

Item No 01:-

17/00185/FUL (CT.0807/1/E)

**Carted Barn
High Street
South Cerney
Gloucestershire
GL7 5UG**

**Erection of covered storage area in yard of retail unit at Carted Barn
High Street South Cerney**

Full Application 17/00185/FUL (CT.0807/1/E)	
Applicant:	The Co op
Agent:	ACG Ltd
Case Officer:	Andrew Moody
Ward Member(s):	Councillor Juliet Layton
Committee Date:	12th April 2017
RECOMMENDATION:	PERMIT

Main Issue:

- (a) The impact upon the character of the area and setting of heritage assets
- (b) Residential amenity
- (c) Parking

Reasons for Referral:

Cllr Layton has requested the application be brought before Planning Committee for the following reason:-

I do have concerns about the loss of a car parking space. To say 'there is sufficient unrestricted on road parking near by' enforces the lack of local knowledge Highways have. The village has had a taster of what the parking situation is going to be like with the construction works at the site. We regularly have suffered complete gridlock with traffic on the High Street and exiting Broadway Lane due to the workmen's vehicles parking on the High Street in the very 'unrestricted on road parking' that Highways mentions. The Clerk to the Parish and the Chairman of the Parish Council have had occasion to ask for these vehicles to be removed and parked elsewhere.

One of the objections for the development was parking, the 5 spaces were supposed to alleviate the village's concerns. The objections raised with this application for storage are very valid and I am sorry but I cannot give delegated approval for you to permit this application.

1. Site Description:

The site lies within the development boundary of South Cerney, to the south of High Street, a classified road. The application site lies outside of the Conservation Area, the boundary of which runs along the front of the site.

The site comprises a two storey industrial building which fronts on to High Street, with a single storey range to the rear along the western boundary. The site was formally used as the administrative offices, storage and depot facilities for the MITIE Group. The total area of the site is approximately 0.14 hectares in area.

To the east side of the building there is an access from the High Street which also serves three residential properties; the Old Farmhouse to the east and Halapeno High and Mayfield to the south. The access is between the junctions of the High Street junctions with Broadway Lane and Ham Lane at a point where it is subject to a speed limit of 30 mph.

To the west of the site lies a residential development known as Broadway Court and there is also residential development opposite the application site to the north of the High Street. The site lies outside of the commercial centre of the village.

2. Relevant Planning History:

CT.0807/I. Erection of a factory for timber fencing together with office accommodation. Granted 27.06.63

CT.0807/J. Use of existing offices and factory as a cartographic unit. Granted 01.09.65

CT.0807/K. Extension to existing industrial premises to provide a storeroom. Granted 01.12.66

CT.0807/L. Alterations to first floor of office block to provide additional offices and alteration to vehicular access. Granted 01.09.73

CT.0807/S. Application for full planning permission for the erection of 2 no. Bungalows, Old Farm, High Street, South Cerney. Granted 01.11.94

CT.0807/T. Erection of two dwellings, revised vehicular access and car parking for adjoining Mitie group offices. Granted 19.07.95

11/01745/FUL. Erection of 6 dwellings, garages and associated works. Refused 22.09.11

14/02161/FUL: Conversion of existing building to a Class A1 use including new shop front and demolition of outbuilding to the rear. Erection of two dwellings, garages and associated works to the rear including car parking and landscaping. Granted 24.11.2014

14/05458/FUL: Variation of condition 14 of planning permission 14/02161/FUL (Conversion of existing building to a Class A1 use including new shop front and demolition of outbuilding to the rear. Erection of two dwellings, garages and associated works to the rear including car parking and landscaping) to amend the opening hours of the A1 unit to Monday to Saturday inclusive: 07:00 to 23:00, Sundays: 07:00 to 23:00 if the opening hours are not restricted by the Sunday Trading Act 1994 or any other statutory instrument amending or replacing it. Refused 12.02.2015. Appeal withdrawn

16/04270/FUL: The installation of new AC condensers, refrigeration plant, louvre and satellite dish. Granted 11.01.2017

16/04917/FUL: Installation of a Kingspan roof to the Carted Barn (Retrospective). Granted 03.03.2017

3. Planning Policies:

NPPF National Planning Policy Framework
LPR18 Development within Development Boundaries
LPR42 Cotswold Design Code

4. Observations of Consultees:

Highway Authority: No response

5. View of Town/Parish Council:

South Cerney Parish Council strongly objects to this application for the following reasons. If approved, this proposal would create an eyesore with potential for litter too close to neighbouring residential properties. The location for this proposal could also lead to deliveries being made at the side of the building, instead of at the front as permitted, thus blocking access to neighbouring residential properties and to the customer parking bays.

