

PLANNING AND LICENSING COMMITTEE

14th June 2017

ADDITIONAL PAGES UPDATE

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Additional Representations on Schedule Items

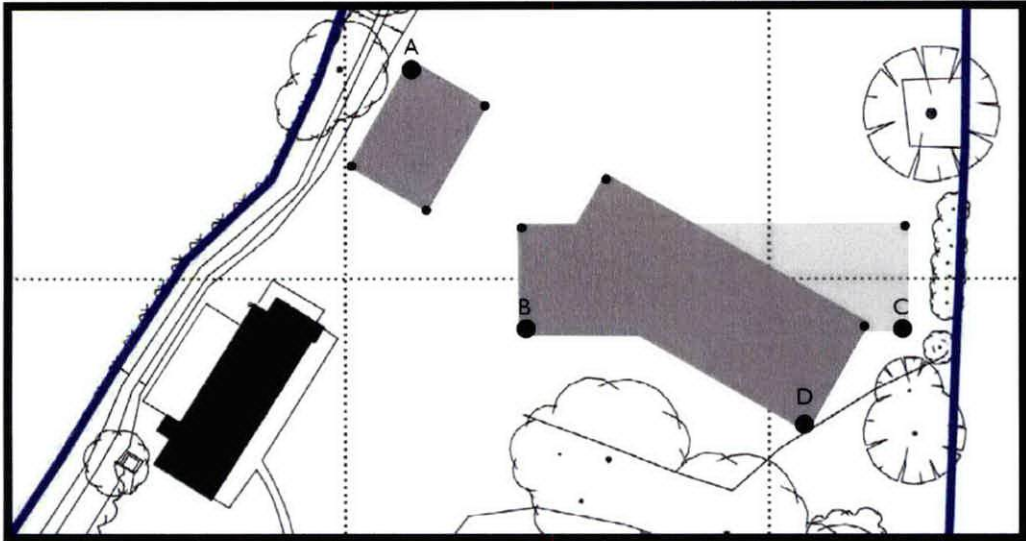
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PLANNING AND LICENSING COMMITTEE

14th June 2017

ADDITIONAL PAGES ON SCHEDULE ITEMS

Item	Ref. No	Content
01	17/00004/FUL CD.3972/N	Case Officer Update: Please see attached handout guide circulated at Sites Inspection Briefing 7 th June 2017
02	16/05309/FUL CT.9101/A	Case Officer Update: Page 22, the site address should have the post code GL7 5RZ Additional Third Party Representation: 1 additional objection has been received with regard to the application. This raises concerns about the impact of additional traffic using the lane; in particular in connection with the construction of the dwellings should permission be granted.
04 & 05	17/01419/FUL CT.8950/E 17/01420/FUL CT.7622/D	Additional comment from the Applicant : Please see attached letter from Mrs H Kendall Smith dated 14 th June
07 & 08	17/00866/LBC CD.4187/F 17/00865/FUL CD.4187/E	Response from Historic England: Please see attached dated 4 th April 2017



GUIDE TO STUDIO BARN MARK-UP:

SHAPES FILLED IN BLACK:
EXISTING DWELLING AND OUTBUILDINGS

SHAPES FILLED IN SOLID GREY:
FOOTPRINT OF PROPOSED DWELLING inc OUTBUILDING

TRANSLUSCENT GREY:
CANTILEVERED ELEMENT OF PROPOSED DWELLING

HEIGHTS ARE MARKED WITH **WHITE** POLES AS FOLLOWS:

POLE A: OVERALL HEIGHT OF OUTBUILDING

POLE B: OVERALL HEIGHT OF MAIN DWELLING

POLE C: OVERALL HEIGHT OF MAIN DWELLING

POLE D: HEIGHT OF FIRST FLOOR (BALCONY)

