

**Item No 01:-**

**16/01603/FUL (CT.0133/H)**

**Lower Farm  
Harnhill  
Driffield  
Cirencester  
Gloucestershire  
GL7 5PU**

**Item No 01:-**

**Erection of office and workshop facility for the promotion of technology in Agriculture and to support Agritech start-up and developmental companies (mixed B1/D1 use) at Lower Farm Harnhill Driffield Cirencester Gloucestershire GL7 5PU**

<b>Full Application 16/01603/FUL (CT.0133/H)</b>	
<b>Applicant:</b>	Royal Agricultural University
<b>Agent:</b>	SRA Architects
<b>Case Officer:</b>	Helen Donnelly
<b>Ward Member(s):</b>	Councillor David Fowles
<b>Committee Date:</b>	14th September 2016
<b>RECOMMENDATION:</b>	<b>PERMIT SUBJECT TO THE APPROVAL OF THE VISIBILITY SPLAYS</b>

**Main Issues:**

- (a) Heritage and Design
- (c) Highways
- (d) Trees/Landscape
- (e) Drainage
- (f) Biodiversity

**Reasons for Referral:**

The application has been referred to the Planning Committee for determination at the request of the Ward Member, Councillor David Fowles due to the level of local objection in respect of the visual impact of the proposed building and highway safety. Officers suggested an Advanced Site Inspection Briefing due to this reason for referral.

**1. Site Description:**

The application site is located on the outskirts of the village of Driffield, adjacent to, but not in, the Conservation Area. The application site is adjacent to a lane which provides access to the Upper Farm to the north.

The application site comprises a modern pole barn, adjacent to the Rural Innovation Centre (RIC). The site is within the ownership of the Royal Agricultural University (RAU) and it, along with the RIC and Upper Farm, are used for training and educational purposes.

There is a silage clamp adjacent to the building and approximately 45 metres to the south-east lays a pair of semi-detached dwellings

**2. Relevant Planning History:**

13/02544/FUL. Erection of rural skills centre utilising steel frame of main barn and upgrading works to two adjoining agricultural buildings (Variation of condition 6 of 12/05622/FUL to extend the opening hours, Monday to Friday to 0730 -2100 hours inclusive). Permitted 13.08.2013.

12/05622/FUL. Erection of rural skills centre utilising steel frame of main barn. Upgrading works to two adjoining agricultural buildings. Permitted 14.03.2013

CT.0133/E. Extension to Sheep Shed. Permitted 09.10.00

CT.0133/D. Erection of Double Polytunnel for Temporary Sheep Housing. Permitted 04.05.99.  
 CT.0133/C. Erection of a building to provide a covered yard. Permitted 28.09.79.  
 CT.0133/B. Dutch Barn. Permitted 1964.  
 CT.0133/A. Covered Cattle Yard. Permitted 1963.  
 CT.0133. Dutch Barn. Permitted 1948.

### **3. Planning Policies:**

NPPF National Planning Policy Framework  
 LPR09 Biodiversity, Geology and Geomorphology  
 LPR15 Conservation Areas  
 LPR10 Trees, Woodlands and Hedgerows  
 LPR24 Employment Uses  
 LPR19 Develop outside Development Boundaries  
 LPR38 Accessibility to & within New Develop  
 LPR39 Parking Provision  
 LPR45 Landscaping in New Development  
 LPR05 Pollution and Safety

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

The views of the Heritage Section (Biodiversity, Conservation and Design and Tree Officers) are incorporated within the Officer's Assessment.

County Highways Officer: No objection subject to a condition.

Drainage Engineer: No objection subject to a condition regarding soakaways.

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

"The PC support planning consent subject to the following issues being taken into consideration if CDC is to approve the plans.

1. It is the Parish Council's view an open B1 Use is not acceptable, as the location, in the opinion of the Parish Council, is not suitable for traditional B1 Uses such as office and light industrial. It is therefore the wish of the Parish Council that the proposed premises may not be used for any industrial or office purpose, outside the scope of rural technology and education in Agriculture. In addition, the RAU has made it plain that it is intended for start-up companies linked to Agritech, and, therefore, not as a base for large, existing organisations. We therefore request Cotswold District Council, if they are minded to grant permission, condition the use such that there must be a clear link between the type of occupiers in the building and the rest of the activities at the Rural Innovation Centre at Harnhill.

2. The parish council are also very concerned with the potential for an increase in the amount of traffic that could be using this site and the available parking on site, there are only an addition 8 places being made available. Because of the potential increasing of traffic down the road locally known as tank lane we would like a weight limit placed on this road to remove the large lorries using it as a cut through. This is a single track road and needs to be considered on safety grounds.

3. The Parish has been told the new building is intended to replicate the current footprint and this was stated at the meeting by the representative from the RAU. This gives the initial impression that the new configured building will have the same floor area as the existing barn. However in reality the height is proposed to be increased by 1.5 metres enabling the installation of accommodation at first floor within the current single storey building. The existing height of the

barn is in keeping with the RAU Rural Innovation Complex, so an increase in height is seen as an unwanted intrusion. The Parish Council does not feel it is appropriate for the proposed building to potentially have a floor area double the existing footprint.

4. Signage should be clear from Tank Lane as well as to the entrance of RICH and in sympathy with current surrounds. Residents therefore request logos, advertising, etc., and any signage be carefully controlled, including external lighting.

5. The RAU is the premier Agricultural University in the UK with an international reputation. Residents of Harnhill & Driffield parish are supportive of the RAU and agriculture but do not support industrial and office development at what is primarily an educational and training facility".

