

CD. 4714/N - Applicant's Representation

Planning Application: 16/00833/OUT

**Statement in support of the application to be presented at Cotswold District Council
Planning Committee – 11th January 2017**

Applicant: Richard Ingles

Thank you chair and good morning.

My family have owned and farmed land in Willersey and the Cotswolds for generations, including this small piece. I also ran a successful walling business, which is now owned by my son. As a Master Craftsmen waller I have a unique appreciation of what makes the Cotswold special. It is all about human development and nature working in harmony.

The family care deeply about the future of the village; my brothers and I still live here. We want to provide a positive legacy. One day one of my family might have one of the houses and raise a family here. They need to feel proud of what we have done.

I sat on and chaired Willersey Parish Council for over 40 years. I have witnessed the village evolve and grow with some good planning decisions and some not so good. I genuinely believe what we propose on this site on Campden Lane is good.

Willersey is identified as a village where local services and existing amenities make it suitable for future growth. The Council needs to approve more housing sites to meet targets. Your policies allow for suitable development to take place on the edge of existing settlements.

The committee report paints a very positive picture of the planning merits of our application. The proposals tick all the boxes in terms of ~~key national and local~~ planning policies. On highways, ecology, drainage and heritage, there are no grounds for refusal.

Your officers have concluded that the only reason for refusal is the assumed impact on the Cotswold AONB. Naturally we do not agree with this conclusion. We have worked closely with the planning officer to produce a design that blends with the existing fabric of the village and is in keeping with its historical context and organic grain of the landscape.

We believe this site can be developed in sympathy with its surroundings with use of Cotswold stone and effective landscaping. The existing eastern boundary includes conifers and deciduous native species planted at the same time and now of considerable maturity. The non-native conifers would be removed if the application is approved. The buildings can be of a similar scale and height to what already exists on Campden Lane. Since your site visit last week we have agreed conditions to allow the Council to enforce this.

Your planning case officer, Mr Perks, believed that we had done enough to demonstrate that the development of the site could be achieved sensitively and would not be

detrimental to the AONB designation. He was prepared to recommend approval on this basis. Unfortunately this opinion was not shared by others in your planning department.

The NPPF provides a presumption in favour of sustainable development such as this. I believe that what is proposed is sustainable and a good thing for the village and I hope you will also come to the same conclusion.

Thank you chair...

CD.1236/F - submission by the Applicants

Planning Application 16/03437/FUL - Erection of 2 detached self-catering holiday accommodation buildings in the grounds of the Inn at Fossebridge, Chedworth, GL54 3JS

- 1) The Lake at Fossebridge is a unique site, where a privately owned lake is linked to the grounds of an Historic Coaching inn on a site owned by 3 separate parties, fulfilling a mixture of social needs: Services of the Inn, Hotel accommodation, self-catering accommodation, as well as being used by locals and visitors alike for recreation. It would be difficult to find another comparable site within the Cotswolds.
- 2) The site is located in the centre of the Hamlet of Fossebridge with housing from various periods built along all roads leading to the site, emitting light from external lighting as well as light emitting from glazing.
- 3) The Hamlet has several bus stops and is serviced by local bus routes as well as sitting on several walking and cycling routes. (Maps previously provided).
- 4) The buildings are proposed to be built on the boundary of the site, on the land owned by the application.
- 5) The final design drawings submitted in December have overcome the Conservation Officers concerns, who has now stated "*...the character and appearance of the conservation area, would be preserved*". (Please see appendix 3 and 4 for design sketches of proposed buildings.)
- 6) The Stables building access and amenities have been designed for use for guests with mobility issues.
- 7) The proposal seeks to address the risk of Flooding to the Inn at Fossebridge, as identified in the Flood Risk Assessment, through enlargement of the weir, strengthening the lake banks and de-silting the lake. This **material benefit to a Heritage Asset** has not been addressed in the Case Officer's report. Further explanation will be provided during the meeting from Paul Ecclestone, Technical Director of JBA Consulting, who have completing the Flood mapping.

The proposed buildings are not located on land at risk of flooding. The Environment Agency condition has been met regarding the buildings to not be located in Flood Zones 2 or 3.
(Please see appendix 2 for a modelled flood map of the site.)
- 8) Lighting to the main entrance area to the site will be sensor controlled low level lighting only, with no external lighting for the honeymoon building. This can be conditioned if required.
- 9) The Honeymoon building is planned for multi-use, wedding events, small families, and romantic stays. Pathways will be of natural materials and hidden behind the Cotswold stone wall and woodland area to maintain the open aspect of the site.
- 10) Site improvements i.e. material benefits to both the site and the Heritage Asset (Inn at Fossebridge), to be completed from income generated by the proposal are:
 - Re-building of full length of Cotswold stone wall along roadside and public footpath.
 - De-silting of Lake and strengthening of lake banks
 - Re-building and re-sizing of weir for flood prevention
 - Re-modelling and planting of waste ground and woodland edge
- 11) Supporting Heritage Asset and amenities:
 - Accommodation to be managed by the owners of the Inn at Fossebridge, providing management fees as well as food and drink revenue, supporting the business of a Heritage Asset.
 - Visitors comments to the current self-catering accommodation located on site, show the site is used for family gatherings, walkers and visiting the local area around Fossebridge. (Please see appendix 1 for visitor's comments taken from the Lakeside House visitor's book.)
 - Visitors and local residents will continue to be able to use the land for recreation.