FOOTPRINTS ARE DESCRIBED BY BLUE ROPE

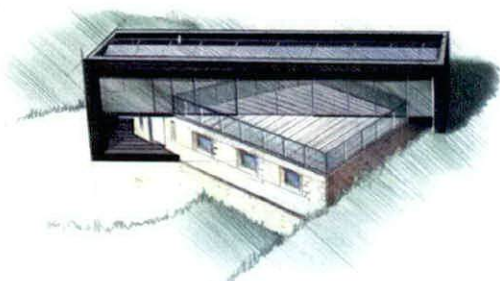
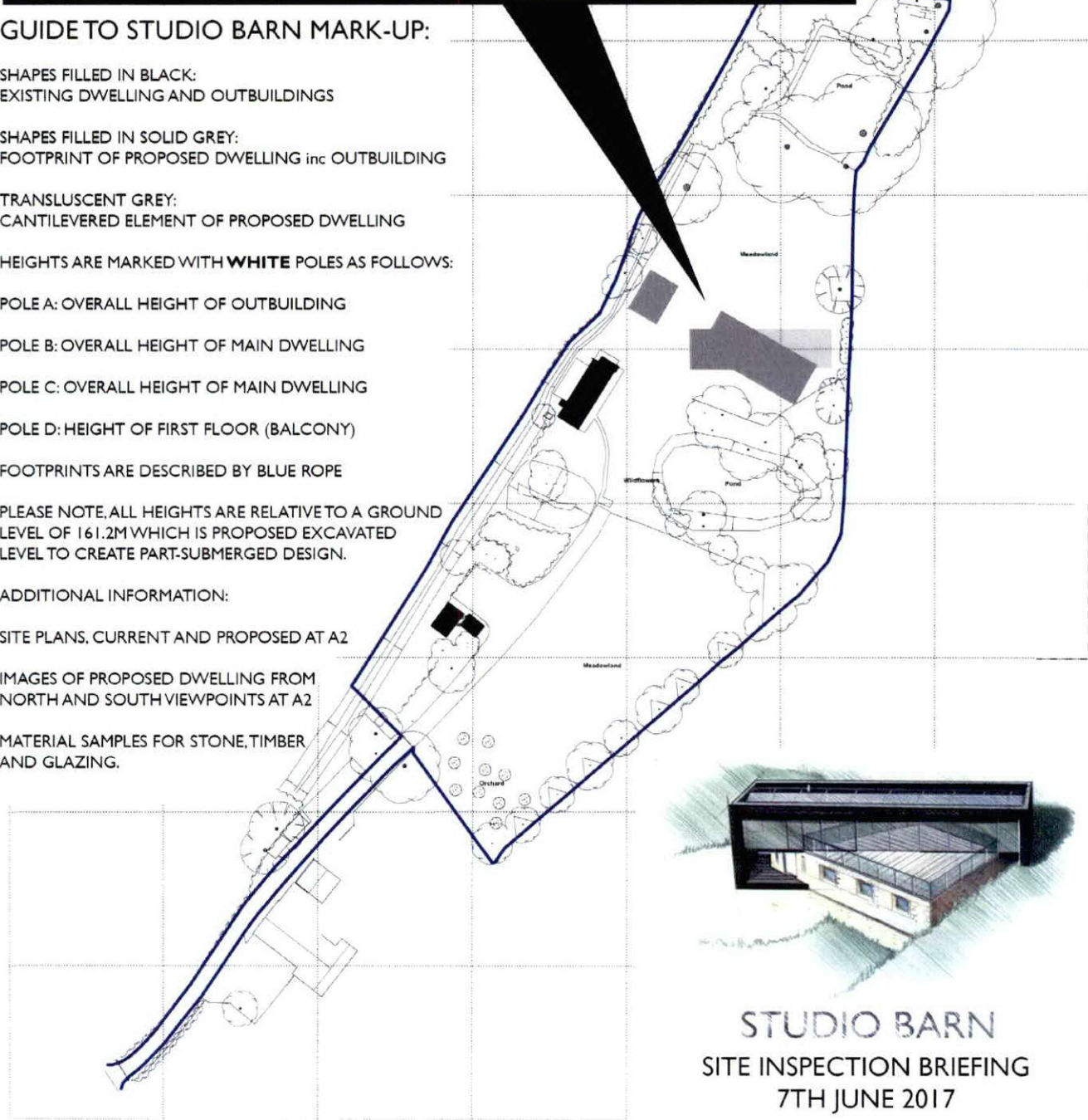
PLEASE NOTE, ALL HEIGHTS ARE RELATIVE TO A GROUND LEVEL OF 161.2M WHICH IS PROPOSED EXCAVATED LEVEL TO CREATE PART-SUBMERGED DESIGN.

ADDITIONAL INFORMATION:

SITE PLANS, CURRENT AND PROPOSED AT A2

IMAGES OF PROPOSED DWELLING FROM NORTH AND SOUTH VIEWPOINTS AT A2

MATERIAL SAMPLES FOR STONE, TIMBER AND GLAZING.