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

Thirty seven letters of objection from twenty individuals have been received in response to the application which includes letters received in response to the agent's response and amended plans. The summary of the issues is as follows:

- i) increase of traffic on the country road has already been noted with no speed restrictions;
- ii) there should be a "no right turn" imposed upon people leaving the site to avoid short cuts through Driffield;
- iii) travel plan is unrealistic;
- iv) inadequate visibility at staggered junction;
- v) insufficient parking proposed-parking already occurs on verges when the Innovation Centre is busy;
- vi) road signage needs improving;
- vii) the roads serving the site need weight and speed restrictions;
- viii) impact of increased traffic in terms of noise and privacy;
- ix) impact on a natural, idyllic and tranquil area of the countryside;
- x) the highway leading to the access is narrow and any development which would lead to the intensification of its use is undesirable;
- xi) increase in noise and light pollution;
- xii) certain types of research/technologies could result in noise pollution;
- xiii) proposed working hours would not be appropriate in a rural area and would result in disruption;
- xiv) increase in height of building would result in a roof that would dominate the vicinity and would easily be seen as an intrusion both close by and at a distance;
- xv) impact upon the Listed Building and Conservation Area;
- xvi) reduction in height of building has not alleviated concerns;
- xvii) height of proposed building would give potential for additional units within the roofspace;
- xviii) use of the units should be restricted and no open market business should be allowed for a minimum of ten years after completion;
- xix) height of building would affect the visual amenity of the area and would encroach into a greenfield site;
- xx) certain types of research/technologies could result in noise pollution;
- xxi) adequate space at RAU campus for the development;
- xxii) development should not set a precedent for future expansion at Lower Farm;

One letter of support has been received. The summary of the issues is as follows:  
The development will give opportunity to new agricultural related business within an environment that is in keeping of the present constructions.

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

Design and Access Statement

Ecological Assessment  
 Tree Survey and Constraints Plan  
 Transport Statement  
 Speed Survey  
 Response to Objections Received.

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

### Introduction

The application is for the erection of a building to replace an existing pole barn along with part of a silage clamp. The application also includes the creation of a car parking area within a field to the rear of the pole barn.

The application has been submitted by the Royal Agricultural University (RAU) to provide four/five workshops on the ground floor, an open bay and shared office space on the ground and first floor. The building would form part of the RAU's "Farm 491" initiative which supports the development of agricultural technology (agritech). There are associated start-up spaces at the main campus and the proposed building at the application site would provide workshops for the development of agritech.

The building is proposed at the application site rather than the main campus to take advantage of the direct access to agricultural land for research, testing of technology etc., which cannot be provided at the RAU campus in Cirencester. The RAU will utilise the space within the open bay for teaching purposes. The proposed use of the building is therefore considered to be a mixture of B1 (business) and D1 (non-residential institution).

The building would measure approximately 34m by 9.9m and the footprint would be similar to the footprint of the existing pole barn. The ridge height would be 7.6m which would be approximately 0.56m taller than the existing pole barn. The building has been designed to resemble an agricultural building; it would have a simple form and would be clad in timber. It would be sited gable end on to the road with the front elevation facing towards the Rural Innovation Centre (RIC).

The majority of fenestration would be within the front elevation with individual access into the workshop areas. At the rear elevation, three overhead doors would provide access onto agricultural land. It is envisaged that occupants of the building will also be able to use the facilities within the Rural Innovation Centre (RIC).

### Policy Considerations

The site is located in open countryside, outside of a development boundary as defined within the current Cotswold District Local Plan 2001-2011 (adopted in April 2006) and as such, new build development is strictly controlled.

Local Plan Policy 19 (Development outside Development Boundaries) although out of date in respect of applications for housing, is still a consideration for the proposed development. The policy states that development appropriate to a rural area will be permitted providing that it relates well to existing development, meets the criteria as set out within other Local Plan and providing that:

- the development would not lead to a material increase in car-borne commuting;
- the development would not adversely affect the vitality and viability of settlements; and
- the development would not result in development that significantly compromises the principles of sustainable development".

Development that is considered to be "appropriate to a rural area" includes:

- development for educational training uses or uses ancillary to educational training, at existing educational training establishments;
- buildings required for agriculture and forestry.

The site is currently used for education and training purposes and whilst there will be an element of that within the proposed building, it should also be considered in the context of economic development both in the immediate area and within agriculture. The applicant's Design and Access Statement advises that the proposed development, over 5 years would create 45 agritech start-up companies, secure 10 developmental companies and generate 200 jobs. Therefore, regard should be had to Local Plan Policy 24 (Employment Uses). The policy states that in settlements, employment related development that does not fall within any specific use class will be permitted providing that the proposed site is not located in open countryside; the proposed access and surrounding road network is adequate for use by the vehicles needed to service the site; the proposal would not harm the vitality and viability of existing shops and services and facilities and any outdoor areas are appropriately screened.

Consideration must also be given to the National Planning Policy Framework (NPPF). The NPPF places a great emphasis on the role of the planning system to promote a prosperous rural economy. The NPPF advises that this can be achieved through the sustainable growth and expansion of rural businesses, and through the diversification of agricultural and other land-based rural businesses.

The RAU is a well-known and long established educational institution. The proposal would not only have benefits for the University in terms of its development but would also be beneficial to agriculture on a national and international scale through the development of agri-tech. Whilst the application site is located within a small settlement with few public transport links, there is a practical requirement for its location in close proximity to agricultural land. Given the wider economic benefits of the proposal, Officers consider that the principle of the development at the application site is acceptable.

