

Item No 08:-

17/02241/FUL

**Elkstone Farm
Elkstone
Cheltenham
Gloucestershire
GL53 9PT**

Item No 08:-

Demolition of existing barns and construction of 5 dwellings (2 x 3 bedroom and 3 x 4 bedroom) at Elkstone Farm Elkstone Cheltenham Gloucestershire GL53 9PT

Full Application 17/02241/FUL	
Applicant:	Combe End Farm
Agent:	Hunter Page Planning Limited
Case Officer:	Christopher Fleming
Ward Member(s):	Councillor Nicholas Parsons
Committee Date:	13th September 2017
RECOMMENDATION:	REFUSE

Main Issues:

- (a) Background
- (b) Principle
- (c) Impact on the character and appearance of the AONB
- (d) Design Considerations
- (e) Affordable housing
- (f) Biodiversity
- (g) Drainage
- (h) Highways
- (i) Impact on neighbouring living conditions

Reasons for Referral:

The application has been referred to Planning and Licensing Committee for following reason:

The scheme has been subject to extensive pre-application and design discussions where the advice received resulted in the applicant pursuing the application, however following further assessment of the application Officers consider there to be a fundamental policy objection with regard to the erection of open market dwellings in the open countryside.

In the interests of transparency of the Council's position and assessment on this application, it has been decided to present and determine the application at Committee.

1. Site Description:

The application site is a former dairy located approximately 7 miles north of Cirencester, 0.5 miles south of Elkstone Village. The site is accessed from Elkstone Road, which links the A417 to the village of Elkstone. The site comprises a set of redundant dairy steel framed buildings with slurry pit and various storage areas. The 2 steel buildings total approximately 2,900m² and 900m² respectively, with a series of 36m long concrete silage pits to the north-west. There is a sunken slurry pit to the east of the main building, a circular concrete base which originally supported a tank but which has since been dismantled, and various storage piles of hard-core and stone. The buildings themselves are clad in a variety of materials including profiled metal cladding, Yorkshire timber boarding, block work and artificial stonework to the entrance elevation facing the highway. The site is within the Cotswolds Area of Outstanding Natural Beauty.

The site has permission for the conversion of the existing buildings to 10 dwellings. This application seeks the demolition of the existing farm buildings and the construction of 5 residential units within the footprint of the existing farm buildings. They would comprise of a quad layout out

with units 1, 2 and 3 being detached and units 4 and 5 semi-detached. The residential curtilages to each property would be limited and contained by the existing topography of the land and 1.3m high Cotswold Stone Walls.

Additional landscape planting is proposed to the boundaries with native species. A pond is also proposed to the rear of units 1 and 2 as part of the ecological enhancements of the site.

The properties would be constructed from natural stone with reconstituted stone tiles. In addition to timber cladding sections and metal frames windows.

2. Relevant Planning History:

15/01168/FUL- Change of use to eight dwellings - permitted 10/09/2015

16/01672/FUL - Conversion of two agricultural buildings to form ten residential dwellings, change of use of land and associated works - Permitted 24/08/2016

3. Planning Policies:

NPPF National Planning Policy Framework
 LPR09 Biodiversity, Geology and Geomorphology
 LPR10 Trees, Woodlands and Hedgerows
 LPR19 Develop outside Development Boundaries
 LPR38 Accessibility to & within New Develop
 LPR39 Parking Provision
 LPR42 Cotswold Design Code
 LPR45 Landscaping in New Development
 LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

Conservation and Design Officer - comments included within the report
 Environmental Health Officer (contamination) - No objection subject to condition
 Biodiversity Officer - comments included within the report
 Highway Officer - No objection subject to condition
 Drainage Officer - No objection subject to conditions
 Environment Agency: Declined to comment
 Landscape Officer - comments included within the report
 Local Lead Flood Authority - Further information requested relating to surface water

5. View of Town/Parish Council:

Objection on the grounds set out below

Elkstone Parish Council object to the proposed application on the basis that the proposal is for a new build development and not barn conversions. We request that Cotswold District Council give particular consideration as to whether the proposal satisfies planning guidelines on new build developments in this locality.

6. Other Representations:

A total of 3 letters of support have been received, supporting the high quality development and additional housing.

A total of 6 letters of objection from 5 properties have been received, one of which is on behalf of CPRE which raise the following objections:

- i) Impact on the AONB
- ii) Not in compliance with Local and National Plan Policy

- iii) Highways impact
- iv) No affordable housing
- v) Unsustainable location
- vi) Loss of amenity in relation to noise and light pollution

Objection has been received in relation to the previous schemes only being permitted as the conversion works could be undertaken under the permitted rights for the conversion of agricultural buildings to residential. As set out within the officer's report the previous schemes did not benefit from the permitted development rights as the site is within the AONB and were permitted under Local and National Planning Policies.

7. Applicant's Supporting Information:

Ecological Survey
Design and access statement
Flood risk and Drainage Statement
Land contamination assessment

8. Officer's Assessment:

(a) Background

To enable Members to fully understand the considerations and context of this application, it is important that Members are aware of the advice given both at the pre-application stage of the proposal and during the application. Below sets out a brief history and the assessment of the application both pre-application and during the application process.

In August 2016 planning permission was given for the conversion of the existing buildings on the site to provide 10 residential dwellings. Following this permission it was considered that the extant scheme represented a realistic fall-back position and a material consideration that carried significant weight when assessing any future proposals for the site. Following this there were pre-application discussions looking at a comprehensive redevelopment of the site and how this would bring a more responsive design solution to the site.

As part of those early pre-application discussions, it was recognised that a material consideration of significance exists in that the existing buildings are unusual in terms of their form, mass and bulk and that they benefit from planning permission to retain them as permanent structures in the form of 10 dwellings. Formal pre-application discussions commenced back in February of last year and have continued since then, with extensive dialogue on, and refinements to, the design approach, appearance and detailing of the proposed dwellings.

Consideration was therefore given to the scheme and that the replacement of the buildings with new build dwellings could result in demonstrable benefits in terms of the landscape impact. Taking this into account, it was considered that the proposed scheme would result in significant benefits when considered in the context of the extant conversion scheme.

The benefits put forward by the applicant are as follows;

- Reduction in the number of units proposed from the 10 units which formed part of the conversion to a scheme of 5 dwellings. That reduction will significantly reduce the intensity of domestic paraphilia and activity at this site;
- Significant reduction in the gross floorspace of buildings on the site. The existing buildings on site total 3,900 sq m (41,890 sq ft). The extant permission resulted in a direct conversion of this footprint. The proposed development reduces the built form to just 977 sq m (10,516 sq ft). The entire scheme and all domestic curtilages are to be sited within principal footprint of the buildings;

- In addition to the reduced total floorspace, the existing level of hardstanding on site (7,200 sq m or 77,502 sq ft) will also be significantly reduced. The extant scheme represented a reduction in built form and hardstanding from the existing situation to 2,800 sq m (30,138 sq ft). The proposed scheme comprises a further reduction in this total with a combined total of 2,100 sq m (22,604 sq ft) of buildings and hardstanding.

- The above presents an opportunity for significant biodiversity enhancements which form part of the landscaping and ecological elements, which have been incorporated as part of the scheme;

- A high quality and sensitive design approach which results in a reduced footprint, massing and scale to the existing buildings on site and will improve the setting of the Area of Outstanding Natural Beauty.

Assessments of the proposals were carried out by the Council's Landscape, Biodiversity and Conservation Officers and these benefits were recognised as part of their consultation responses.

