26 Tourism  
 LPR28 Conversion of Rural Buildings  
 LPR38 Accessibility to & within New Development  
 LPR39 Parking Provision  
 LPR42 Cotswold Design Code  
 LPR45 Landscaping in New Development  
 LPR46 Privacy & Gardens in Residential Development

#### **4. Observations of Consultees:**

Highways - No objection.

Landscape Officer - No objection subject to conditions.

Conservation Officer - No objection subject to conditions.

Environmental Health - No objection subject to condition in case any contamination is found.

Biodiversity Officer - Additional mitigation required

Neighbourhood services - No objections subject to conditions.

Tree Officer - No objection.

Historic England - Do not wish to comment

CPRE - Objected to the original proposals in relation to traffic, tranquillity, loss of view from Churchyard.

CPRE - Maintain objections regarding building adjacent to churchyard

#### **5. View of Town/Parish Council:**

Southrop Parish Council - No objections to amended scheme.

Objected to original scheme on the grounds of parking, impact on the AONB, Access, impact on the church, scale of building, adverse impact on the AONB

#### **6. Other Representations:**

Thirty three letters of support have been received for the scheme.

A petition signed by 34 people objecting to the proposals in relation to the impact on the peace and tranquillity of the church yard and views from it.

Eighteen letters of objection raising the following have been received. The summary of the issues is as follows:

- i) Impact on the viability and vitality of Southrop
- ii) Impact on the church wall
- iii) Impact on trees along church wall
- iv) Highway safety
- v) Lack of benefit for the village
- vi) Light pollution
- vii) Impacts of construction of amenity of church goes
- viii) Noise

- ix) Traffic
- x) Impact on enjoyment of PROW
- xi) Loss of privacy
- xii) Loss of parking for the church

## **7. Applicant's Supporting Information:**

Arboricultural Assessment  
 Bat Survey  
 Ecological Assessment  
 Design and Access Statement  
 Landscape Statement

## **8. Officer's Assessment:**

### **Introduction**

The application is for the change of use of the buildings within the application site along with associated land, from part agricultural/ equestrian/D1, D2, and B1 use classes to a composite use comprising A3 (food and drink), C1 (hotel), D1 (treatment and wellbeing/lectures/courses) and D2 (social events) use classes.

There would be limited alterations to the Granary, the Hay Barn, the Pigsties and Lambing Sheds, whilst the Ox Barn would require internal and external alterations. At the eastern edge of the site, new single storey buildings is proposed for guest accommodation. The application also includes the siting of four shepherds huts and two external thermal rooms and the replanting of the riding arena as an orchard/overflow car park.

A separate application for Listed Building Consent has been submitted for the physical works to the listed buildings (reference 15/04755/LBC).

### **(a) Principle**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.' The starting point for the determination of this application is therefore the current development plan for the District which is the Cotswold District Local Plan 2001-2011.

The application site does not lie within a development boundary as defined by Local Plan Policy 18 (Development within the Development Boundaries of Cirencester and the Principal Settlements). However, in accordance with the National Planning Policy Framework (NPPF). Southrop is not considered to be an unsustainable settlement, it has a school, village hall, public house, church and public transport links, as well as the cookery school at Thyme House that provides local employment.

Local Plan Policy 19 (Development Outside Development Boundaries) allows for development in locations outside of the principal settlements which would not lead to a material increase in car borne commuting or result in development that would significantly compromise the principles of sustainable development.

Cotswold District Local Plan Policies 14 (Conservation of Historic Agricultural Buildings) and 28 (Conversion of Rural Buildings) support the re-use of redundant rural buildings to alternative business uses. While the proposals also include some limited new build, the accommodation element along the boundary wall has historically been occupied by a building as demonstrated in historic maps and photographs.

Chapter 3 of the NPPF is supportive of sustainable rural business and Local Plan Policy 24 (Employment Uses) supports employment related development in settlements subject to certain criteria which includes, highways, vitality and viability which are discussed in further detail within the report.

Local Plan Policy 26 (Tourism) supports the development of tourism accommodation within development boundaries. As set out above, Southrop is considered to be a sustainable settlement and as such the limited element of new build would not undermine the sustainability principles set out in the NPPF.