#### **(a) Heritage and Design**

The Harnhill Conservation Area is located to the north-east of the application site, on the opposite side of the lane. Lower Farmhouse, a Grade II listed building faces on to the application site and approximately 30 metres away from the proposed building. The application site lies within the setting of these two designated heritage assets and in considering the application, special regard has to be had to the desirability of preserving their setting in accordance with Sections 66(1) and 72 (1) of the Planning (Listed Buildings & Conservation Areas) Act, 1990.

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

Section 12 of the National Planning Policy Framework asks that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 132 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It also states that significance can be harmed through alteration or development within the setting. Paragraph 133 states that where a proposed development will lead to substantial harm applications should be refused unless it is demonstrated that that harm is necessary to achieve

substantial public benefits. Paragraph 134 states that where a development proposal will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works. Paragraph 135 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account and that a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset.

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

Officers initially raised some concerns regarding the height of the building and the treatment of the gable end which would face the listed building and the conservation area. In response, the plans were amended and the height of the building was reduced by 0.5m resulting in an overall height which would be 0.56 m higher than the existing pole barn. The glazing within the gable end was also reduced.

There would be wider views of the building and Officers consider that the proposed building would have an impact (less than substantial harm) upon the setting of the heritage assets. However, the proposed building would resemble an agricultural building and it is considered that the impact upon the setting would not be markedly different from that of the existing building. This is considered to be reasonable and Officers consider that the public benefits would outweigh this harm.

### **(b) Highways**

The application site is accessed by a lane which provides access to Upper Hill Farm to the north-east. This lane connects to the unclassified road to the south which continues on to the village of Driffild in an easterly direction. The road has a weight restriction and but does not have a speed restriction.

The NPPF advises, within paragraph 32 that planning decisions should take account of whether... "other opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;

- safe and suitable access to the site can be achieved for all people; and
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe".

Paragraph 34 of the NPPF advises that "Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. However this needs to take account of policies set out elsewhere in this Framework, particularly in rural areas".

Local Plan Policy 38 (Accessibility to and within New Development) advises that development proposals should satisfy a number of criteria which includes requiring that traffic arising from a development should not have an unacceptably detrimental effect on the highway network in respect of the movement of traffic and road safety, or on the living conditions of residents in the surrounding area by reason of noise, vibration or reduced amenity".

The proposal was discussed at the pre-application stage with the County Highways Officer and the application has been accompanied by a transport statement. The transport statement has assessed the trip generation of the proposed development using the TRICS database and has assessed the three sub-classes of a B1 use, i.e. B1(a) (office ) B1(b) (research and development) B1(c) (industrial processes) along with D1 (Non-residential institutions) uses.

The transport statement identified bus stops within the area (at Preston and Harnhill) but these stops are not close to the application site and it is recognised that they do not provide a realistic option for users of the proposed building.

The worst case scenario would be for the building to have an entire D1 use with 39 additional daily trips, 4 in the morning peak hour and 3 in the evening peak hour. In reality this would be unlikely as the main purpose of the building would have a B1 (b) use rather than a D1 use. The B1(c) use results in a similar number of trips (38) whilst the other B1 uses would result in fewer trips. The transport statement also considers that the number of trips is an overestimation as there would be minibus between the application site and the RAU. It is considered by the County Highways Officer that the number of additional trips is not considered to be severe.

The County Highways Officer requested the submission of a speed survey during the course of the application. The survey was only required to survey speeds at the point of the site access. It identified that the 85th percentile speed for northbound traffic at the site entrance was 18mph and 12.4mph for southbound traffic. These results require visibility splays of 19m to the right and 12m to the left. This would require the boundary wall to be lowered to a height of 1m for the extent of the right-hand visibility splay. Although this can be conditioned, Officers requested the details to be submitted as part of the application to consider the impact of the changes of the wall upon the setting of the conservation area and listed building. At the time of writing this report, a plan showing the visibility splays has been submitted but is yet to be considered by the County Highways Officer and Heritage Officers and Members will be updated at the meeting.

Members will note that third parties have referred to highway safety and in response; the County Highways Officer has advised that there have been no personal injury collisions recorded in connection with the site access within the past three years. It is the responsibility of drivers to ensure that they drive safely and adhere to speed limits when travelling to and from the site on the local highway network.

The proposed provision of 8 parking spaces is considered to be adequate and would meet the needs arising from the development.

### **(c) Trees/Landscape**

There are three Atlas Cedars to the rear of the application site which form a group, along with cherry trees an ash and a thorn. There is also a group of young trees. The Tree Officer does not consider that a Tree Preservation Order should be served.



The creation of the parking area to the rear of the building would require the removal of some of these trees and the arboricultural report states that one of the cedar trees would be removed along with the cherry trees and thorn. There would be replacement planting in the form of three heavy standard trees oak to the south-west of the proposed building. It is considered that the removal of one of the cedar trees and the proposed mitigation planting would provide for future amenity.

The change of use of agricultural land to provide a parking area is regrettable. However, the application site does not lie within a designated landscape; the parking area would be close to the building and would be relatively discrete within the wider landscape context. On balance, Officers consider that it is acceptable given the wider benefits of the proposed development and limited visual impact.

#### **(d) Biodiversity**

The application was accompanied by an ecological assessment. This identified that the existing pole barn is not a suitable habitat for bats but one other building on site (not part of this application) offered limited potential for roosting bats. Birds were found to be using the barn for nesting although this did not include owls.