Part of the Assessment made by the Council's Consultees were based on the fact the fall-back position was a material consideration that carried significant weight. Whilst officers would consider the fall-back represents a material consideration, it is considered that it would carry limited weight. In the first instance, the aforementioned scheme was considered acceptable because it allowed the sustainable re-use of existing buildings. It therefore met one of the special circumstances set out in Paragraph 55 of the NPPF. The current proposal would result in the erection of 5 new build properties and as such would not be supporting the sustainable re-use of redundant buildings. Neither the NPPF nor the Planning Practice Guidance (PPG) support the principle of demolishing a redundant building and erecting new dwellings in its place. Officers are therefore currently of the opinion that limited weight should be attached to the fall-back position as the applicant has not undertaken the conversion (so there are no dwellings currently on the site). With this in mind it is not considered the proposed new dwellings would constitute replacement dwellings and the policy considerations applied when assessing the application would not be applied in this particular case.

Therefore the starting point of assessment of the application is whether the principle of open market dwellings in this location would be acceptable in principle. This is discussed in more detail in the following sections of this report.

(b) Principle

The proposal is for the demolition of two large agricultural buildings and replacing them with 5 open market dwelling houses, outside of a settlement boundary within an isolated location in open countryside. The main consideration when assessing of the application is therefore whether the principle of open market dwellings in this location would be acceptable in 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 is located outside a Development Boundary as designated in the aforementioned Local Plan. Development on the site is therefore primarily subject to Policy 19: Development Outside Development Boundaries of the current Local Plan. Criterion (a) of Policy 19 has a general presumption against the erection of new build open market housing (other than that which would help to meet the social and economic needs of those living in rural areas) in locations outside designated Development Boundaries. The provision of the open market dwelling proposed in this instance would therefore typically contravene the guidelines set out in Policy 19.

Notwithstanding this the Council must also have regard to other material considerations when reaching its decision. In particular, it is necessary to have regard to the guidance and policies

contained in the National Planning Policy Framework (NPPF). Paragraph 2 of the NPPF states that the Framework 'is a material consideration in planning decisions.'

The NPPF has at its heart a 'presumption in favour of sustainable development'. It states that 'there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles'. These are an economic role whereby it supports growth and innovation and contributes to a strong, responsive and competitive economy. secondly a social role where it supports 'strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations' and thirdly is an environmental role where it contributes to protecting and enhancing the natural, built and historic environment.

Paragraph 8 of the NPPF states that the three 'roles should not be undertaken in isolation, because they are mutually dependent'. It goes on to state that the 'planning system should play an active role in guiding development to sustainable solutions.'

Paragraph 14 of the NPPF states that, for decision-taking, "...Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted".

Footnote 9 of the above paragraph provides examples of which specific policy areas within the NPPF may restrict development. Of specific relevance to this appeal is the reference to Areas of Outstanding Natural Beauty.

Paragraph 47 of the NPPF states that Councils should identify a supply of deliverable sites sufficient to provide five years' worth of housing. It also advises that an additional buffer of 5% or 20% should be added to the five year supply 'to ensure choice and competition in the market for land'. In instances when the Council cannot demonstrate a five year supply of deliverable housing sites Paragraph 49 states that the 'relevant policies for the supply of housing should not be considered up-to-date'.

In May 2016 an updated five year housing land supply report was published as part of the Council's usual annual monitoring. The May 2016 report identifies that the Council is able to demonstrate a five year housing land supply of 7.54 years against an annual Objectively Assessed Need (OAN) of 420 dwellings per annum, plus a 5% buffer. The Council's positive land supply position is a material consideration in the determination of this application; although it is acknowledged that even if the Council can demonstrate the requisite minimum supply of housing land it does not in itself mean that proposals for residential development outside existing Development Boundaries should automatically be refused. The 5 year (plus buffer) figure is a minimum and, as such, the Council should continually be seeking to ensure that the five year housing land supply stays above the minimum in the future. The Council's robust and positive land supply position is a material consideration in the determination of this application and effectively reduces the weight to be accorded to the delivery of market housing in the planning balance.

In respect of Local Plan Policy 19 the blanket ban on new-build open market housing outside development boundaries is considered not to carry full weight when assessed against Paragraph 215 which states that 'due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the framework, the greater the weight they can be given)'.

Local Plan Policy 19 was intended to be very restrictive and was devised to conform to a strategy where all new open market dwellings 'beyond development boundaries' were deemed to be unwarranted. Local Plan Policy 19 therefore effectively places a blanket ban on all development outside of development boundaries. It is therefore apparent that the policy is time expired, in severely restricting rather than 'significantly boosting' the supply of housing. Local Plan Policy 19

is therefore 'out-of-date' and carries only little weight in accordance with Paragraph 215 of the NPPF.

The wider implication of this pertains to Paragraph 14 of the NPPF. Prior to the receipt of the Mickleton Appeal Decision it was the Council's position that the second bullet point of the second limb of Paragraph 14 - 'to grant planning permission where the development plan is absent, silent or relevant policies are out of date unless' - only applied in the Cotswolds in the event that a five year housing land supply could not be demonstrated. This however, is no longer the case. Given the wording of Local Plan Policy 19, the implication of the Mickleton Decision is that all applications for new dwellings which engage Local Plan Policy 19 fall to be considered in accordance with Paragraph 14 of the NPPF.

In accordance with Paragraph 14 and Footnote 9, as the proposals do not accord with the development plan there is no obligation to approve the development 'without delay'. However, planning permission could still be granted for the proposals where material considerations indicate otherwise, including those relevant policies contained in the NPPF.

As such, it is necessary to have full regard to the economic, social and environmental roles set out; in addition to whether there are policies contained in the NPPF that would indicate that development should be restricted. In this particular case, given the unsustainable location of the site set in an isolated location within the open countryside and that paragraph 115 of the NPPF states that 'great weight should be given to conserving landscape and scenic beauty in ... AONB'. It is considered that given that there is no longer a presumption in favour of development the application should be refused on sustainability of the site and the harmful impact of the proposal on the AONB, as the proposals represent an urbanising development into the open countryside and would fail to conserve the landscape and scenic beauty of the AONB, in conflict with paragraph 115 of the National Planning Policy Framework.

Sustainability of Location

The application site is located in an isolated location in open countryside outside an existing settlement. Moreover, the nearest settlement to the site, Elkstone, has few, if any, facilities that would be used on a day to day basis by future occupants of the converted barn. It can only offer, church and village hall. In light of the limited services and facilities on offer in Elkstone the village has not been identified in existing or emerging Local Plan documents as a sustainable settlement where new open market dwellings would generally be supported. Future residents of the new dwellings would need to travel further afield to reach shops, schools, employment or healthcare facilities. Bus services to and from the village are limited to one return trip to Gloucester and Cirencester (882 Service) on Mondays to Fridays (leaving Elkstone at 10:22 and returning through the village at 13:55). Public transport services to and from the village are therefore considered to be very limited. Moreover, the application site is located outside the village and over 550m from the nearest bus stop.

On this basis it is considered that future occupants would be likely to rely on the use of the private motor car to undertake most day to day trips. The site is therefore considered not to represent a sustainable location for new residential development in terms of its accessibility to facilities and services. The proposal would therefore fail to accord with Paragraph 17 of the NPPF which seeks to support the transition to a low carbon future. It would also conflict with Policy 19 of the Local Plan which seeks to prevent development that would result in a material increase in car-borne commuting.

Emerging local plan

Emerging draft Policy DS3 (Residential Development Outside The Principal Settlements), contained in the Draft Reg.19 Consultation Document, infers support for the erection of small-scale residential development provided that it is within or adjacent to a rural settlement, demonstrably supports or enhances the vitality of the local community, is of a proportionate scale and maintains and enhances sustainable patterns of development, complements the form and

character of the settlement and does not have an adverse cumulative impact on the settlement. However, given the draft status of the emerging Local Plan prior to examination, policies such as Policy DS3 can be accorded only very limited weight at present.

(c) Impact on the character and appearance of the AONB

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB). Section 85 of the Countryside and Rights of Way (CROW) Act 2000 states that relevant authorities have a statutory duty to conserve and enhance the natural beauty of the AONB.