Appendix 1: Some comments from Lakeside House Visitors book

"We have stayed in the cottage for a week and also occupied several of the hotel rooms. Perfect for people to come and go and have a homely base. It has been ideal. Dee was very helpful and organised a lovely post wedding BBQ for our guests."

"Didn't have to travel out, enjoyed the area around the cottage, just sitting and watching the ducks was relaxing."

"A lovely weekend in a stunning setting. Great for families with small children due to open spaces and nice walks nearby."

"We loved being able to pop over to the pub for excellent food when we didn't feel like cooking. There is so much to do in the area that we hardly scratched the surface."

"The Lakeside Cottage has been wonderful for us to relax and enjoy the countryside. Staff have been extremely friendly and helpful in the Hotel and Bar too."

"We came here for our Daughter's wedding at Cripps Barn. The cosy spacious facilities have been perfect for us to spend a few days pre-wedding with our daughter and son in law and then for our other daughter and family to join us, and then for us all to get ready for the wedding's with all 5 bridesmaids, flower girl and pageboy. Ideal location and surroundings, and warm and friendly welcome from all at the hotel."

"Had the best weekend ever with all our family to celebrate a 60th birthday. Loved the cottage, loved the bar and loved the great walks with our 2 dogs."

"Highly recommend the cosy pub for a meal and drinks out. Great location for meeting up."

"A comfortable well equipped house in a lovely setting, ideal with meeting up with the family for my 70th. Use of the hotel is a bonus as it's so close and local area easily accessed."

"We had a lovely time at the cottage, I enjoyed all the surroundings and loved the pub."

"Lovely cottage, beautiful surroundings and a pub on its doorstep serving good food. What more could anyone want."

"Gorgeous place, plenty of room for family games, stunning walks, scrumptious food at the Inn."

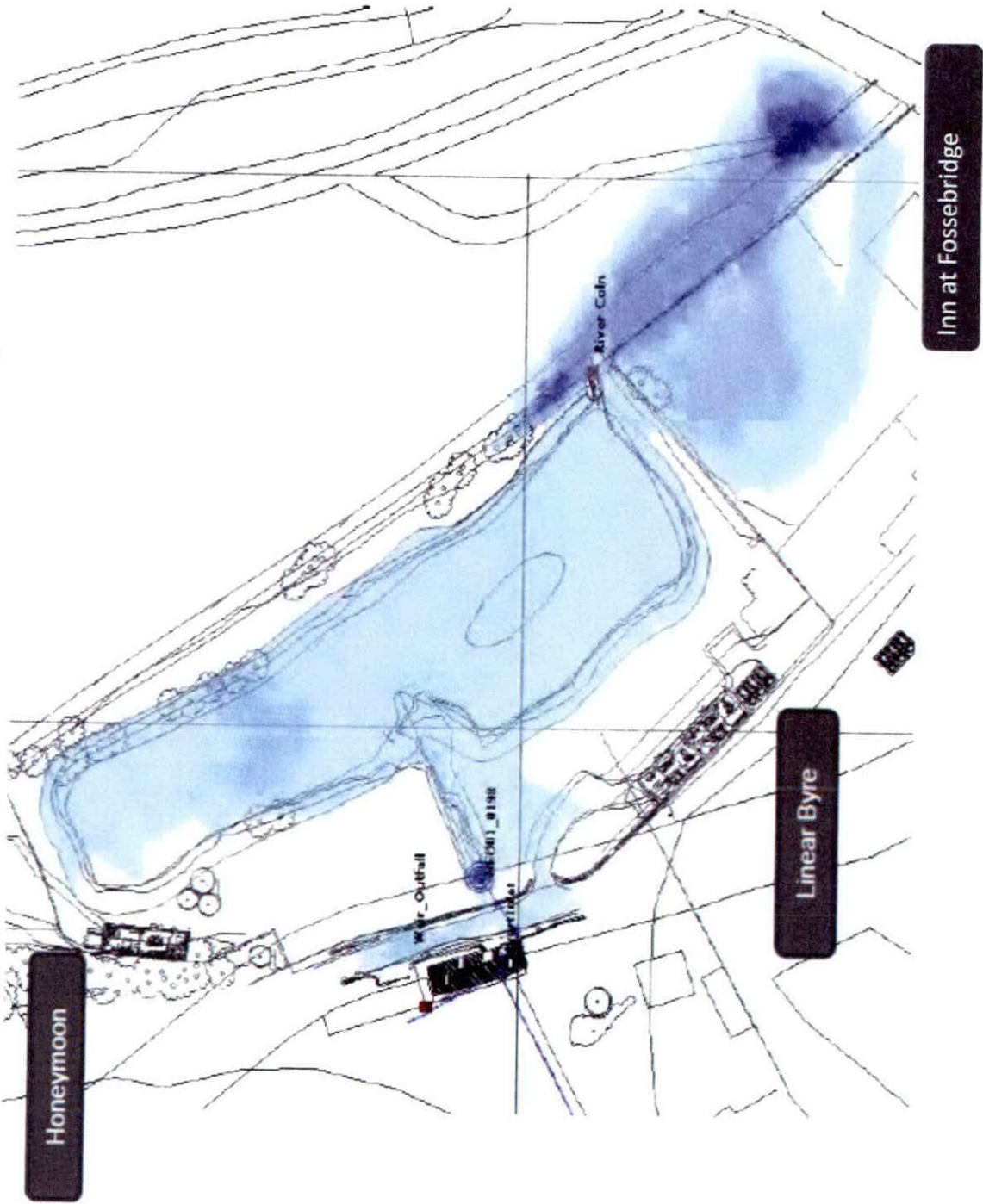
"Great place, great location, wonderful pub food and great staff."

