

Item No 05:-

18/00252/FUL

**The Sports Field
Notgrove
Gloucestershire**

Item No 05:-**Use of land for the siting of 'safari tents' at The Sports Field Notgrove Gloucestershire**

Full Application 18/00252/FUL	
Applicant:	Notgrove Estate
Agent:	Abberley Design Ltd
Case Officer:	Martin Perks
Ward Member(s):	Councillor Robin Hughes
Committee Date:	11th April 2018
RECOMMENDATION:	REFUSE

Main Issues:

- (a) Tourism Development and Diversification of an Agricultural Estate
- (b) Impact on Setting, Character and Appearance of Notgrove Conservation Area, Notgrove Manor Registered Historic Park and Garden and a Listed Building
- (c) Impact on the Character and Appearance of the Cotswolds Area of Outstanding Natural Beauty

Reasons for Referral:

This application has been referred to Planning and Licensing Committee at the request of Cllr Hughes. He considers that 'the Safari Tents will provide an additional opportunity to bring more visitors and revenue into the rural economy. The Safari Tents, which will be positioned discretely adjacent to the trees on the edge of the field on two sides are obviously temporary structures. I believe that this is aimed at the younger element, schools and youth groups etc. to encourage participation in sporting activity and preserve the cricket field which otherwise could be lost'.

1. Site Description:

This application relates to an area of land measuring approximately 0.7 hectares in size located on the western edge of the village of Notgrove. The application site lies in the north eastern corner of a sports field/cricket ground that measures approximately 3 hectares in size. The recreation ground is roughly square in shape and is bordered to its north and west by country lanes. A low level drystone wall and a line of deciduous trees separate the recreation ground from the aforementioned roads. The southern boundary of the recreation ground lies adjacent to a single dwelling and a private drive serving Notgrove Farm. A belt of deciduous trees also extends along the southern boundary. The eastern boundary of the recreation ground lies adjacent to a Grade II listed wall (Walls of Walled Garden including gates circa 50m North West of Notgrove Manor). A group of trees lies between the wall and the recreation ground.

The application site borders the lane to the north and the listed wall to the east. The southern and eastern boundaries of the application site open onto the recreation/cricket ground.

The site is located within Notgrove Conservation Area and Notgrove Manor Grade II Registered Historic Park and Garden.

The site is located within the Cotswolds Area of Outstanding Natural Beauty.

The site is located outside a Development Boundary as designated in the Cotswold District Local Plan 2001-2011.

2. Relevant Planning History:

None

3. Planning Policies:

LPR42 Cotswold Design Code
 LPR45 Landscaping in New Development
 NPPF National Planning Policy Framework
 LPR10 Trees, Woodlands and Hedgerows
 LPR11 The Historic Landscape
 LPR15 Conservation Areas
 LPR19 Develop outside Development Boundaries
 LPR26 Tourism
 LPR32 Community Facilities
 LPR33 Playing Fields, Sports Facil, Allotments
 LPR38 Accessibility to & within New Develop
 LPR39 Parking Provision

4. Observations of Consultees:

Conservation Officer: Objection - views incorporated in Officer report.

Landscape Officer: Objection - views incorporated in Officer report

Tree Officer: No objection

Gloucestershire Gardens and Landscape Trust: Objection

'The Garden Trust, as the Statutory Consultee for planning proposals that impact on Registered or Listed parks and gardens has notified The Gloucestershire Gardens and Landscape Trust to respond to this Planning Application on its behalf.

Although not overtly mentioned in the Design and Access Statement, this proposal on the sports-field at Notgrove Manor lies within a Grade II Registered Garden (Heritage England: PG1768) closely associated with the Listed Manor.

The intrusive qualities of any development proposals in such a location should be considered very carefully. In this instance and particularly in the winter, safari tents will be quite visible from the village access road to the North and also from the drive to Notgrove Manor to the South. This is primarily due to the lack of understorey planting. Although helpful that the proposed safari tents are to be coloured green, five tents are substantial structures (each 9.800m by 5.400m by 3.500m high); and whilst occupied the site will visually not be "clutter free".