Section 11 of the National Planning Policy Framework encourages the conservation and enhancement of the natural environment. Paragraph 109 states that the planning system should protect and enhance valued landscapes. Paragraph 115 states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty.

Paragraph 17 of the National Planning Policy Framework states that the planning system should recognise the intrinsic character and beauty of the countryside.

Policy 42 states that development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of the Cotswold District.

Policy 45 of the Local Plan states that high standards of appropriate landscaping should be required in all developments and any attractive, existing landscape features, such as trees, hedgerows and other wildlife habitats should be retained and integrated into all landscaping schemes.

The Landscape Officer's comments (dated 4th July 2017) had regard to the extant conversion scheme (15/01168/FUL & 16/01672/FUL) which was considered to be a material consideration and a realistic fall-back option. In the Landscape Officer's comments (dated 4th July 2017). It was considered that the proposals as depicted on the submitted Site Layout (P1613 02/99D) would be an enhancement compared to the extant scheme by virtue of the scale, massing, design and number of units proposed.

Below is the Landscape Officer's assessment in relation to the introduction of new residential dwellings within the open countryside.

'The site is situated in a visually prominent location in the AONB and is conspicuous from the adjacent lane and there are medium distance views from the lane to the southeast. With this in mind it is essential that any form of development is in keeping with the rural context and well integrated into the landscape setting.

The application site and its surroundings are situated within Character Area 7C High Wold: Cotswolds High Wold Plateau as defined in the Cotswolds Conservation Board's Landscape Character Assessment (LCA). Isolated development that might compromise the rural landscape character is listed as a local force for change in the High Wold Character Area. Potential landscape implications of this type of development include:-

- Visual intrusions introduced to the landscape;
- Loss of tranquillity and sense of seclusion;
- Suburbanisation and domestication of agricultural landscape by the introduction of gardens;
- Introduction of 'lit' elements to characteristically dark landscapes.

All of the above are likely to apply to the proposed development.

While the existing farm buildings and structures are not necessarily attractive they have an agricultural character and are typical of the rural landscape. The Landscape Officer considers that the introduction of new build dwellings to the site would detract from the rural character with the introduction of domestic vehicle movements, associated domestic paraphernalia and lighting

which would urbanise the landscape and detract from the isolated tranquil character. With this in mind Officers consider that the proposed development would form a negative feature in views and would erode the rural character of the Cotswolds AONB landscape.

In terms of design and notwithstanding the objections to new build in this location Officers consider that the proposed scheme has its merits and has been sympathetically designed to best reflect the surrounding agricultural landscape. However, while there is scope for a robust landscape mitigation scheme The Landscape Officer reiterates concerns regarding the management of this space and the potential future encroachment of domestic gardens'.

(d) Design considerations

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.

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. This is reinforced and expanded upon in the new Cotswold Design Code, integral to the new draft Local Plan.

The existing farm buildings on this site are large and deep in plan form, with slackly pitched corrugated sheeting roofs. There is some recon stone cladding to the front aspect including a gabled entrance. The existing structures are large functional buildings such as they are, however, common within a working agricultural landscape.

There have been previous permissions for conversion of the existing buildings into a number of residential dwellings, with some use of stone, some timber cladding, and new fenestration to facilitate the domestic use.

Details have been submitted within the application to show the existing buildings footprint in relation to the new dwellings and the respective heights of the existing building against the dwellings that are proposed.

The site is a very sensitive one in landscape terms. The buildings are prominent within the AONB, being situated in a relatively high exposed location. There are far reaching views that the new domestic buildings have the potential to impact upon.

It is now proposed to demolish the existing buildings and replace them for five new build dwellings. They are placed in ranges at right angles from the road. The overall footprint and massing of the new buildings is a substantial reduction on the existing, and the form is more broken. There would appear to be a greater openness to the site. The placement of the buildings is very regular and simple, which is more typical of agricultural buildings. Their form and design is redolent of farm buildings. They have traditional gable proportions and simple roof lines. Typical domestic style fenestration is avoided, with a mixture of narrower windows and larger windows set within areas of timber boarding.

In terms of materials artificial stone tiles are proposed to the roof slopes, which is not uncommon on new build units across the district. Natural stone is proposed to the walls, which is essential in this very sensitive AONB setting. A traditional overlapping weatherboarding would be appropriate for the timber cladding, with the timber left untreated to silver.

Overall there are no design objections in relation to the units themselves, however if Members are minded to permit the scheme, Officers would recommend conditions controlling both the detailing and landscaping of the proposed scheme and the removal of permitted development rights to avoid inappropriate new boundary treatments, or enclosures or structures within the gardens of the dwellings.

Taking this into account, whilst the design of the proposed units would be acceptable on their individual merits, given the principle and landscape objection to the proposal it is considered that the siting and design would not be appropriate for the context of the site and would therefore fail to meet the requirements for design as set out in Section 7 of the NPPF, as well as Policy 42 of the Local Plan and the Cotswold Design Code.

(e) Affordable housing

The proposals would result in a scheme of less than 10 dwellings and less than 1000sqm of floor space and therefore under current government guidance the scheme is exempt from providing affordable housing. If Members are minded to permit the application, a condition would be recommended to ensure that this is clear. In addition the permitted development rights would need to be removed for extensions, dormers and outbuildings to ensure that the floorspace and design/character of the scheme is controlled.

(f) Biodiversity

The application was accompanied by an ecological assessment and an update to this was received. The Council's Biodiversity Officer raises no objections to the proposals subject to conditions commenting that the proposed development would have minimal impact on biodiversity and represents an opportunity for significant biodiversity enhancement (net gain for biodiversity).

Therefore if Members are minded to permit the application conditions are recommended in accordance with the Consultation response from the Biodiversity Officer.

(g) Drainage

The site is situated within flood zone 1, in an area at low risk from fluvial flooding and is not susceptible to surface water flooding. The site is not shown to having flooded previously.

There is a mapped ordinary watercourse approximately 100m north east of the application site. The council's map show that the site is at a low risk of ground water flooding.

The Local Lead Flood Authority (LLFA) however, have objected to the application on the grounds that insufficient information has been submitted to demonstrate compliance with the technical guidance to the NPPF and the Non statutory technical standards for sustainable drainage. These additional details have now been submitted a further update will be provided prior to Planning Committee.

(h) Highways

The site is served by an existing access previously used by the commercial agricultural business that ran from the site. The existing access would be used for the proposed development. It achieves the required visibility and as such would not result in harm to highway safety. The proposals would see a reduction in overall vehicle movements from that of the former commercial agricultural use which could recommence at any time with no restriction on movements.

The proposals provide for sufficient off road parking for the number of units proposed. It is therefore considered that the proposals would not result in harm to the safe operation to the highway network in accordance with Policies 38 and 39 of the Cotswold District Local Plan and the NPPF.

(i) Impact on neighbouring living conditions

The nearest residential property to the site is Pike Hill approximately 170m to the north of the site. 1 and 2 New Cottages, Coombe End Cottage, Coombe End Farm, and Pine Tree Cottage are located approx. 470m to the south.

Given the separation distance from the site impact on neighbouring amenity would not result. While there would be limited visibility of the development over and above that of the existing buildings and extant planning permission for 10 units impact on a private view is not a material planning consideration.

Concern has been raised regarding increased noise. It is acknowledged that the building works would result in some noise; however this is controlled by Environmental Health in relation to working hours etc. In addition given the separation distance the noise would not give rise to an adverse impact on the amenity of the neighbouring properties. The occupation of 5 residential units would not give rise to an adverse impact in terms of noise given the separation distance.

The residential curtilages to serve each unit are contained but would provide adequate private amenity space to serve each unit.

As such the proposals are considered to accord with Policy 46 of the Cotswold District Local Plan and Chapter 7 of the NPPF.