"10 girls staying in a gorgeous cottage. The surrounds are beautiful, the cottage stunning and we enjoyed the food at the Inn very much."

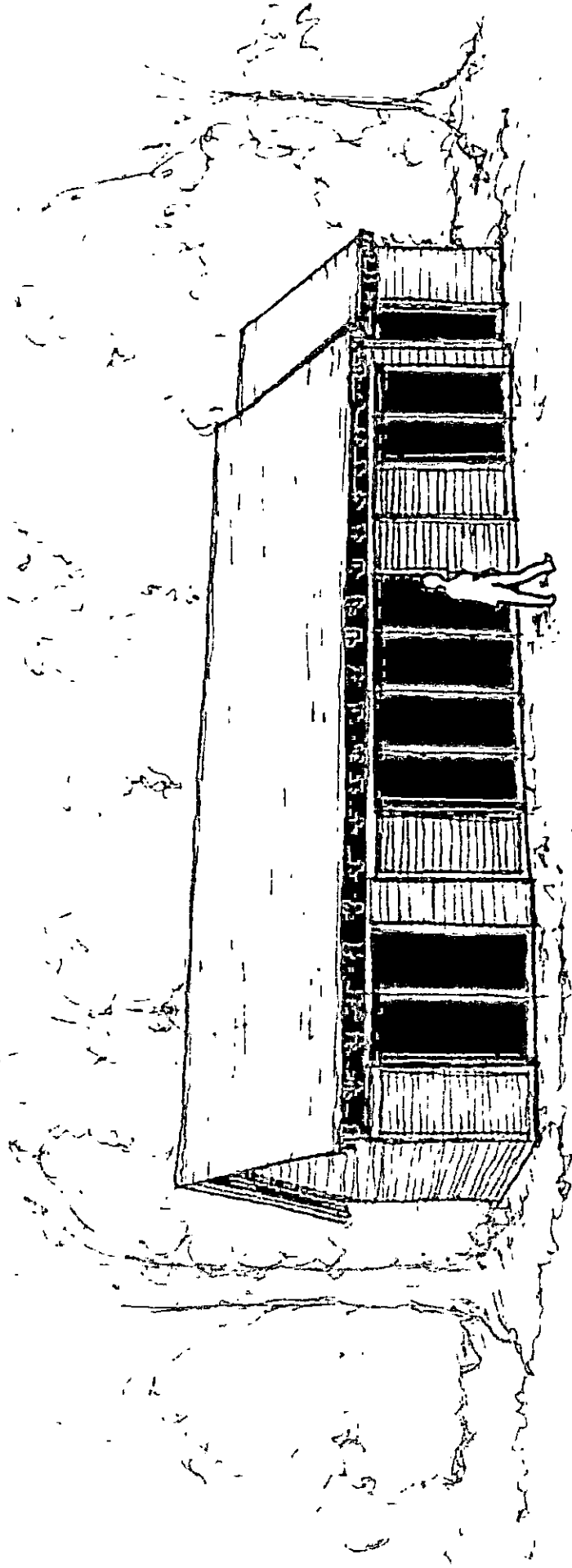
"Family of 12 for Christmas get together. Superb time. Xmas meal and the Fossebridge was excellent – good food and very friendly staff. No doubt we will be back."