On an initial assessment based on the information available in the Application, the Gloucestershire Gardens and Landscape Trust (GGLT) is of the opinion that this proposal should be refused on this site. GGLT fully recognises the economic importance of estate diversification, and perhaps a less obtrusive location might be available.

However, if Cotswold District Council is minded to approve this Application, there are a number of outstanding issues that are important to clarify:

-Is this proposal being considered as an Application for a temporary time limited consent, or one that will permit permanent use of the structures or subsequent replacement structures?

-Are the safari tents structures to be occupied throughout the year, or are they to be dismantled over a winter period?

- The visual intrusion of the five structures is an important factor; therefore, would the District Council consider conditioning against a further increase in number, or particularly their replacement with development of a more permanent nature e.g. caravans or even housing?'

5. View of Town/Parish Council:

None received

6. Other Representations:

2 letters of support received.

- i) Being a resident of Notgrove I have seen first-hand how Mr Acland with his previous applications has created and sustained jobs in the village and the surrounding areas which in a rural area can only be a positive.
- ii) It is good to see plans like this being put forward to keep the village sustainable and allow residents and tourists alike to be able to visit a beautiful village for years to come. Only through ventures like this can our historic country villages be kept in good condition for future generations to enjoy as we do. Also providing work for local people it can only be of benefit to our environment and the surrounding villages.

Council to Protect Rural England South Cotswold District:

'The sports ground at Notgrove is in a particularly sensitive position within the AONB forming as it does a truly rural community introduction to the very unspoiled village of Notgrove. The field is clearly visible from both the road from Turkdean and the lane into the village. It is therefore important that its appearance as an open space and character as a sports field is preserved. In our view, while the proposed safari tents will be clearly noticeable to users, including walkers, on both these roads, their positioning at the corner and set well into the tree line means that the visual impact will be acceptable when balanced against the gains to the village and the long term preservation of the whole field as a sports ground. We do not object to the number, size or siting of the tents as set out in the planning application.

However, the design and access statement shows that the curtilage for the tents is much larger than the area to be occupied by the tents and related parking. It goes right out into the centre of the field and takes up about a third of the current playing field area. The statement also refers to the "intended" siting of the tents. This leaves some ambiguity as to whether the siting is fixed. Also, once approved the whole of the curtilage will be deemed suitable for tents allowing expansion in future. This would have an unacceptable impact and destroy the visual impression that the sports field is being maintained intact contrary to the objectives in the design and access statement. We therefore recommend that the CDC impose conditions on the granting of planning permission as follows:

- 1) There shall be no more than five safari tents and they will be in the locations indicated on the site plan.
- 2) The individual tents shall be of the size in the elevation drawings and of green canvass colour as indicated in the Design and Access statement.
- 3) The space not occupied by the tents on the site plan on the drawing in the Design and Access statement shall be left open for recreational use and not used for parking, camping and other paraphernalia.

With these conditions we support the planning application.'

7. Applicant's Supporting Information:

Design and Access Statement

8. Officer's Assessment:**Background and Proposed Development**

The application has been submitted by Notgrove Estate which is a farm estate owned by a family trust. The Estate manages approximately 1500 acres of land in and around the village. It also owns a number of properties in the settlement. In recent years, the estate has diversified its operations to include the provision of holiday let accommodation. Permission was granted in 2012 (12/02350/FUL) for the 'Conversion of agricultural buildings (part of village farm) into four holiday let units and creation of new vehicular access/drive (amendment to permission 11/03851/FUL)'. The scheme related to a group of agricultural buildings located on the north eastern edge of the village. In 2015 permission was granted by Planning and Licensing Committee for the 'Siting of eight camping pods and associated works' (15/01327/FUL) on land on the eastern side of the village. Both of the aforementioned permissions have been implemented.

The applicant is now seeking to further extend the tourist accommodation available in the village. The applicant is seeking to utilise the north eastern corner of the existing sports field as a camp site. The applicant proposes to site 5 'safari' style tents on the land. Each tent will measure 9.5m long by 5.4m wide by 3.55m high. The tent material will consist of a dark green canvas. The submitted plans indicate that the tents will sit on a timber base which will include a timber veranda measuring 2.8m in length.

The tents will be set out in an L-shaped formation with a separation gap of approximately 8m between each of the individual units.