There are no waterbodies in close proximity to the application site, the closest pond is 300m away and it is considered that the improved grassland between the pond and the site would not offer any suitable habitats for Great Crested Newts. There is a stream at the southern boundary of the application site but this was considered to be "...entirely unsuitable for breeding great crested newts" due to its flow and the presence of fish".

The NPPF within paragraph 118, advises that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by encouraging opportunities to incorporate biodiversity in and around developments"

No objections are raised in terms of biodiversity and in accordance with the NPPF, a condition will be applied to secure the proposed mitigation measures which include bird and bat boxes.

#### **(e) Drainage**

The site is currently served by an existing gravity foul drainage system connecting to a public sewer. The majority of the surface water drains to an existing stream which runs along the southern boundary of the site. There is a surface water drainage system that serves roof areas and they drain into a rainwater harvesting tank.

It is proposed to connect the foul drain to the existing sewer. Drainage from the roof will be connected to the existing rainwater harvesting system. Drainage from the car park will be filtered due to the potential for pollutants.

There are no objections to the proposal on the grounds of drainage.

#### **9. Conclusion:**

On balance, Officers consider that the benefits of the development of this site in terms of supporting a local education establishment and employer would outweigh its unsustainable location. The development can be considered to be supporting a prosperous rural economy.

The proposal is considered to accord with the economic considerations of the NPPF and Local Plan Policies 9, 15, 19, 24, 38, 39, 42 and 45.

## 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): 3196-P070-B, 3196-P025-C, 3196-P056-B, 3196-P055-C, 3196-P060-B, 3196-P050-B and HTP\_001.

**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 application site shall be used only for development comprising, education and research and development purposes in connection with agriculture/agricultural technology and for no other purpose, including any other purpose in Class B1, B2, B8 and D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or the equivalent to that Class in any statutory instrument amending or replacing that Order or any other change of use permitted by the Town and Country Planning (General Permitted Development) Order 2015.

**Reason:** It is essential that the Local Planning Authority retains control over the use of the premises because of unrestricted business development. 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. This condition is appropriate in the light of advice within the National Planning Policy Framework and Circular 11/95, and having regard to Local Plan policies 19 and 24.

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 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.

No window, external door, screen, canopy, cladding, eaves detailing, signage shall be installed/inserted/constructed in the development hereby approved, until their design and details including finish 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 Policy 42.

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

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

The new rooflight(s) shall be of a design which, when installed, shall not project forward of the roof slope in which the rooflight(s) is/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.

Prior to commencement an updated tree report detailing final method statement and a new tree protection plan shall be submitted to the Local Planning Authority for approval in writing. The planting specification must specify *Quercus robur* as the species of oak. Once approved the details must be complied with in full.

**Reason:** To ensure that the tree cover on the site is maintained for the benefit of the amenity of the area, and to safeguard the retained trees in accordance with Cotswold District Local Plan Policy 45.

Prior to commencement of development operations an Ecological Plan must be provided to the Local Planning Authority, for their approval, detailing how biodiversity enhancement measures will be achieved for the developed site. Measures must include the provision of bird and bat boxes on buildings. All tasks must be implemented as prescribed.

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

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

**Reason:** To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (The Cotswold Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Policy Statement 25 Technical Guidance).

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 proposed vehicular access shall not be brought into use until the visibility splay lines have been provided in accordance with the approved plan numbered HTP\_001 with the area in advance of the splay lines cleared of all obstructions to visibility and thereafter similarly maintained.

**Reason:** To ensure that adequate visibility is provided for the duration of the use and maintained in the interests of highway safety. This condition is imposed in the light of Policy 38.

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

**Reason:** To prevent light pollution in accordance in accordance with Cotswold District Local Plan Policy 5.

The use hereby permitted shall not be open to students, visitors and guests of the Royal Agricultural College outside the following times:  
Monday to Friday 0730 hours to 2100 hours inclusive;  
Saturday 0730 hours to 1800 hours inclusive;  
Sunday and Bank Holidays 0900 hours to 1600 hours inclusive.

**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 the National Planning Policy Framework.

**Informatives:**

Please note, any conditions attached to this permission that require the written approval of the Local Planning Authority will have to be part of an application for approval of details reserved by condition (see 1APP forms on Council's website). A fee will be necessary for each application related to a planning permission. However, all of the conditions can be covered by one application, or on an individual basis.

The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with;  
Flood and Water Management Act 2010 (Part 1 - Clause 27 (1))

Code for sustainable homes - A step-change in sustainable home building practice  
The local flood risk management strategy published by Gloucestershire County Council, as per  
the Flood and Water Management Act 2010 (Part 1 - Clause 9 (1))  
Gloucestershire SuDS Design and Maintenance Guide (November 2015)  
CIRIA C753 SuDS Manual 2015