STUDIO BARN
SITE INSPECTION BRIEFING
7TH JUNE 2017



Cotswold District Council – FAO: Planning Officer : Mr M Perks:
Planning Committee, 14th June 2017 LATE PAPERS

12 th June 2017

Client: Mrs H Kendall Smith, Clay Meadow – letter in support

I am the Proprietor of Foursquare Farm Buildings Ltd. I have been building Agricultural barns for 29 years, our company built the three existing barns at Clay Meadow, Cirencester. I have visited the site many times.

The buildings erected are of a high standard and built for specific use. The proposed American Barn is of equally high standard, consistent with the professional attitude towards safety and investment at this Alpaca farm.

I support the applications and I have been asked by my Client to write to discuss them in more detail with regard to Planning details and site restrictions.

I understand concerns have been raised about the size of the American Barn and need for it and will later explain how an American Barn arrived at being the most suitable proposal.

To dispel any Planning Policy concerns regarding the size of the proposed American Barn size:

1. The overall size of the smallholding is approximately 25 acres –adding a minimal number of horses and/or ponies to be stabled within the American barn would barely affect grazing stocking levels.
2. horses/ponies can already be grazed anywhere on Clay Meadow without breach of Occupancy conditions of the site.
3. The red line around the paddock (location plan) which will include the proposed American Barn is merely for “leg stretching” of stabled horses/ponies. At other times they can be grazed anywhere on Clay Meadow without any need for any Condition change or Planning Grant. My Client , however, proposes that they are grazed on areas that the Alpaca cannot for reasons of Biosecurity.
4. the size of the barn is comparable to other barns already existing on site and build type in the locality.
5. the American barn is custom built – bespoke – for equines and their proposed use
6. The American Barn itself has to work with existing site ground conditions, gas pipe restrictions and protect against the elements.
7. The American Barn must be totally accessible for maintenance.

Agricultural Occupancy

The Agricultural Occupancy is for those persons on site “mainly” in Agriculture. It should therefore be noted that the condition as it stands right now, allows for diversification into *anything else* livestock or otherwise - provided the **main** business remains Agriculture – livestock and I believe also arable.

Therefore as the Agricultural Tie already stands today and has done since 2015, Mrs Kendall Smith is perfectly capable of adding any different number of occupations to the “main” Agricultural function at these premises. This

could be anything including something not Agricultural – so literally from Pigs to Politics. It is a regularly added , historically used, UK recognised Agricultural Tie in accordance with the National Planning Policy Framework.

Agricultural livestock can be sheep, goats, cattle, pigs, poultry etc but Mrs Kendall Smith chose Alpaca. It cannot have gone unnoticed that she is now celebrating her 10th year of breeding Alpaca – proving endurance and commitment where many in the farming industry let alone Alpaca have given up due to the sheer hard work, dedication and hours involved.

Having worked with Mrs Kendall Smith *since winning the buildings Tender in 2012*, I have seen her existing Alpaca business brought to the site and develop.

American Barn location and Site restrictions

It can easily be seen and should be noted that the existing Field Shelters at Clay Meadow are parallel to the Canal, with the openings facing down the hill.

This is so the prevailing winds and rain cannot drive into them, therefore in that orientation - they afford maximum protection to the Alpaca.

Clay Meadow has a mains Gas pipe (West Wales Utilities) running through the paddocks from the Cirencester Road to the right of the Car Park that culminates at the Public Right of Way on the Disused Railway. It veers towards the proposed location of the American Barn going through that paddock.

This Gas pipe has an easement over which no solid permanent buildings can be constructed, nor foundations or concrete sat near.

When considering the site in 2012, Mrs Kendall Smith at all times and since, has worked closely with West Wales Utilities (and ourselves) to seek their approval of her plans and for all buildings proposed and constructed.

On the area to the left of the Gas pipe where the American Barn is to be sited, due to the gas pipe easement distance restrictions - it was not possible to site Stables parallel to the Canal (as the Field Shelters do) and any other orientation of stabling would mean driving wind and rain would go straight into them.

Whilst it was an option to provide stabling the other side of the Gaspipe, it was felt this would be less in keeping with the physical appearance of the farm existing layout .

Therefore, an American Barn is a practical solution to the problem caused by the Gas pipe easement on the land itself and the driving wind/rain direction issues.