#### **(b) Design and Impact on the Listed Building, AONB and Conservation Area**

The application site and the wider landscape falls within the landscape character area 12C Dip-Slope Lowland Valley - Lower Leach Valley (Landscape Strategy and Guidelines for the Cotswolds AONB). The Cotswold Conservation Board has identified "deterioration in condition of vernacular farm buildings" as a local force for change in this area. The potential landscape implications are "loss of locally historic features and erosion of the integrity of the historic landscape". The Board would prefer to see historic farm buildings converted to other uses than to fall into disrepair. The intention is to sympathetically convert the existing disused Ox Barn and Hay Barn. The outer appearance of the barns would largely appear unaltered and as such converting these building would not have an adverse landscape impact.

#### New Eastern Range

The proposed building to the eastern boundary of the farmyard is to follow the alignment of the existing historic wall and replicates the footprint of the former outbuilding which has since been demolished. A section of this building has already been rebuilt but the proposal is to rebuild the southern section. The building would be single storey. Views of the building would be obscured by the existing high boundary wall, however the roof would be visible from the adjacent church yard to the east and elements of the building would also be visible from the public rights of way to the south west. The single storey element would not result in an adverse impact on the landscape.

#### Overflow parking area

In principle the overflow parking to the south of the barn is supported. The area is already used as part of the business and is occupied by an existing ménage and has a fairly manicured appearance which is not characteristic of the rural landscape. The area is relatively expose to long distance views from Lechlade Road and views from the PRoW which cut across the adjacent field in three directions. The planting scheme has been amended since the original submission and subject to a condition requiring details of the planting to be submitted would represent sufficient screening to the car parking area within the centre. In addition a 1.6m high Cotswold Stone Wall is proposed around the car parking area which would provide additional screening of the overflow parking area.

#### Proposed Kitchen Garden and Wellbeing Structures

The proposed kitchen garden and wellbeing structures are to be contained within the existing farmyard and would be relatively well screened by the existing high stone wall. These elements represent modest additions to the business and are designed sympathetically to respect the character of the barns.

The proposals would therefore subject to conditions maintain the character and appearance of the Conservation Area and AONB. The proposals have been appropriately design and would retain historic agricultural buildings in an alternative use with minor alterations required. The proposals are therefore considered to accord with Policies 15 and 42 of the Cotswold District Local Plan and Chapters 7 and 12 and paragraph 115 of the NPPF.

## Conservation and Listed Building

The scheme has been amended since its original submission following the advice provided by the Council's Conservation and Planning Officers and public comments received. The current scheme has been designed to be sympathetic to the existing historic buildings and settings. The new build element has been greatly reduced in scale and the design simplified. While it is acknowledged that the slate roof would be visible from the church grounds this would not result in harm to the setting of the church or church grounds.

The use of slate is common on the ancillary buildings within farmsteads evident from the wide use on slate on the existing barns. As such it is not considered reasonable or necessary for the roof of the eastern range to be stone tiles. In addition to enable stone tiles to be installed the roof ridge would have to be raised in height to achieve the required pitch of 40-48degrees which would therefore have a greater visibility than that of the slate proposed.

The Council's Conservation Officer raises no objections to the proposals subject to conditions regarding the submission of materials and joinery details.

As such it is considered that the proposals would maintain the setting of the listed buildings and would not result in harm in accordance with the NPPF chapter 12.

### **(c) Impact on the highway and parking**

Southrop is a village settlement approximately 18km east of Cirencester and 2km west of the A361 between Burford and Lechlade. The village contains local amenities as well as primary education. The applicant site is located towards the east of the main village settlement and south of Lechlade Road.

The highways officer has been consulted on the proposals and raises no objection. They have provided comments on the scheme as follows.

#### Access

The proposed change of use will make use of existing access granted permission under application ref 10/04222/FUL; the access is suitable to allow two-way working and can adequately pass a pedestrian and private motor vehicle without conflict. The access is located to the south of the applicant site leading to a gravel track approximately 600m in length. The gravel track contains a number of places suitable to pass two motor vehicles.

#### Parking

The applicant has proposed an increase in parking provision from 65 to 75 spaces, with the majority of the spaces accommodated in an area south of the site previously used as an equestrian manage. There is sufficient space within the grounds to accommodate the likely number of visiting vehicles without displacement onto the surrounding highway. Having said that, there local highway network does not feature any parking restrictions therefore on-street parking can be accommodated adequately.

While concerns have been raised regarding loss of 11 parking spaces for the church, these have been provided historically by informal agreement between the landowner and the church. While it is noted that a previous planning permission sought to control the use of the 11 space for use by the church by condition, that condition does not meet with the tests set out in the Circular and as such would not be enforceable. The parking spaces are within the ownership of the applicant and not the church and therefore this is not a material planning consideration. However it is understood that the applicant is willing to continue to provide parking for the church and as such discussion have been held between the relevant parties.