The applicant indicates that the tents will remain on site all year round. However, internal fittings and furnishings will be removed outside of the holiday season.

The applicant proposes to use an existing stone building lying adjacent to the northern boundary of the site as a WC/shower block. It is not proposed to make any external changes to the building.

Vehicular access will be via an existing access into the sports field. The access is located in the northern boundary of the application site. Two gravelled drives, each measuring approximately 40m in length, will be created adjacent to the tents. A gravelled car park will also be introduced alongside the eastern boundary of the application site.

The existing sports field was run, until recently, by the NATS Cricket Club (Notgrove, Cold Aston, Turkdean). The cricket club was disbanded last year and the land has now been passed back to Notgrove Estate. The application details state that 'the estate wishes to run and retain the sport field as a local asset on a more sustainable and commercial basis. This will involve investment into the upgrading of the existing facilities with better facilities to help pay for its upkeep'.

(a) Tourism Development and Diversification of an Agricultural Estate

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 an application would therefore be 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 Cotswold District Local Plan 2001-2011. Development in such locations is therefore subject to Policy 19: Development Outside Development Boundaries of the aforementioned plan. Policy 19 can be supportive of 'development appropriate to a rural area' outside Development Boundaries subject to a number of criteria. These are that the development should not:

- a) Result in new build open market housing other than that which would help to meet the social and economic needs of those living in rural area;
- b) Cause significant harm to existing patterns of development;
- c) Lead to a material increase in car-borne commuting;
- d) Adversely affect the vitality and viability of settlements; and

e) Result in development that significantly compromises the principles of sustainable development.

The Notes for Guidance accompanying Policy 19 also advises that 'development appropriate to a rural area' can include 'many types of development covered by other policies in the Plan'. With regard to this application it is considered that Local Plan Policy 26: Tourism is relevant. In relation to touring caravan and camping sites it states:

7. The development of touring caravan and camping sites will be acceptable in principle within the Cotswold Water Park, in accordance with criteria set out in Policy UT.1 (Cotswold Water Park), or as part of a farm diversification scheme, and exceptionally elsewhere, provided that in all cases:

- (a) They are well related to the main tourist routes;
- (b) A landscaping scheme is submitted with any planning application; and
- (c) They make use of any converted or potentially convertible agricultural buildings that may be available, with the number and size of any buildings reduced to the minimum necessary. The provision of new permanent residential accommodation, including for a site operator, will not be permitted.

For the purposes of Policy 26, 'main tourist routes' are defined as the A417(T), A417, A419, A40(T), A429, A424, A44, A433, A435, A436 and the Cotswold Water Park Spine Roads.

With regard to the emerging Local Plan, draft Policy EC11 Tourist Accommodation is considered relevant. It states:

7. Proposals for the development of new, or the expansion of, existing touring caravan and camping sites, will be permitted provided that the proposal:

- a. Is well related to the main tourist routes; and
- b. Makes use of any converted or potentially convertible agricultural buildings that may be available with the number and size of any associated new buildings kept to the minimum necessary.

The emerging Local Plan policy still only carries moderate weight at the moment. However, this weight will increase significantly in the coming months as the new Plan gets closer to adoption (June/July 2018). Notwithstanding this, it is broadly consistent with adopted Local Plan Policy and highlights the direction of travel of the new Local Plan insofar as camp site developments are concerned.

The proposed development also relates to the diversification of an existing farm estate (Notgrove Estate). Local Plan Policy 27: Diversification of Farms and Agricultural Estates states:

Development in connection with the diversification of an existing farm or agricultural estate will be permitted outside those areas where Policy 18 applies, provided that:

- a) it will not cause conflict with the existing farming operation including severance or disruption to the agricultural holding that would prejudice its continued viable operation;
- b) the scale and design of the development harmonises with the character and appearance of the area; and
- c) suitable vacant buildings on the farm or estate are utilised before considering new buildings unless compelling reasons are advanced for doing otherwise.

In terms of emerging Local Plan Policy Draft Policy EC5 Rural Diversification states:

Development that relates to the diversification of an existing farm, agricultural estate, or other land based rural business will be permitted provided that:

- a. The proposal would not prejudice the continued viable operation of the existing use;
- b. Existing buildings are reused wherever possible; and
- c. A whole farm business plan is provided, where considered appropriate, to demonstrate how the proposal, either individually or cumulatively, would support the continued operation of the agricultural and/or other land-based rural business.