Having chosen the most appropriate type of building – the size of the proposed American Barn has been carefully chosen. Moving to the proposed use of the American Barn and its size, to enable appropriate access without risk of injury to horses, handlers or visitors, especially those disabled, the corridor width is recommended and Equestrian specialists were consulted prior to and after plans were drawn.

The Manufacturers recommendations for Ridge heights over the span required for safety have been adhered to and the Barn roof area is left open to aide ventilation.

The quality and standard of this American barn proposed is in keeping with the standard and aesthetic appearance of not only the existing Barns at Clay Meadow but across the UK generally on Farms.

I have ensured that the American Barn could be screened as much as possible whilst conforming to Easement restrictions and yet providing the comfort and shelter from prevailing wind and rain as well as good ventilation and **all round Access for maintenance and repairs.**

Below I am in a photograph with the site behind, looking towards the disused railway – the site already having a portable Field shelter on it.



All trees planted in time will thicken and provide the much needed additional shelter from prevailing winds as well as screen the proposed American Barn further than they already do.

I believe (tongue in cheek) that the rather large brightly coloured Targets on the South Cemey Golf course stand out rather more than a wooden American Barn will, photographs taken on my recent second site visit at Kensmyth.



The undercover facility provided by an American Barn is not only a practical solution to site restrictions but adds to the enjoyment of all visitors, particularly those with disabilities, adding further interest for Visitors already flocking to this Business.

Yours sincerely



Historic England

SOUTH WEST OFFICE

Ms Joanne Reeves
Cotswold District Council
Trinity Road
Cirencester
Gloucestershire
GL7 1PX

Direct Dial: 0117 975 0690

Our ref: L00562071

4 April 2017

Dear Ms Reeves

Arrangements for Handling Heritage Applications Direction 2015

BORZOI BOOK SHOP, WHITE COTTAGE, CHURCH STREET, STOW-ON-THE-WOLD, CHELTENHAM, GLOUCESTERSHIRE, GL54 1BB
Application No. 17/00866/LBC

Thank you for your letter of 14 March 2017 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

White Cottage (known as the Borzoi Book Shop) is Grade II listed, and dates from the mid-19th century incorporating parts of earlier structures. It forms part of a narrow lane lined with similar 17th century coursed rubble properties, exhibiting characteristic shop windows and simple domestic fenestration and door openings. There is a strong sense of tight-knit humble vernacular connecting Sheep Street to the grander Masonic Hall and Parish Church of St Edward's. The application property is additionally within the Stow-on-the-Wold and Mangersbury Conservation Area.

The proposal requires a new door inserted into the principal Church Street elevation and the rearrangement of the staircase, identified within the Heritage Report as 19th century, to facilitate a remodelled access point to the first and second floor accommodation. Historic England's remit, in line with this application, permits us to comment on the demolition to this historic staircase.

As the application affects a listed building, the statutory requirement to have special regard to the desirability of preserving the building, its setting and any features of special interest (ss.16, 62, Planning (Listed Buildings and Conservation Areas) Act 1990) must be taken into account by your authority when making its decision. Furthermore, the National Planning Policy Framework 2012 requires that great weight be afforded to the conservation of this heritage asset when determining potential harm caused by the internal modifications. Paragraph 134 highlights that where a development proposal will lead to less than substantial harm to the significance of a

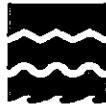


29 QUEEN SQUARE BRISTOL BS1 4ND



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ITEM 07 - 17/00866/LBC + ITEM 08 - 17/00865/FUL



Historic England

SOUTH WEST OFFICE

designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Whilst the creation of the new doorway is not entirely out-of-character when seen in the context of Church Street, it will distort the historic appreciation of the building's form and function as a single property. Likewise, the staircase replacement not only entirely removes a feature of 19th century provenance of a modest winder form (as well as associated removal of stonework), but appears to result in the unfortunate cutting across of the western ground floor window. Historic England does recognise the difficulty of separately accessing the first floor independently of the book store, and acknowledges previous unsuccessful attempts at achieving this from the rear elevation. Likewise, we welcome efforts to put the upper floors of this property into good use. Nevertheless this should be achieved in combination with the preservation of the building's features of architectural interest. We have outlined the harm above which, whilst minimal, should be balanced against the benefits of permanent residential occupancy.

Recommendation

Historic England has concerns regarding the application on heritage grounds.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely



Samuel Souter

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