9. Conclusion:

In conclusion, the application site is located in an isolated location remote from services, facilities, amenities and public transport links. The application site therefore represents an unsustainable location for new open market residential development and would result in future occupiers of the proposed dwelling having to rely on the use of the private motor car to undertake most day to day activities. The proposal will therefore increase reliance on the use of the private motor car materially increasing car borne commuting and compromising the principles of sustainable development. It would result in the creation of isolated homes in the countryside for which there are no special circumstances and would be contrary to Cotswold District Local Plan Policy 19 and guidance contained in the National Planning Policy Framework, in particular Paragraphs 17, 35 and 55.

The application site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) wherein the Council is statutorily required to have regard to the purpose of conserving and enhancing the natural beauty of the landscape. The site is characterised by agricultural buildings and which are reflective of the agricultural landscape in which they are located. In contrast, the proposed scheme will result in the creation of domestic development which, by virtue of the use, the associated domestic activities and light pollution arising from new fenestration, would have an adverse impact on the intrinsic qualities of the site and its surroundings to the detriment of the character and appearance of the AONB contrary to Cotswold District Local Plan Policies 28 and 42 and guidance in the NPPF, in particular Paragraphs 17, 109 and 115.

It is important that Members are aware of the advice given both at the pre-application stage of the proposal and during the application process, however whilst Officers understand that this advice is now contrary to the view that has now been taken on the application, given the fundamental policy objection to the erection of open market dwellings in an isolated location the Council must weigh up the proposal against the planning balance.

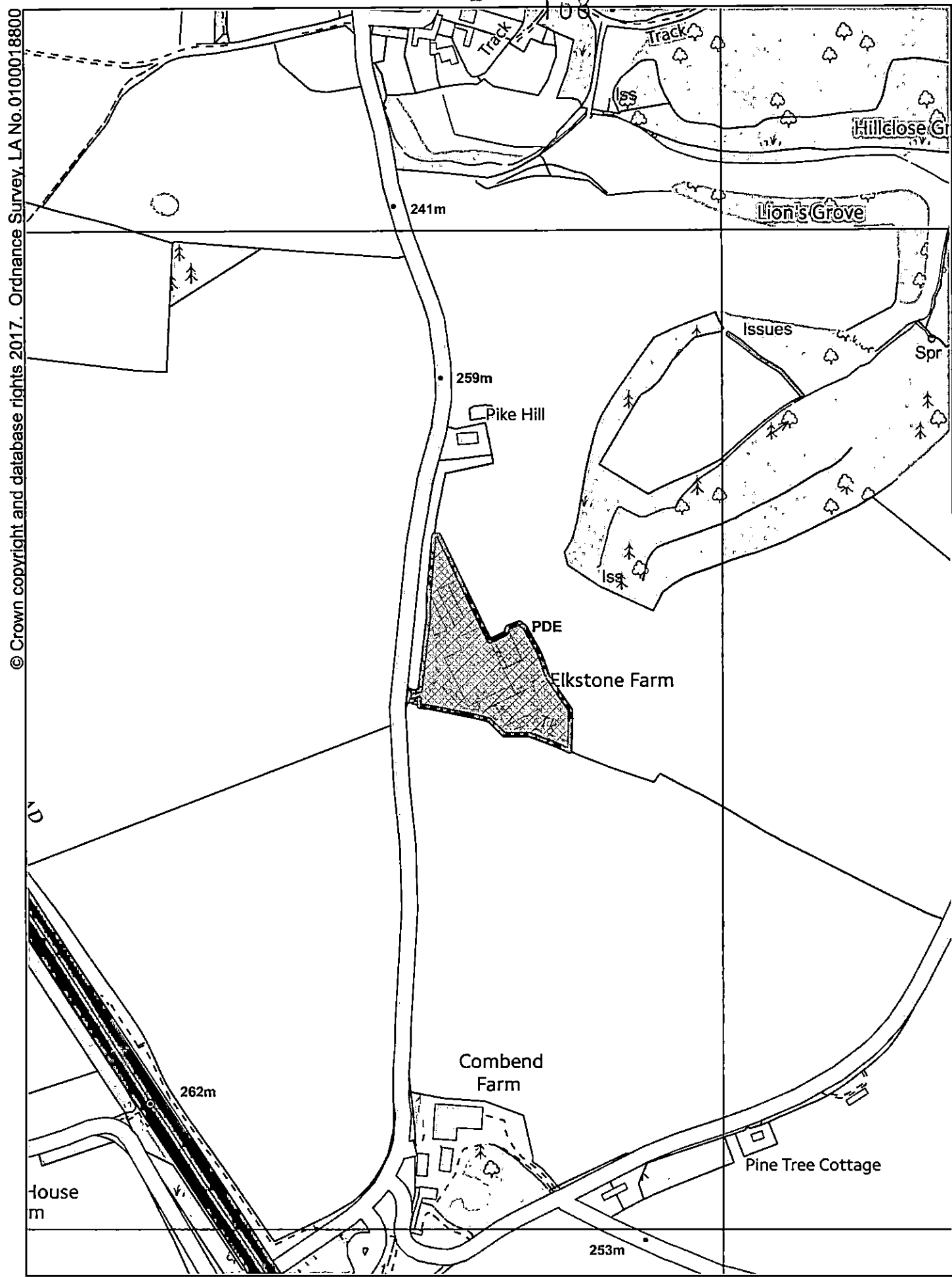
Whilst officers appreciate that there has been a change in policy assessment of the application during this application, the application has to be assessed on the merits of the case and assessed against the relevant planning policies within the development plan. The pre-application advice was provided without prejudice to the formal consideration when determining the planning application, therefore on that basis, given the policy objection to the proposal the application is recommended for refusal for the reasons set out within this report.

10. Reasons for Refusal:

The application site is located in an isolated location remote from services, facilities, amenities and public transport links. The application site therefore represents an unsustainable location for new open market residential development and would result in future occupiers of the proposed dwellings having to rely on the use of the private motor car to undertake most day to day activities. The proposal will therefore increase reliance on the use of the private motor car materially increasing car borne commuting and compromising the principles of sustainable development. It would result in the creation of isolated homes in the countryside for which there are no special circumstances and would be contrary to Cotswold District Local Plan Policy 19 and guidance contained in the National Planning Policy Framework, in particular Paragraphs 17, 35 and 55.

The application site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) wherein the Council is statutorily required to have regard to the purpose of conserving and enhancing the natural beauty of the landscape. The site is characterised by agricultural buildings and structures which are typical of the agricultural landscape and contribute to the rural setting. In contrast, the proposed scheme would result in the creation of domestic development which, by virtue of the use, the associated domestic activities and light pollution arising from new fenestration and external lighting would have an adverse impact on the intrinsic qualities of the site and its surroundings to the detriment of the character and appearance of the AONB contrary to Cotswold District Local Plan Policies 28 and 42 and guidance in the NPPF, in particular Paragraphs 17, 109 and 115.