Part of the original planning permission was for off-street parking to alleviate congestion/parking/safety issues at the front of the building in the High Street. This proposal removes one of these much needed parking bays. Provision for cage storage should have been made within the building itself, and suggests at best a lack of forward thinking by the applicants.

6. Other Representations:

2 letters of objection have been received, raising the following comments: -

- provision of car parking was fundamental to the original planning application being passed
- remaining spaces either for disabled use or unusable
- if staff park here no spaces for customers
- such facilities should have been considered at the outset
- first step towards increased frequency of deliveries
- design is an afterthought, hit and miss fencing is inappropriate

7. Applicant's Supporting Information:

N/A

8. Officer's Assessment:

(a) The impact upon the character of the area and setting of heritage assets

Carted Barn is a stone fronted industrial building which appears to have once been part of a farm complex. The building is not listed but located within the historic centre of the village of South Cerney. The area is characterised by a mix of traditional Cotswold stone cottages and later houses and cottages which reflect the traditional style.

The subject building faces onto the South Cerney Conservation Area, and is immediately adjacent to its boundary. As such the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the locality in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990, section 12 of the NPPF and Local Plan Policy 15.

There are a number of Grade II Listed buildings within sight of Carted Barn, including Butchers Cottage and the stone cross to the East and Corner Cottage, Pike House and the War Memorial cross to the West and Thrift Cottage which is directly opposite. This Authority is statutorily required to have special regard to the desirability of preserving the setting of the listed buildings in accordance with Section 66(2) of the Planning (Listed Building and Conservation Areas) Act 1990 and section 12 of the NPPF.

There are also a number of historic unlisted buildings opposite which are protected by an Article 4(2) Direction due to their heritage value. These buildings are considered non-designated heritage assets.

The proposed covered storage area would be located to the rear of the building fronting the highway, in a bay previously approved as a parking space. The dimensions would be 4.8 metres length x 2.5 metres width, and a maximum height of 2.5 metres. It would be constructed from steel posts and frame supporting a clear polycarbonate plastic roof, with hit and miss boarding to its exterior. Considering its location, it is not considered that there would be any harm caused either to the character of the area or the setting of nearby heritage assets.

On this basis, the application is considered to accord with Sections 66(2) and 71(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 12 of the NPPF and Local Plan Policies 15 and 42.

(b) Residential amenity

The proposed covered storage area will be located in the position of an approved parking bay, and would be in proximity to both an existing dwelling, The Old Farmhouse 8.5 metres distant, and one of the two new dwellings granted under reference 14/02161/FUL (4.8 metres distant).

Notwithstanding this, considering the height and design of the structure, it is considered that this would not materially impact upon the occupants of these dwellings, and as such the proposal accords with paragraph 17 of the NPPF with regard to amenity.

(c) Parking

A total of 5 parking spaces were provided off the highway when planning permission was granted for the conversion of the building to retail use (14/02161/FUL). At that time, the Highway Authority commented that this did not meet parking standards for an A1 use, but that there was sufficient unrestricted on-road parking available nearby.

The proposed storage area would result in the loss of one of these spaces, and the Highway Authority has been consulted with regard to this amendment to the off-road parking provision. No objection has been raised, and their comments from the earlier approved application are considered to remain with regard to the availability of on-road parking in the area. Any highway impact would, therefore, be considered to be acceptable with regard to Policies 38 and 39 of the Local Plan, in addition to Section 4 of the NPPF, in particular paragraph 32 which states that planning permission should only be refused on highway grounds if the impact upon highway safety is 'severe'.

9. Conclusion:

The proposed development is considered to accord with the policies within the Cotswold District Local Plan, together with the NPPF, which are not outweighed by other material planning considerations.

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 numbers: BW/SL/01 and BW/GA/100.