he Old Rectory

15

# Lower Farm, Harnhill, Driffield

16/01603/FUL CT.0133/H

Bushey Hayes

Harnhill

Lower Farm

LB

Sheep Dip

**APPLICATION SITE**

Manor Farm

Pond

GP  
98.1m

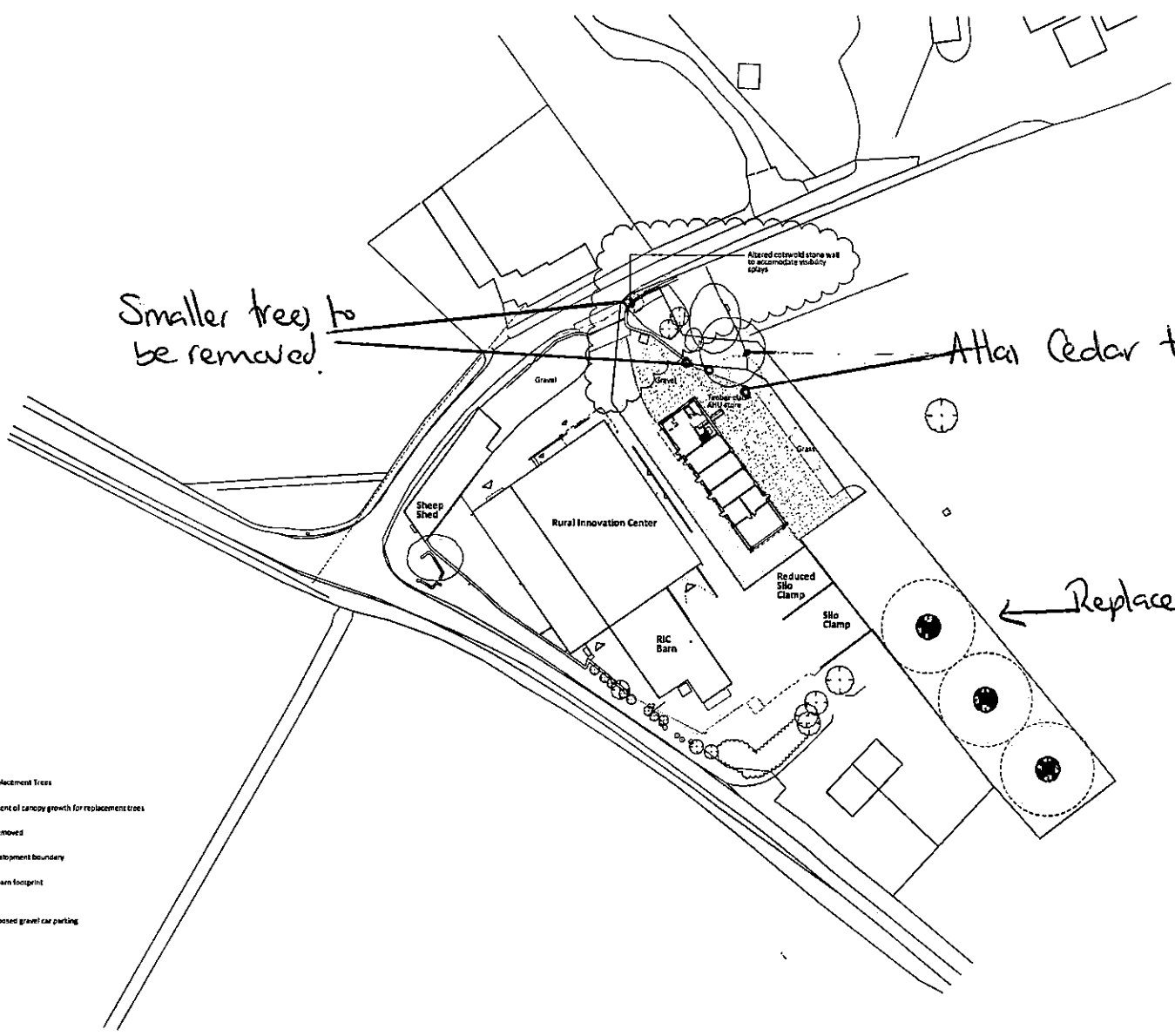
Lower Farm Cottages

96.2m

**Scale: 1:1250**

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Ordnance Survey, LA No. 0100018800





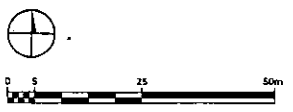
Smaller tree to be removed.

Atlas Cedar to be removed!

← Replacement Trees (Oaks)

Altered cobblestone wall to accommodate visibility splays

- Key**
- Proposed Replacement Trees
  - Estimated extent of canopy growth for replacement trees
  - Trees to be removed
  - Indicative development boundary
  - Existing polebarn footprint
  - Extent of proposed gravel car parking
  - Tarmac
  - Grass