## Vehicular Trip Generation

The proposed change of use at a worst case scenario could lead to 112 two-way vehicle trips per day. This is assuming the site is operating at 100% capacity each day. The likelihood would be that the trip generation would be less than predicted at a worst case as capacity would peak and dip depending on the time of year/season. Some periods the site would be busier than others and vice versa, such as peak holiday season. Furthermore, not all trips would occur at peak hour, the D1 use would be busier potentially during the day hours whilst the A3 use would most likely be busiest during the evening. Therefore the cumulative trip generation is unlikely to occur at the same time of day, lessening the impact overall. The previous site usage could have potentially generated 150 vehicle trips in a day, with 100 associated with the Tithe barn, which was permitted to hold 100 guests. A further 50 trips were generated by the existing equestrian and office usage. Therefore between the existing usage and the proposed uses there would be an immaterial difference in trip generation. The overall traffic impact would be distributed throughout the day rather than at peak hours.

Therefore the development would not create a significant impact upon the highway network. Furthermore there would also be no intensification of use upon the site access based on the worst case scenarios; resulting in an access to the site that is both safe and suitable.

### **(d) Impact on trees**

The Council's Tree Officer has been consulted on the proposals. The submitted arboricultural report assesses the likely impact on lime trees in the adjacent churchyard. The proposed works are unlikely to cause significant harm to the roots of the trees. The limes have been pillared in the past and re-pollarding is an appropriate form of management that will periodically remove overhanging branches. No other trees would be affected by the proposals. No conditions are required in relation to existing tree protection as the existing Church Boundary walls afford such protection already. The landscape proposals for a new orchard on the site would represent a positive enhancement to the local landscape.

### **(e) Impact on ecology**

The application was accompanied by an Ecological Assessment, this set out mitigation and the relocation of an existing bat lot. The plans were amended to show the mitigation and therefore subject to a condition the proposals would ensure that protected species are not impacted upon adversely.

### **(f) Impact on neighbouring amenity**

Concerns have been raised by local residents in relation to the impact on their amenity in relation to light and noise pollution and impact on privacy. Neighbourhood services have recommended conditions to ensure that no amplified or other music is played outside of the building, the D1 and D2 uses do not operate outside 9am-Midnight on any day and a noise levels condition. These conditions would ensure that noise and light would not adversely impact on neighbouring amenity. In relation to light from vehicles accessing and exiting the site and the potential for light glare through the windows of The Lodge. The Lodge is located approximately 210m from the bend in the access track where vehicles then head in a north eastern direction towards Manor Farm. While the lights from cars would be visible from the windows of this property given the separation distance and time of travel for people heading to Manor Farm where car lights would be directed towards the dwelling it is considered this would not result in an adverse impact on the amenity of those occupants. When cars are leaving Manor Farm in the later hours of the evening their lights would be directed south away from the residential properties of Southrop. While the brake lights would be visible given the distance from the properties this would not result in harm. Likewise the distance from the residential properties on this southern edge of Southrop to the access road and the condition restricting the timings of the D1/D2 uses would ensure that noise from vehicles would not impact upon their amenity.

While it is acknowledge that the building works will cause some short term disruption the hours of work are controlled by environmental health. This includes no working on Sundays. The church services would be able to continue without disruption. While people visiting the church grounds during working hours may hear the construction works this would be short term and once completed the tranquillity of the church yard would be maintained.

It is therefore considered that subject to the conditions recommended by the Neighbourhood Services Officer that the proposals would not impact on neighbouring amenity in accordance with Policy 46.

### **9. Conclusion:**

The scheme represents a sympathetic conversion of rural historic buildings that would complement the existing business already operation in accordance with Policies 14, 25 and 28 of the Cotswold District Local Plan. The scheme would not result in an adverse impact on the highway, parking or highway safety in accordance with Policies 38 and 39 of the Cotswold District Local Plan and paras 38 and 39 of the NPPF. Subject to conditions the character and appearance of the landscape would be maintain and as such the proposals would not represent harm to the AONB or Conservation Area in accordance with Policies 15 and 42 of the Cotswold District Local Plan and para 115 and Chapter 12 of the NPPF. The proposals would not impact on existing trees in accordance with Policy 10 of the Cotswold District Local Plan. The proposals would not result in harm to protected species subject to condition in accordance with Policy 9 of the Cotswold District Local Plan. The proposals subject to conditions would not result in harm to the amenity of neighbouring properties in accordance with Policy 46 of the Cotswold District Local Plan.