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

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COTSWOLD
DISTRICT COUNCIL

Carted Barn High Street South Cerney Glos

Organisation: Cotswold District Council

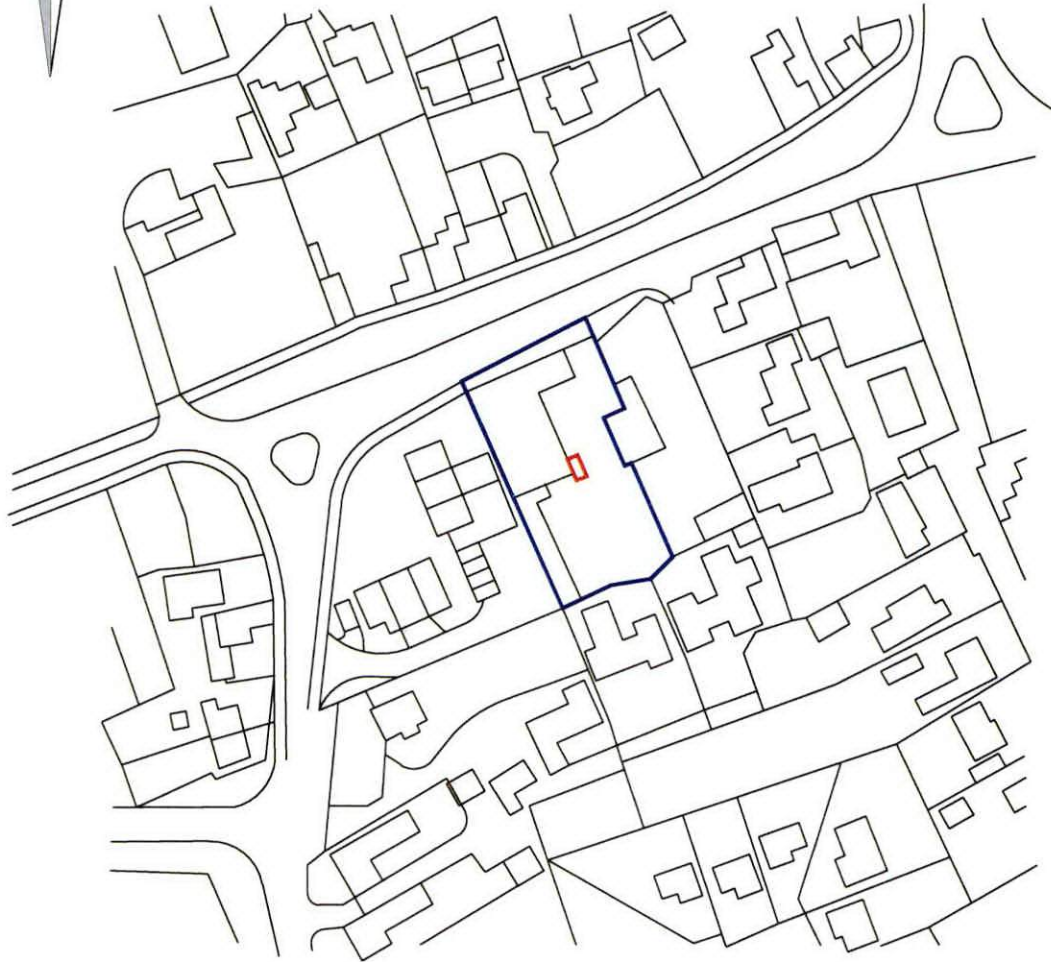
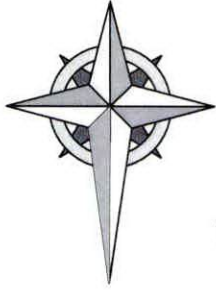
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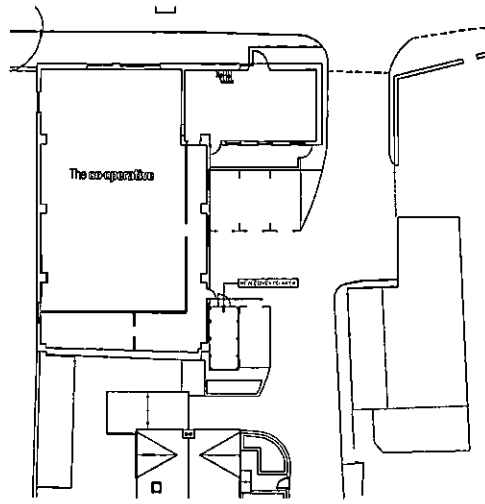