"Wonderful setting for a wedding. Lots of people from Bristol and Northern Ireland. Everyone delighted. Wonderful attentive hotel staff."

Figure 4-9: 1 in 2 year predicted flood extents (base case with wall)



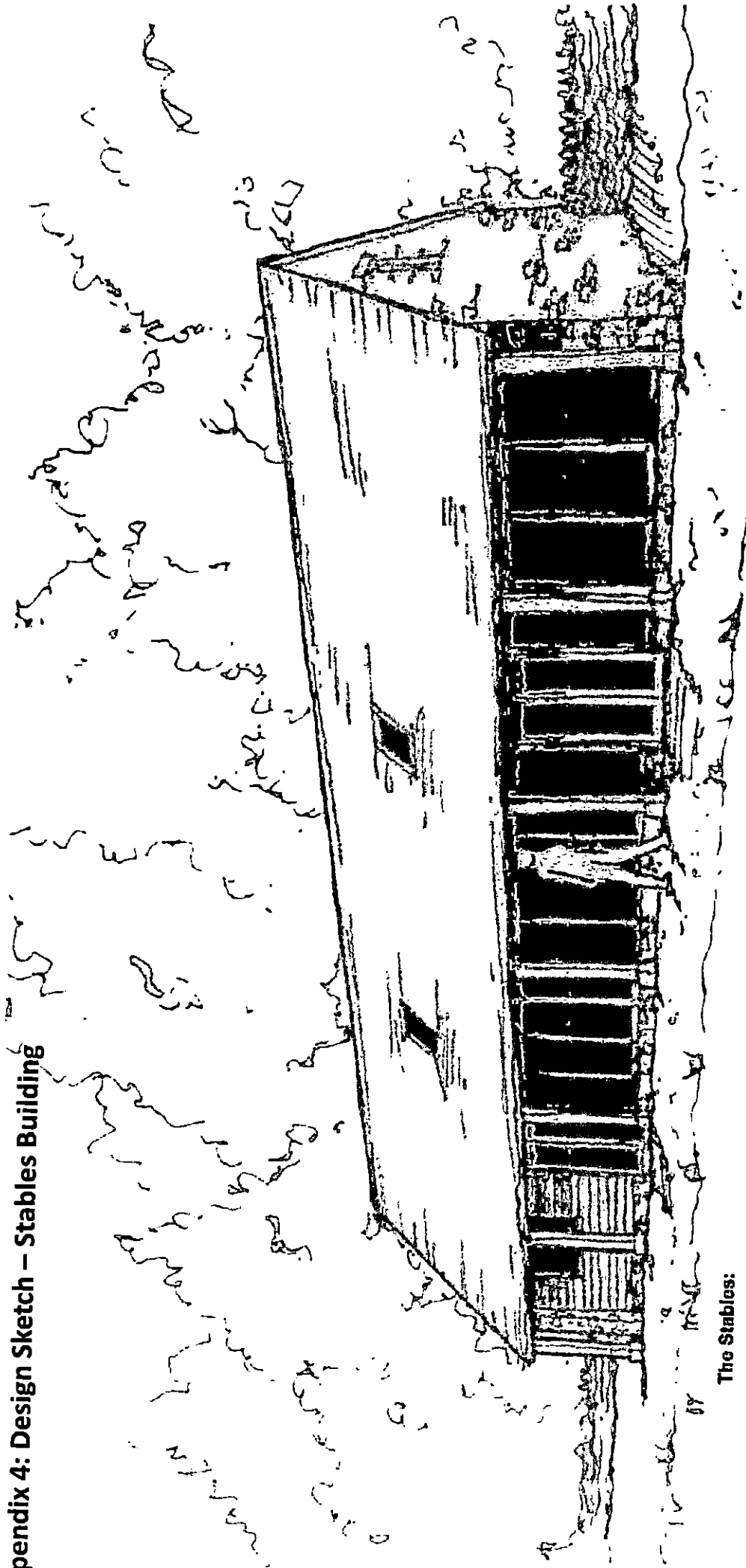
Appendix 3: Design Sketch – Honeymoon Building



The Honeymoon Suite:

- Allocated parking adjacent to The Stables.
- "Meet & Greet" and luggage transfer service provided by The Fossebridge Inn.
- Timber boarding left natural to silver, blends into the woodland setting.
- Solar Control glazing & operable shutters prevent light pollution

Appendix 4: Design Sketch – Stables Building



The Stables:

- Parking provided between The Stables and Lakeside.
- Reclaimed Cotswold stone walls and stone tiled roof.
- Timber posts and boarding left natural to silver.
- Solar Control glazing and internal shutters to prevent light pollution
- The only disabled friendly holiday accommodation in the area.