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COTSWOLD
DISTRICT COUNCIL

ELKSTONE FARM ELKSTONE

Organisation: Cotswold District Council

Department:

Date: 31/08/2017

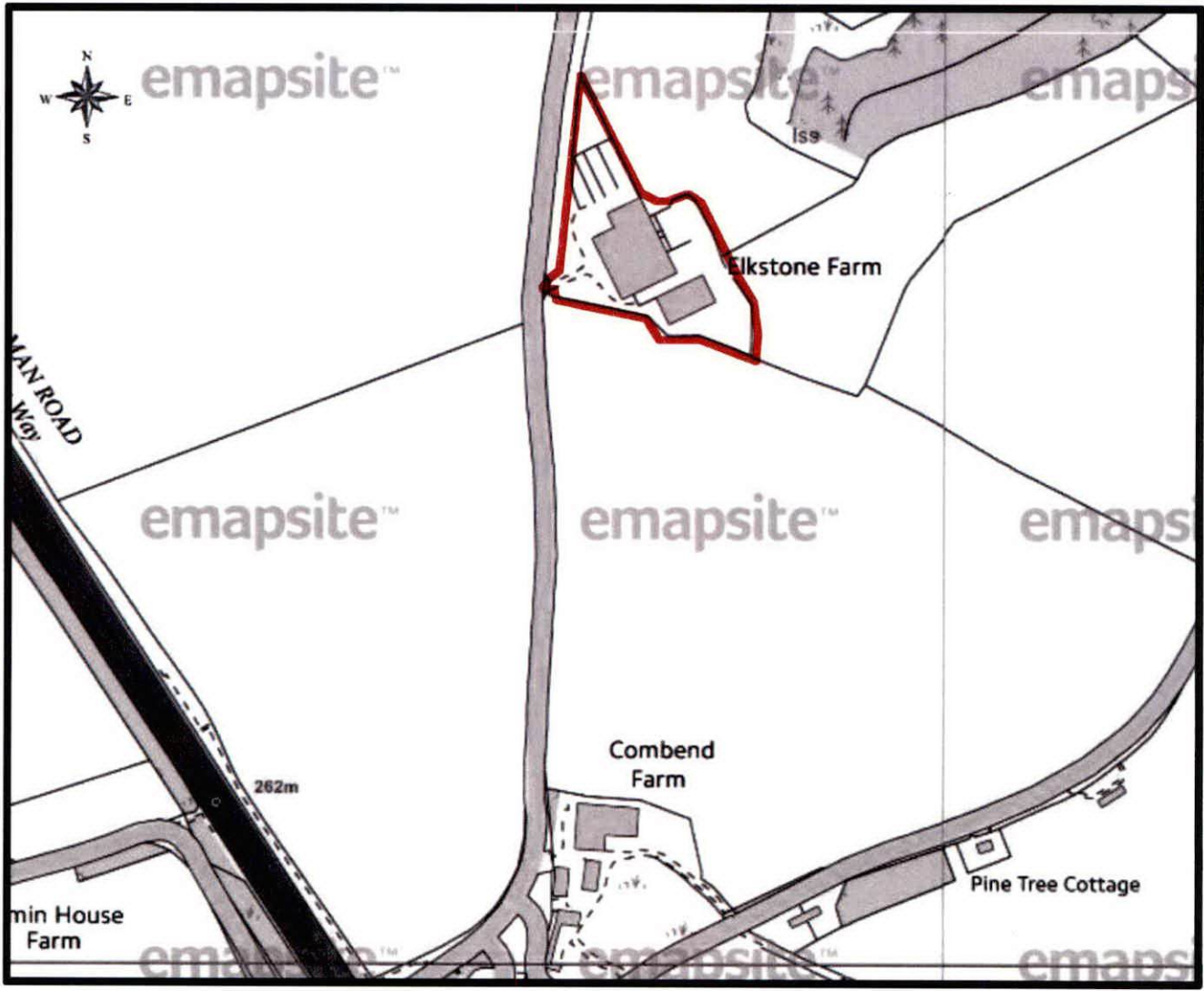
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124 - 000 - Location Plan

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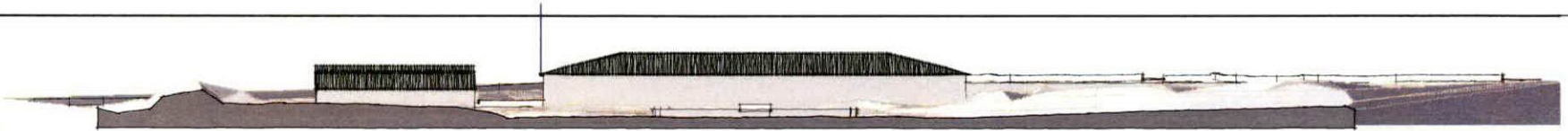
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Title: Location Plan: Elkstone Dairies, Elkstone, GL53 9PT

Date: January 2016

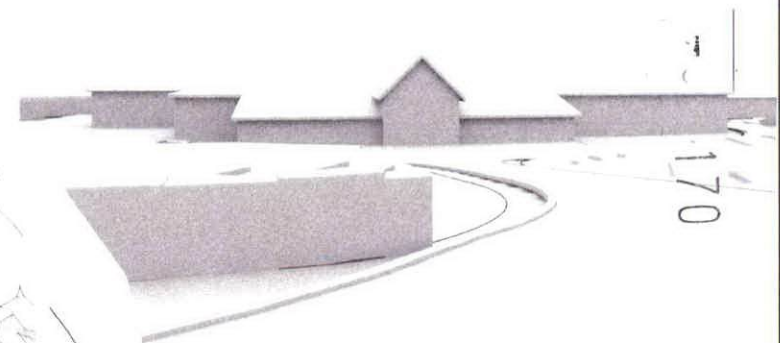
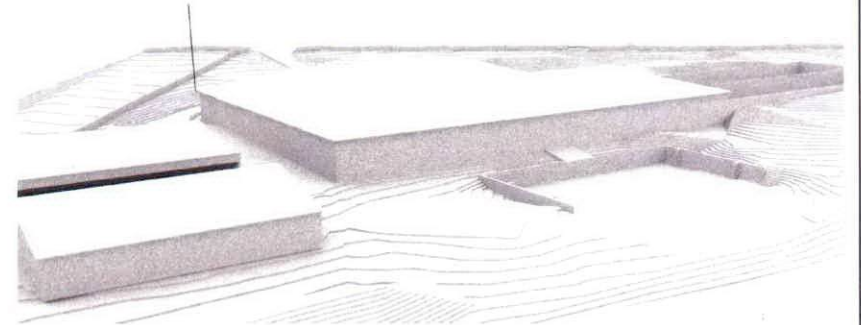
A ELEVATION
Scale: 1:500