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116/01603/PUC

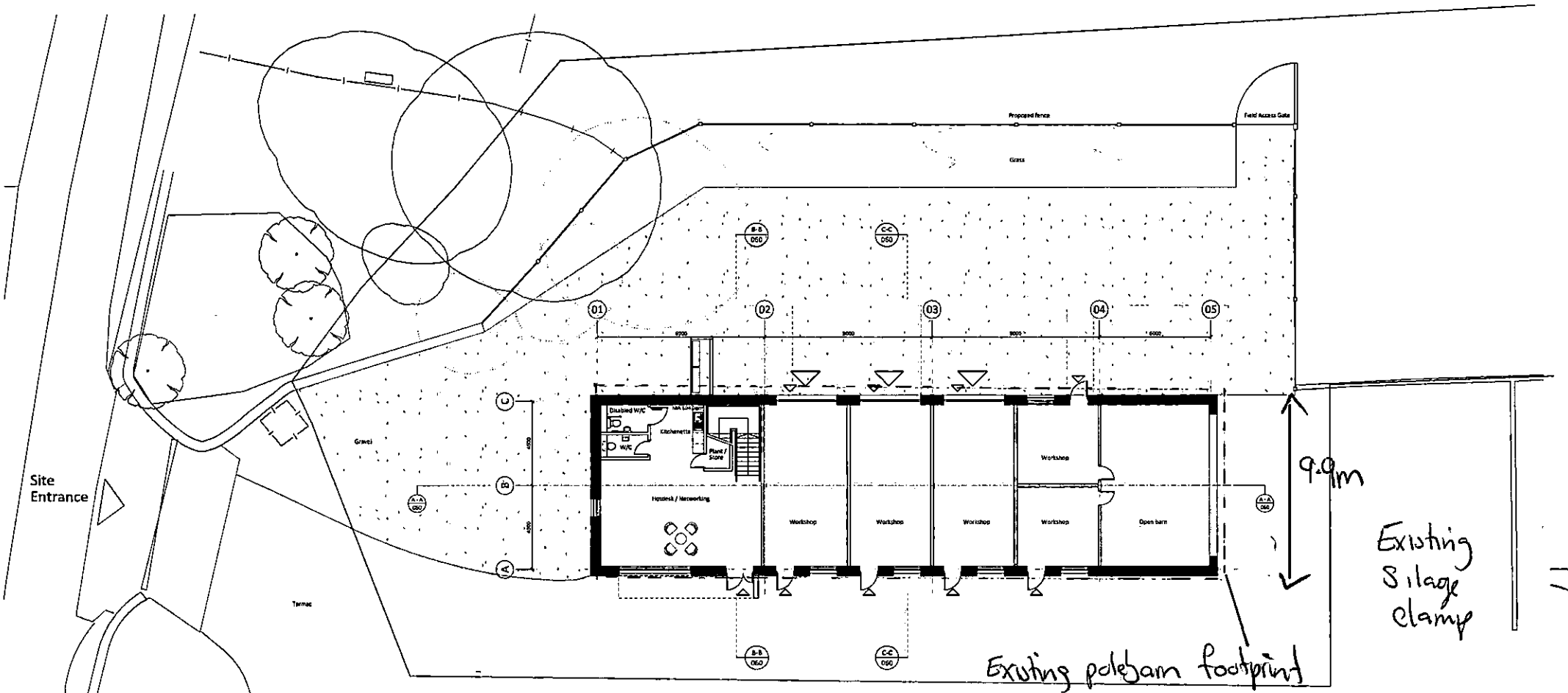
**RAU Harnhill**

Drawing title: **Proposed Site Plan (Block Plan)**  
 Drawing number & revision: **3196 - P050 - B**

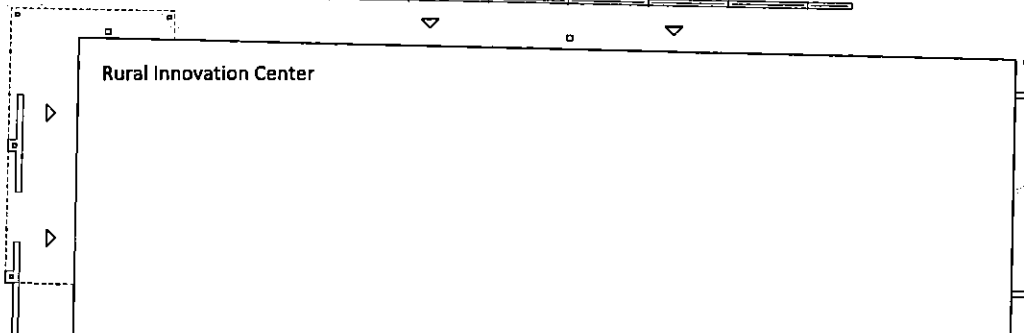
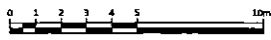
Amendments: **Red line and wall alteration to accommodate entrance to visibility splays**

Drawn by	Checked by	A3 Scale	A3 Scale	Date	Status
EM	A/B	1:500	1:1000	31 August 2016	Planning

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- Key
- Vehicle Entrance
  - Pedestrian Entrance
  - Indicated development boundary
  - Existing Polebarn Footprint
  - Trees to be retained
  - Trees to be removed
  -



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Drawing title: Ground Floor Plan  
 Drawing number & revision: 3196 - P055 - B  
 Amendments: Window width on north elevation