With regard to national guidance, Paragraph 28 of the NPPF states that 'planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development'. It goes on to state that plans should 'support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through the conversion of existing buildings and well-designed new buildings' and 'promote the development and diversification of agricultural and other land-based rural businesses'. The NPPF can therefore offer support for sustainable new economic developments in rural areas.

It is evident from the above that national and local policy and guidance can offer support for the creation of camp sites in rural areas subject to a number of criteria being addressed. In the case of existing and emerging Local Plan policy, it is noted that the site is located approximately 1km from the A436 which is identified in the Local Plan as a 'main tourist route'. The site can also be accessed from the aforementioned highway without the need to drive through the village. It is considered that the site is reasonably well related to a 'main tourist route' and as such does not conflict with adopted Local Plan Policy 26 or emerging Policy EC11 in this respect.

The proposed development also has potential to generate income for Notgrove Estate which will in turn have benefits for the local economy and the management/maintenance of a number of heritage and community assets in the village. The location of the site on an existing sports ground means that the proposal will not have an unacceptable impact on existing estate operations. It will not conflict with existing farm activities for example. It is considered that these aspects of the proposal weigh in favour of the scheme. Notwithstanding this, the application site is located in an extremely sensitive location in landscape and heritage terms. The impact of the proposal on these constraints will be considered in more detail in the following sections.

(b) Impact on Setting, Character and Appearance of Notgrove Conservation Area, Notgrove Manor Registered Historic Park and Garden and Listed Building

The application site is located within Notgrove Conservation Area (CA) and Notgrove Manor Registered Historic Park and Garden. It also located adjacent to a Grade II listed wall. All of the aforementioned features represent designated heritage assets. The following legislation, policy and guidance is considered pertinent to the application;

Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that when considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

With respect to any buildings or other land in a conservation area Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Considerable weight and importance must be given to the aforementioned legislation.

Paragraph 132 of the NPPF states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.'

Paragraph 134 states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'

Cotswold District Local Plan Policy 11: The Historic Landscape states:

1. Within the historic landscape, development will be permitted provided it avoids harming the character, appearance or setting of historic landscape features, including Parks and Gardens of Special Historic Interest.

Local Plan Policy 15 states that construction 'within or affecting a Conservation Area must preserve or enhance the character or appearance of the area as a whole, or any part of the designated area.'

Paragraph 2 of Policy 15 states that development will be permitted unless:

- (a) They result in the demolition or partial demolition of a wall, structure or building, or the replacement of doors, windows or roofing materials, which make a positive contribution to the character or appearance of the Area;
- (b) the siting, scale, form, proportions, design, colour and materials of any new or altered buildings, are out of keeping with the special character or appearance of the Conservation Area in general, or the particular location; or
- (c) they would result in the loss of open spaces, including garden areas and village greens, which by their openness make a valuable contribution to the character or appearance, or allow important views into or out of the Conservation Area.

Local Plan Policy 42 advises that 'Development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship'

With regard to the emerging Local Plan, Policy EN1 Built, Natural and Historic Environment states:

New development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by:

- a. Ensuring the protection and enhancement of existing natural and historic environmental assets and their settings in proportion with the significance of the asset;

Policy EN4 The Wider Natural and Historic Landscape states:

1. Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas.
2. Proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets.

Policy EN10 Designated Heritage Assets states:

1. In considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset's conservation. The more important the asset, the greater the weight should be.

2. Development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted.

3. Proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm. Any such assessment will take account, in the balance of material considerations:

- The importance of the asset;
- The scale of harm; and
- The nature and level of the public benefit of the proposal.

Policy EN11 Designated Heritage Assets - Conservation Areas states:

Development proposals, including demolition, that would affect Conservation Areas and their settings, will be permitted provided they:

- a. Preserve and where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, materials and the retention of positive features;
- b. Include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the Conservation Area;
- c. Will not result in the loss of open spaces, including garden areas and village greens, which make a valuable contribution to the character and/or appearance, and/or allow important views into or out of the Conservation Area.