### **10. Proposed 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 number(s):

1836-23-A Ecological Mitigation Measures received 4th May 2016

1836-10-F Block Plan Proposed, 1836-11-E The Ox Barn, Granary Barn, Sheds and Pigsties Plan Proposed, 1836-12-E The Ox Barn, Granary Barn, Sheds and Pigsties Proposed, 1836-13-D The Ox Barn, Granary Barn, Sheds and Pigsties Proposed, 1836-14-E Kitchen Garden Plans & Elevations proposed, 1836-15-E Kitchen Garden Elevations proposed, 1836-20 A Details, 1836-21-A The Ox Barn Sections - Proposed, 1836-22-B The Kitchen Garden Sections - Proposed received 21st April 2016

**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 development shall not be occupied or brought into use until the vehicle parking and manoeuvring facilities have been completed in all respects in accordance with the approved details and they shall be similarly maintained thereafter for that purpose.

**Reason:** In the interests of highway safety, and in order to ensure that the development complies with Cotswold District Local Plan Policy 39.

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.

Before work starts or any part of the development is occupied, a 10 year landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, both during and after the implementation of the approved development, shall be approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

**Reason:** In the interests of the character and appearance of the site and surrounding area in accordance with Cotswold District Local Plan Policy 45. It is important that these details are agreed prior to the commencement of development in order to ensure proper management of the landscape at the site both during and following the construction of the approved scheme.

The development shall not be brought into use or occupied until a traditional Cotswold drystone wall has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The wall shall then be maintained in accordance with the approved details.

**Reason:** To ensure that the development is completed in a manner that is sympathetic to its surroundings in accordance with Cotswold District Local Plan Policy 45

The D1 and D2 uses hereby permitted shall not operate outside of the following times 09:00 to midnight on any day.

**Reason:** To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Cotswold District Local Plan Policy 5 and in light of Circular 11/95.

The level of noise emitted from the site shall not exceed 50 dB LAeq (30 Minute), between 09:00 and 23:00 hours Monday to Saturday and 09:00 and 22:30 on Sundays; and 40 dB LAeq (15 minute), at any other time, as measured on any boundary of the site with a microphone at a height of 1.2 metres above ground level.

**Reason:** To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Cotswold District Council Plan Policy 5 and the National Planning Policy Framework.

No amplified or other music shall be played on the premises outside of the building.

**Reason:** To protect the amenity of the locality, especially for people living nearby, in accordance with Cotswold District Local Plan Policy 5 and the National Planning Policy Framework.

The development hereby approved shall be completed fully in accordance with the ecological recommendations laid out in the consultancy report All Ecology "Dusk emergence and pre-dawn re-entry survey for bats July 2015" and All Ecology "Ecological Appraisal" March 2015. All of the recommendations shall be implemented in full prior to the development being brought into use.

**Reason:** To ensure that bats are protected and their habitat enhanced. (All species of bats are protected under the Wildlife and Countryside Act 1981 as amended and the Conservation of Habitats and Species Regulations 2010.

In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11, and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.

**Reason:** To prevent pollution of the environment in the interests of the amenity.

**Relevant Policies:** Cotswold District Local Plan Policy 5 and NPPF

The application site shall be used only for A3 (food and drink), C1 (hotel), D1 (treatment and wellbeing/lectures/courses) D2 (Private social events) or any other change of use permitted by the Town and Country Planning (General Permitted Development) Order (England) 2015.

**Reason:** It is essential that the Local Planning Authority retains control over the use of the premises because of its proximity to residential properties Another planning application will be necessary if it is proposed to change the use of the premises to any use other than that specified in this condition.

The roofslopes of the development hereby permitted shall be covered with natural blue slate.

**Reason:** To ensure that, in accordance with Cotswold District Local Plan , 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.

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, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

The external walls of the development hereby permitted shall be built of natural Cotswold stone with the same stone colour and size, coursing bonding, method of pointing and mix and colour of mortar to that of the existing wall. In addition, the pointing shall have a marginally recessed finish and shall be brushed or bagged to match the existing.

**Reason:** To ensure that in accordance with Cotswold District Local Plan Policies 15 and 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.

No bargeboards or eaves fascias 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 Policies 15 and 42.

The oak shall not be treated in any way and 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 Policies 15 and 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 Policies 15 and 42.

No doors, windows, cladding, rooflights or huts shall be installed in the development hereby approved, until their design and details including colour finishes have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

**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.