Drawn by: EM	Checked by: DB	A3 Scale: 1:300	A3 Scale: 1:200	Date: 04 July 2016	Status: Planning
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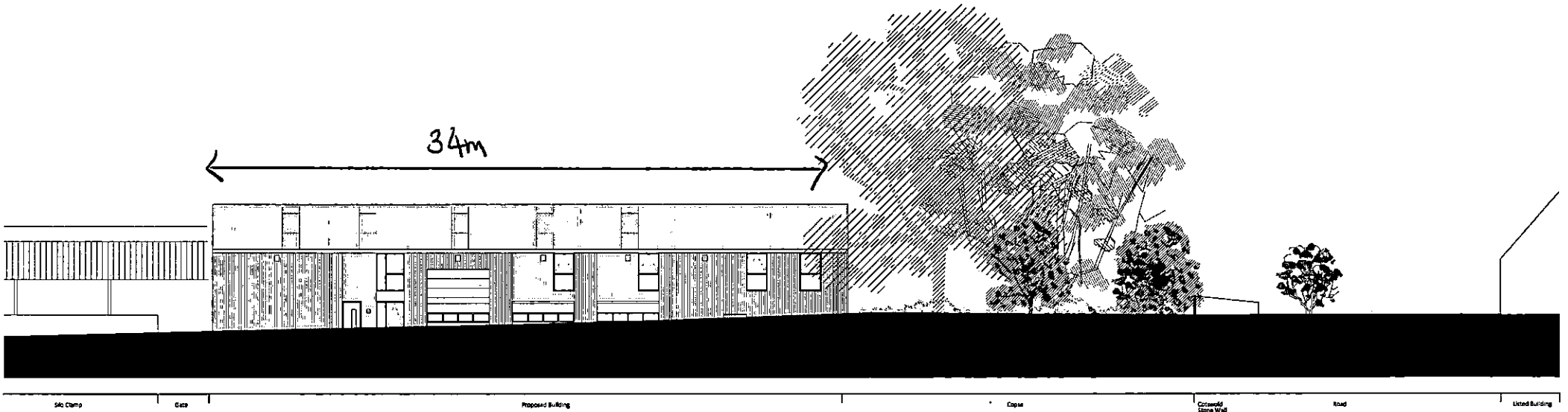
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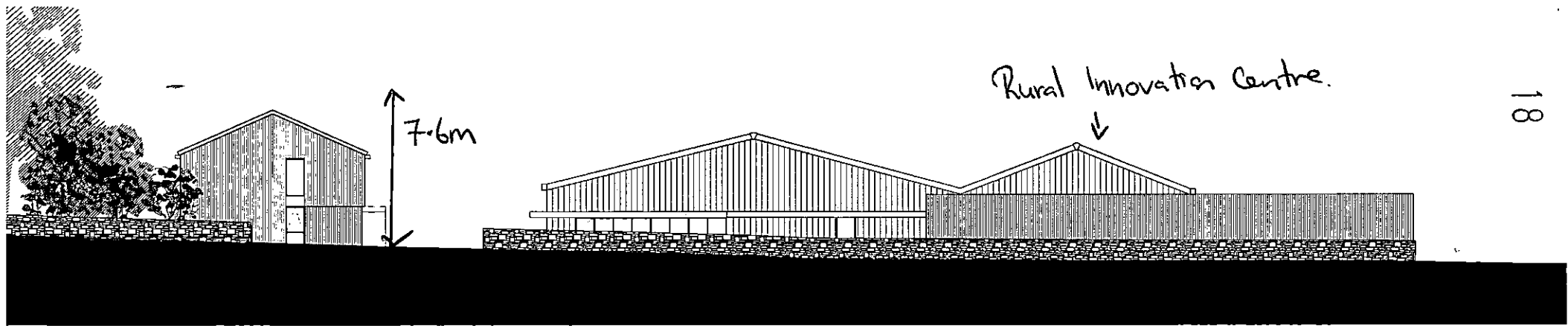
17

16/01608/FUL



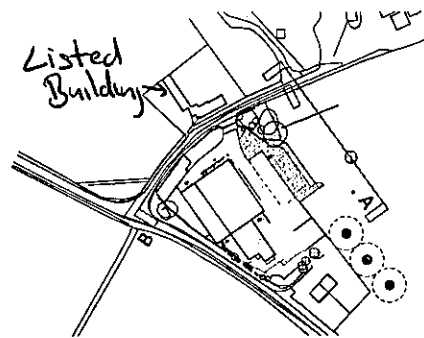


Site Section AA



Site Section BB

Stone wall altered to accommodate visibility splay



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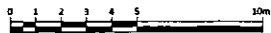
Drawing title	Drawing number & revision	Amendments
Proposed Site Elevations	3196 - P025 - B	Amended ridge height
Drawn by	Checked by	A1 Scale
EM	AB	1:100
		A3 Scale
		1:200
Date	Status	
04 July 2016	Planning	

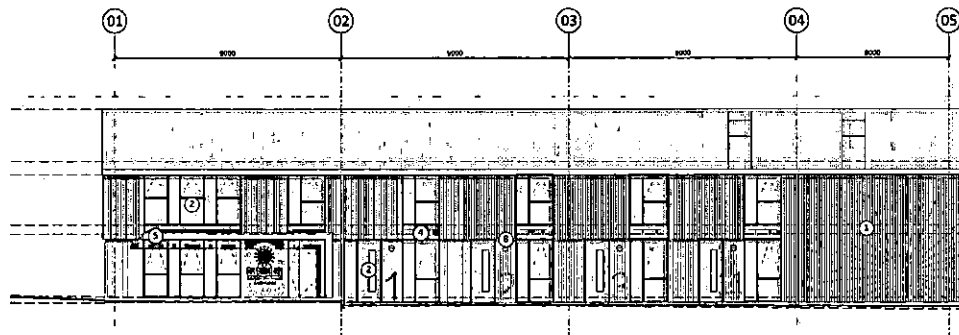
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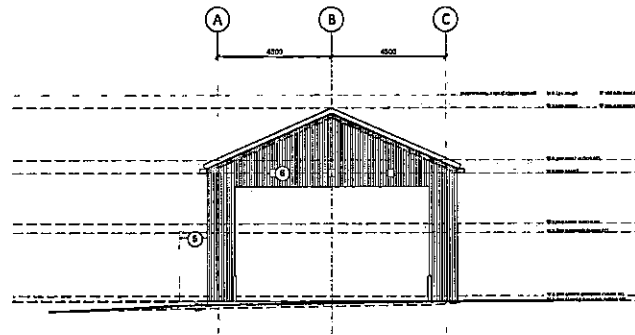
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16/01603/Fur