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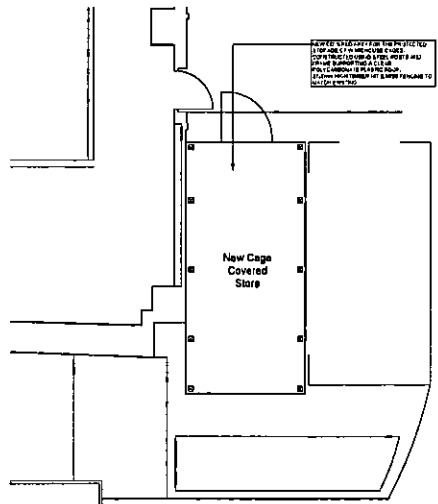


Site Plan

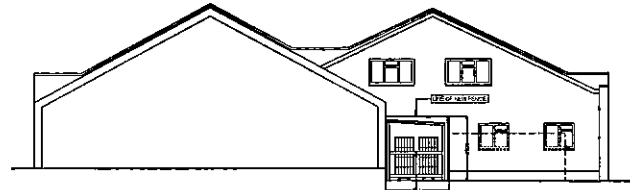
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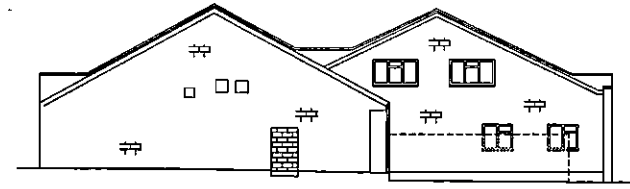
Site Plan 1:500



Plan 1:50



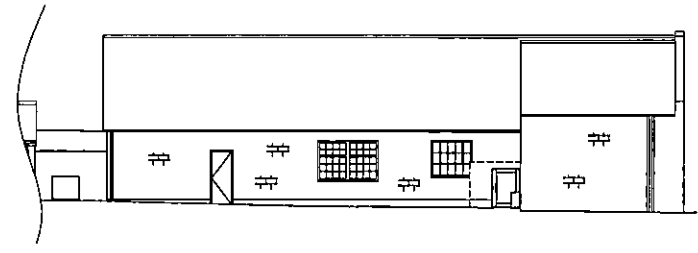
Proposed Section A 1:100



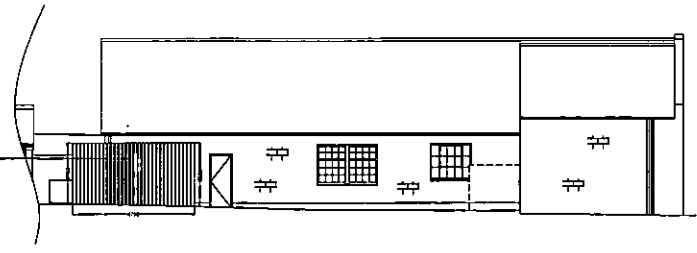
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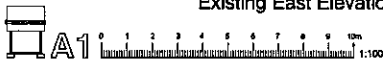
Proposed South Elevation 1:100



Existing East Elevation 1:100



Proposed East Elevation 1:100



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Description of Amendments	Notes 1.1	Notes 1.2	Notes 1.3	Standard Notes	CDM Regulations 2015	Excavations	Additional Equipment	Drawing Information		South Cerney Gloucestershire	
								Green Building Area (GABA)	GL75UG	Hub Number 1	
							VND	Scale: As Shown	External Canopy Existing & Proposed Elevations		 UPLANDS Real Construction Services
							Canopy Impulse Connect Impulse CSN Puzzle Stop Bakery BWS Pylon Edin Bakery Stand Grocery Pylon Electrical Shelving Rock Cages (RCS) Promo Pylons BWS Top Box	Drawn By: ACG Ltd Email: info@acg-ltd.co.uk Date: 15.12.19 Drawing Status:	Rev:	Drawing No: SW/CA/100 Rev:	

The co-operative food



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CWT-Y-BUGAIL
Natural Stone Repelling

A9

10/03/2017