B SECTION
Scale: 1:500



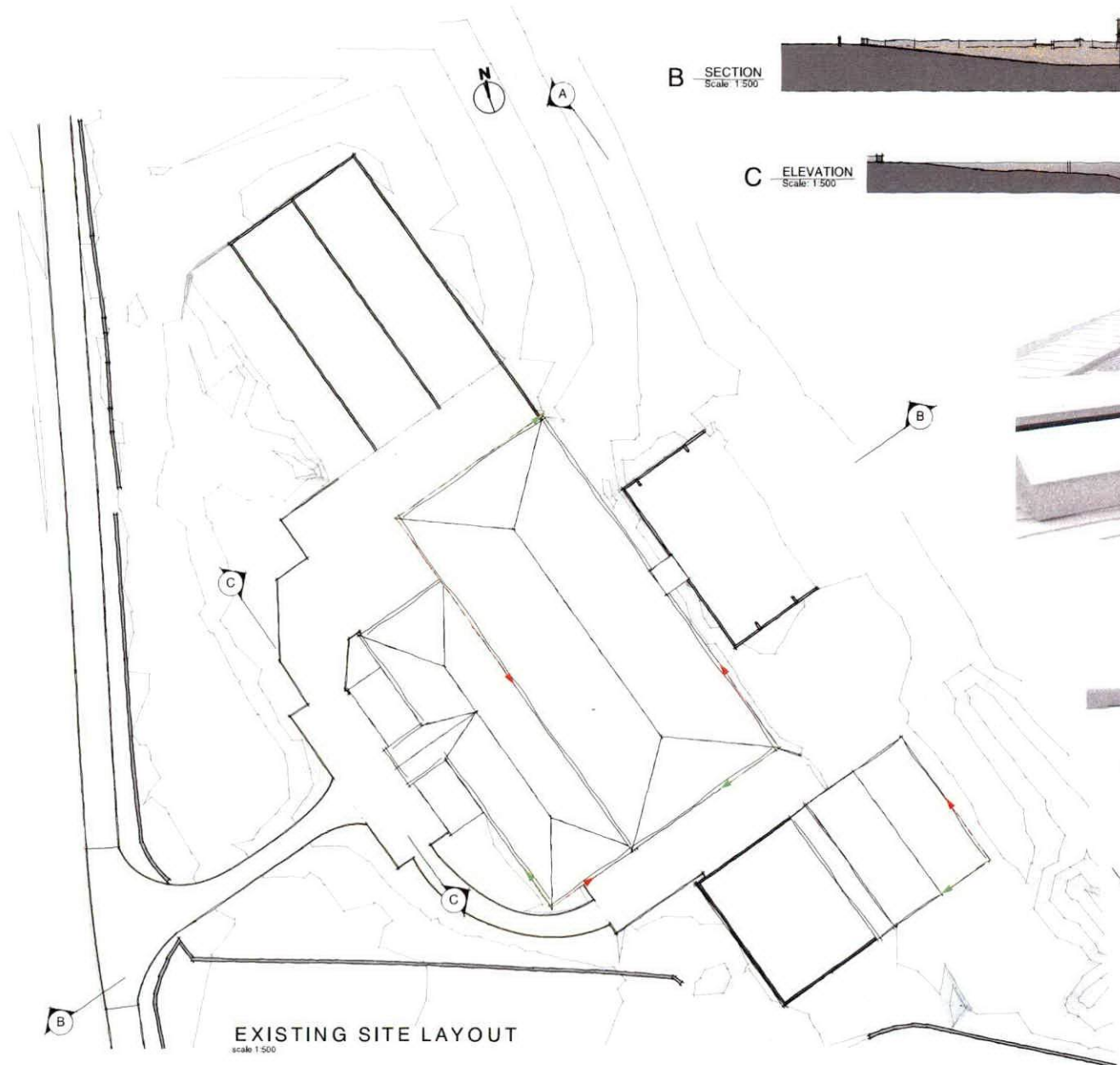
C ELEVATION
Scale: 1:500



170

B

EXISTING SITE LAYOUT
scale 1:500



A

DO NOT SCALE YOUR DESIGN!
BEFORE ANY CONSTRUCTION BY SITE

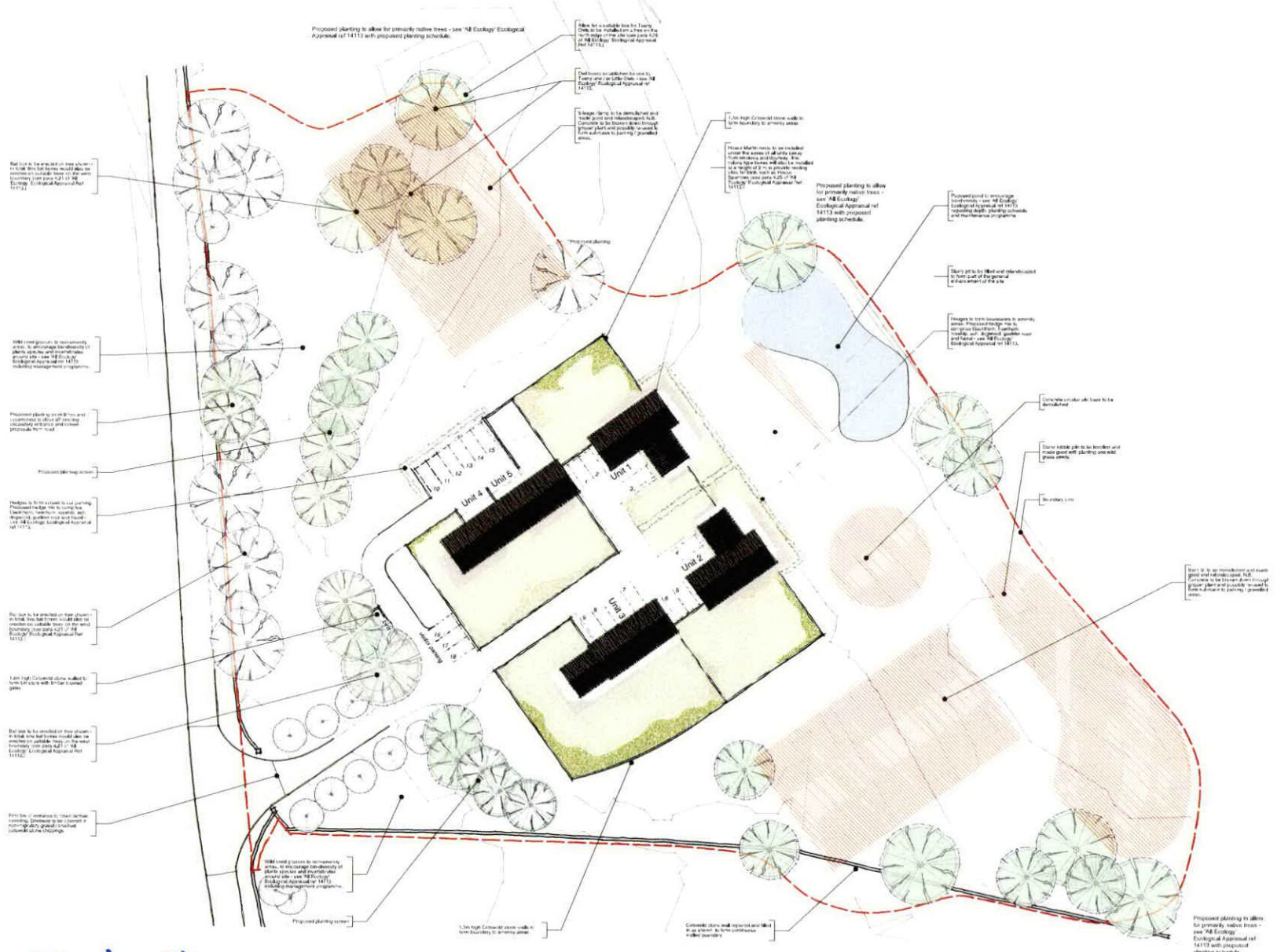
NO.	DATE	DESCRIPTION

FORD
ARCHITECTURE
PUBLISHERS' BLOCK
1700 W. 17TH AVENUE
DENVER, CO 80202
TEL: 303.733.1100
WWW.FORDARCHITECTURE.COM

CLIENT: W. GARDNER
PROJECT: EXISTING FRAME
DESIGNED BY: FORD ARCHITECTURE
SCALE: 1:500
DATE: 01/10/00
PAGE: 4
DRAWING LAYOUT

P1613 01/100

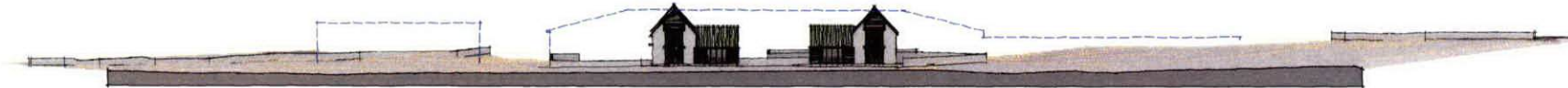
Proposed Block Plan



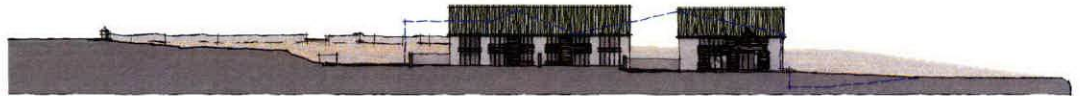
171

DO NOT SCALE THIS DRAWING		FORD	
<small> ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF FORD CONSULTANTS LTD. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF FORD CONSULTANTS LTD. </small>		11 GOSWELL ROAD ELKSTONE FARM	
PROJECT:	ELKSTONE FARM	DATE:	02/28
DRAWING TITLE:	BLOCK PLAN	PROJECT:	
SCALE:	AS SHOWN	DATE DRAUGHT:	
DATE CHECKED:		DATE LANDSCAPE:	
DATE APPROVED:		DATE APPROVED:	
PROJECT NO.:	P1613	PROJECT NO.:	02/28