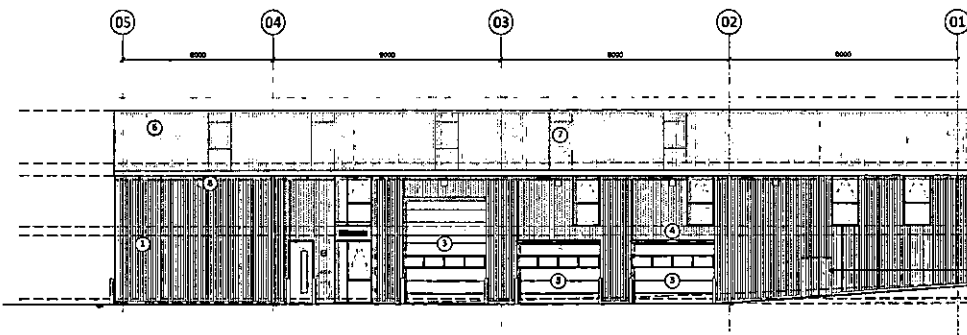




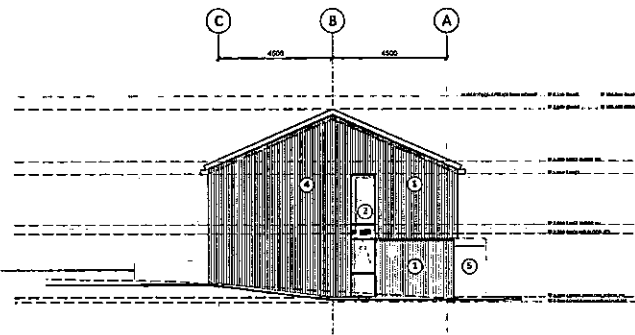
West Elevation



South Elevation



East Elevation



North Elevation

Key

- ① Vertical timber rain screen cladding
- ② Aluminum framed windows and doors
- ③ Sectional overhead door
- ④ Rain screen panels
- ⑤ Canopy
- ⑥ Metal roof material
- ⑦ Translucent roof panels
- ⑧ LED Light fitting
- Existing ground line



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Drawing title  
**Proposed Elevations**

Drawing number & revision  
**3196 - P070 - B**

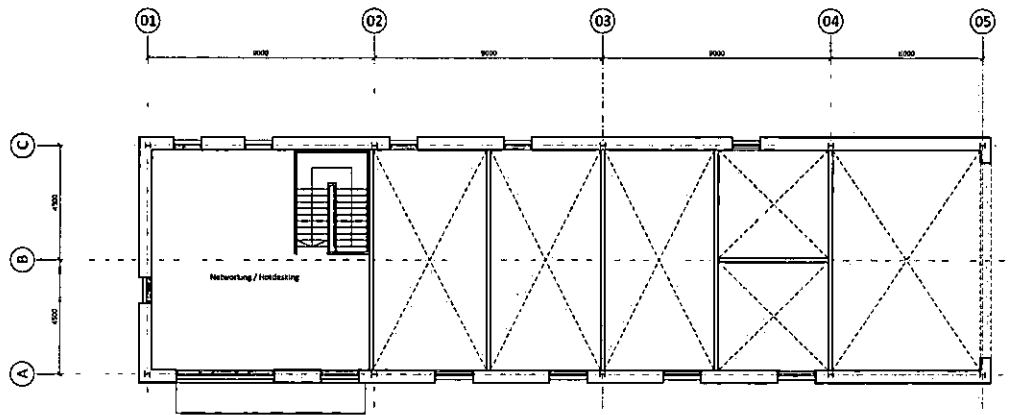
Amendments  
Revision to ridge height and north elevation

Drawn by EM	Checked by DB	A1 Scale 1:100	A3 Scale 1:200	Date 04 July 2015	Status Planning
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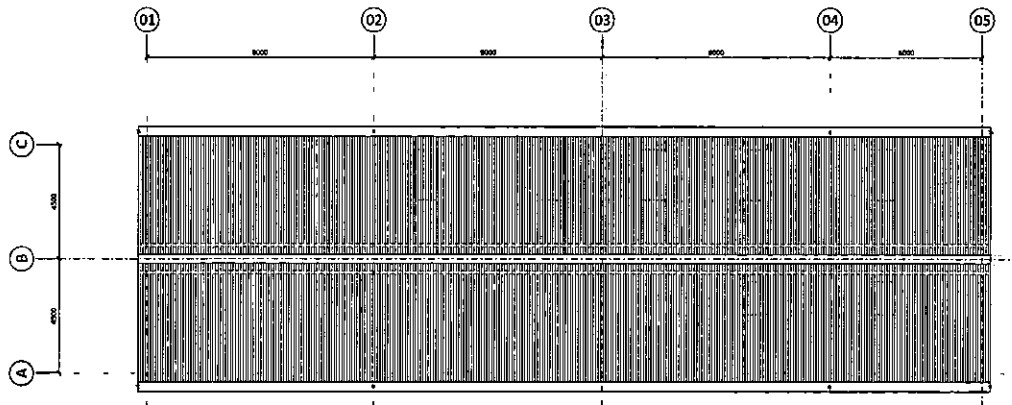
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16/01605/PAU



First Floor Plan



Roof Plan



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Drawing title	Drawing number & revision	Amendments
<b>First Floor and Roof Plan</b>	<b>3196 - P056 - B</b>	Window on north elevation
Drawn by	Checked by	A1 Scale
EM	AJB	1:100
		A3 Scale
		1:200
Date	Status	
04 July 2016	Planning	

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18/01605/FAC