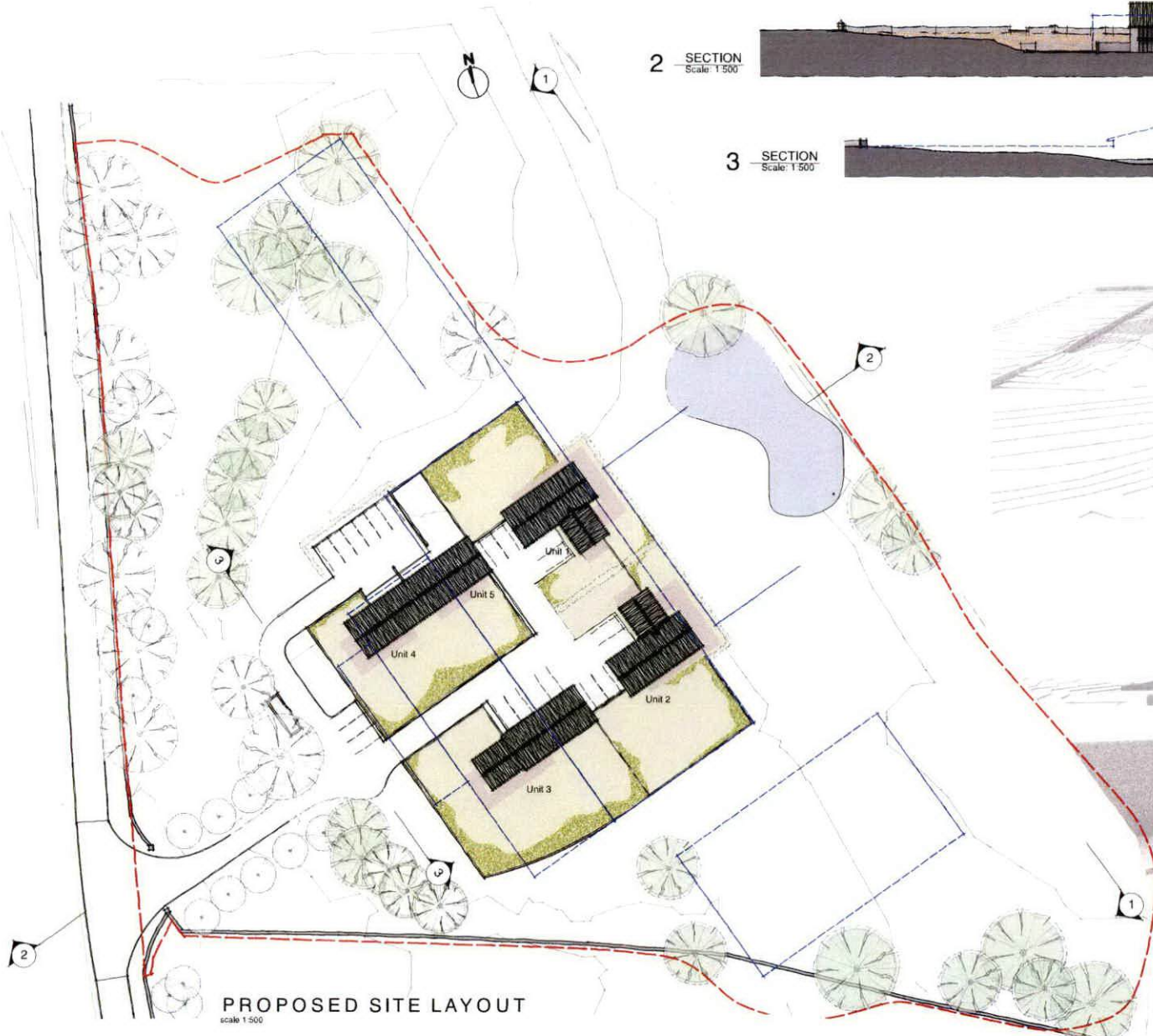
1 SECTION
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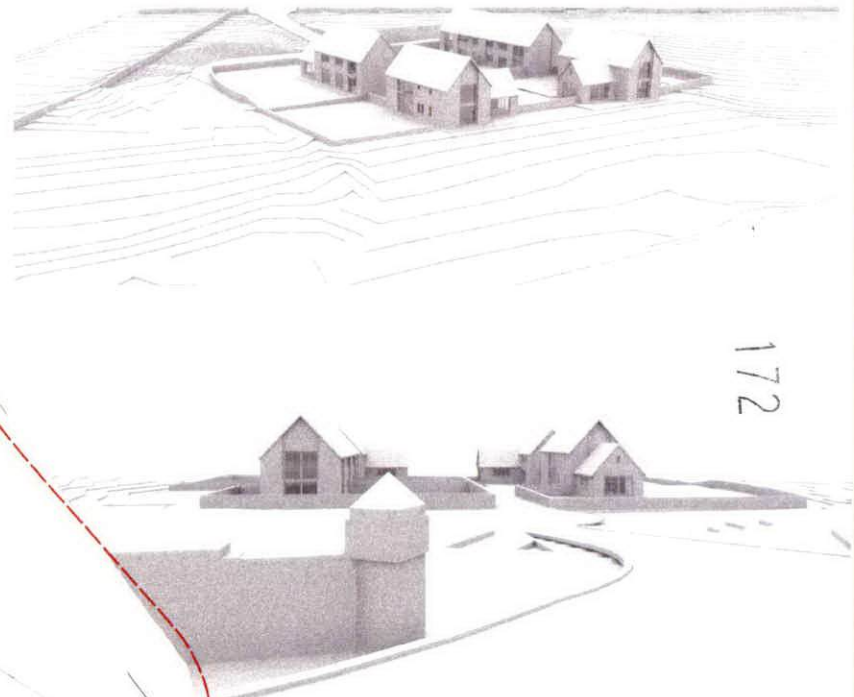
2 SECTION
Scale: 1:500



3 SECTION
Scale: 1:500



PROPOSED SITE LAYOUT
scale 1:500



172

<p>FOR THE CLIENT: [unreadable]</p> <p>FOR THE ARCHITECT: [unreadable]</p> <p>DATE: [unreadable]</p> <p>SCALE: [unreadable]</p>	<p>PROJECT: [unreadable]</p> <p>CLIENT: [unreadable]</p> <p>DATE: [unreadable]</p> <p>SCALE: [unreadable]</p>	<p>PROJECT: [unreadable]</p> <p>CLIENT: [unreadable]</p> <p>DATE: [unreadable]</p> <p>SCALE: [unreadable]</p>	<p>FORD ARCHITECTURE</p> <p>11 WILSON AVE DURHAM, NC 27701 TEL: 919.286.1111 WWW.FORDARCHITECTURE.COM</p>	<p>PROJECT: [unreadable]</p> <p>CLIENT: [unreadable]</p> <p>DATE: [unreadable]</p> <p>SCALE: [unreadable]</p>
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PROPOSED GROUND FLOOR PLANS

PLAN 1/200



173

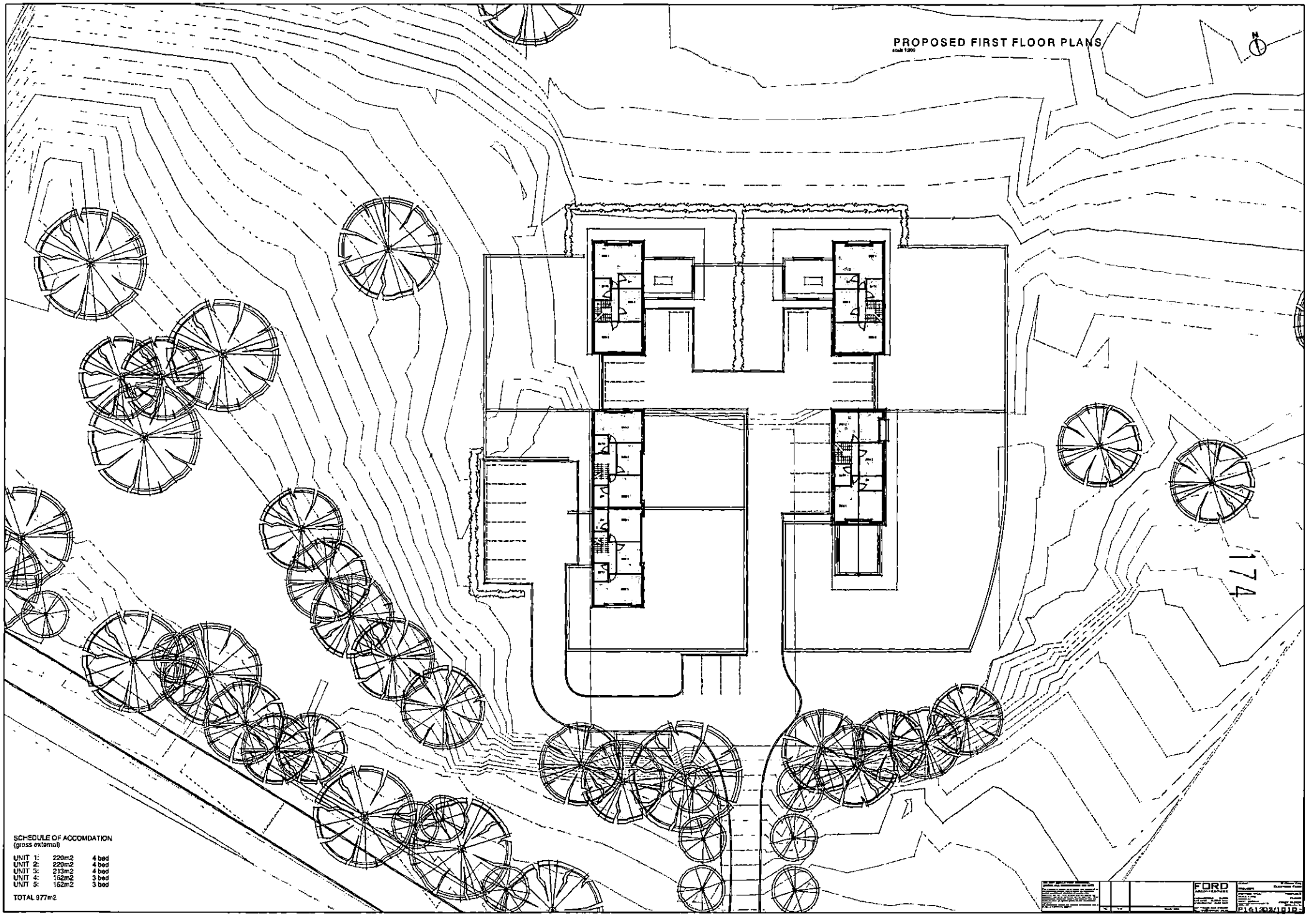
SCHEDULE OF ACCOMMODATION
(gross external)

UNIT 1	220m ²	4 bed
UNIT 2	220m ²	4 bed
UNIT 3	213m ²	4 bed
UNIT 4	162m ²	3 bed
UNIT 5	162m ²	3 bed

TOTAL 977m²

FORD ARCHITECTS 1/100 RIVERVIEW DRIVE SYDNEY NSW 1588 PH: 02 9550 1000 FAX: 02 9550 1001 WWW.FORDARCHITECTS.COM.AU		PROJECT NO: 173 DRAWING NO: P161-02/100 DATE: 10/10/2011 SCALE: 1/200 SHEET NO: 1/1
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PROPOSED FIRST FLOOR PLANS
SCALE 1:200



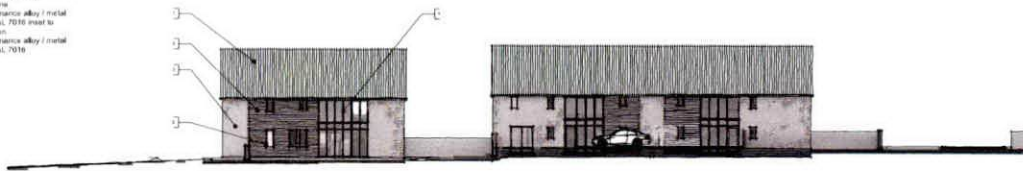
SCHEDULE OF ACCOMMODATION
(gross external)

UNIT 1:	220m ²	4 bed
UNIT 2:	220m ²	4 bed
UNIT 3:	213m ²	4 bed
UNIT 4:	162m ²	3 bed
UNIT 5:	162m ²	3 bed
TOTAL 977m ²		

FORD Architects & Planners	
Project Name	174
Client	
Site No.	
Scale	1:200
Date	
Drawn by	
Checked by	
Approved by	

Materials

1. Cardinal Cotswold Stone
2. Stone
3. Rustic timber cladding
4. Natural stone
5. High performance alloy / metal window RAL 7016 inset to timber screen
6. High performance alloy / metal window RAL 7016



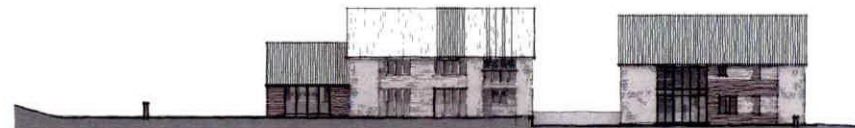
(A) ELEVATION
Scale 1:200



(B) ELEVATION
Scale 1:200



(C) ELEVATION
Scale 1:200



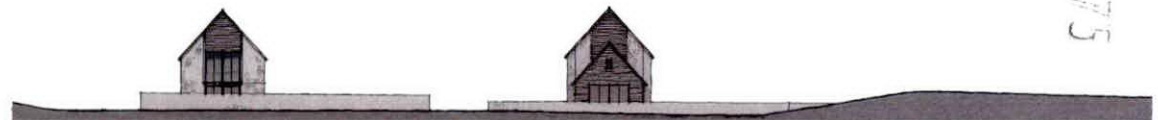
(D) ELEVATION
Scale 1:200



(E) ELEVATION
Scale 1:200



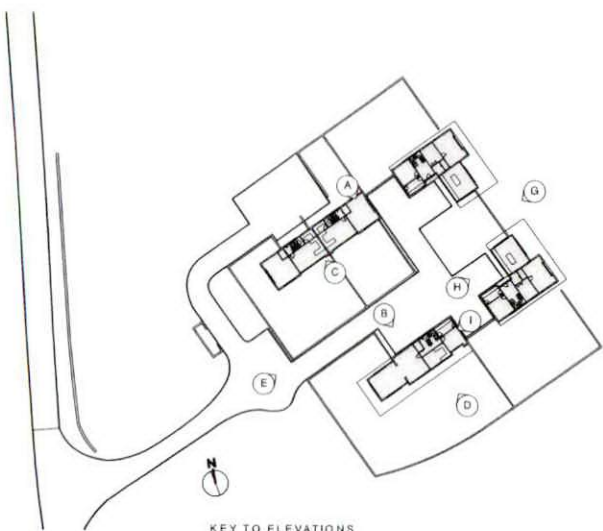
(F) ELEVATION
Scale 1:200



(G) ELEVATION
Scale 1:200



(H) ELEVATION
Scale 1:200



Proposed Elevations