The application site forms part of a flat and relatively open area of land located on the western edge of the village. The land is bordered by deciduous trees and low level stone walls. There is little in the way of understorey vegetation around the boundary of the site, meaning that the land is readily visible from lanes to the west and north. The site is visible as you enter, leave and pass the village. The site is occupied by a traditional stone outbuilding lying adjacent to the northern boundary of the site. Aside from a couple of timber outbuildings which lie in close proximity to the stone building, the site and adjacent recreation ground appear free from development. The sports field appears as an open green area and is reflective of the recreational areas often seen on the edge of rural villages. The inclusion of the site within the boundaries of both the conservation area and Registered Historic Park and Garden highlights that the sports field makes a positive contribution to the character and appearance of the aforementioned designated heritage assets.

The proposed development will lie adjacent to the edge of the sports field. The proximity of the development to the adjacent lane means that the introduction of the tents together with associated car parking and visitor activity would have a material impact on the setting, character and appearance of the designated heritage assets. Whilst it is noted that the existing sports field can be used for recreational purposes, such uses would typically be short term and more transient in form. In contrast, the proposed development will introduce tents onto the site on a year round basis and would result in 24 hour activity on the land. The canvas form of the safari tents would also not sit comfortably with the existing character of the settlement which consists of vernacular building styles, drystone walls and a dispersed agricultural form. The Council's Conservation Officer has raised a number of concerns about the about the proposal.

These include:

- Installing vehicular access, a car park and 5 safari tents in the parkland of Notgrove Manor would fundamentally alter the nature of this part of the registered park and garden. It would no longer be a tree lined open space that was used for sports and other occasional events, it would be a permanent campsite, with all the accompanying paraphernalia that this type of holiday site would bring, for example additional lighting, noise, waste and traffic.

- Not only would the nature of the historic parkland be detrimentally altered by this, the character and appearance of the conservation area would also be changed. The creation of a campsite in

the Notgrove Manor parkland would destroy the tranquil, rural, idyllic character of this part of the conservation area (for at least a proportion of the year), whilst the permanent siting of the safari tents would damage its appearance.

- The size of the tents and their proposed position is a further issue. Whilst the parkland in which the proposed campsite would be located is tree lined and surrounded by a dry stone wall, the campsite would still be highly visible. The stone wall is low, and the trees are not densely planted. As such the tents would be visible not just from the immediate vicinity, but also from further away. As such views into, and within the conservation area would be harmed.

- The placement of 5 safari tents, as well as the creation of a vehicular access and car park would also detrimentally affect the setting of the nearby Grade II listed wall and gates. '

The Conservation Officer also states that 'Notgrove is in many ways the quintessential Cotswold village, and much of its value relates to its appearance and traditional nature'. The Officer considers that the installation of five large safari tents, would appear incongruous and that the tents, which would be highly visible, would erode the traditional nature of the area, and detract from the picturesque setting into which they would be placed.

These concerns are echoed by the Gloucestershire Gardens and Landscape Trust which is a statutory consultee in respect of applications concerning Registered Historic Parks and Gardens.

It is considered that the proposed development represents an incongruous and obtrusive form of development. It will cause less than substantial harm to the setting, character and appearance of Notgrove Conservation Area, Notgrove Manor Registered Historic Park and Garden and the adjacent Grade II listed walls. In such circumstances, paragraph 134 of the NPPF states that it is necessary to weigh the harm caused against the public benefits of the proposal. The Government's Planning Practice Guidance (PPG) states:

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

Public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation.

(Paragraph: 020 Reference ID: 18a-020-20140306)

It is noted that the applicant is proposing to use revenue from the camp site to assist the long term use of the recreation ground as a community asset. With regard to this matter, the information provided by the applicant is a little thin and simply states 'the estate wishes to run and retain the sport field as a local asset on a more sustainable and commercial basis. This will involve investment into the upgrading of the existing facilities with better facilities to help pay for its upkeep'. With regard to Local Plan policy, sports fields can fall within the definition of community facilities and improvements to them could therefore represent a public benefit. Local Plan Policy 32: Community Facilities states that 'proposals for the development, expansion or improvement of community facilities will be permitted on sites, which are well related and accessible, particularly by foot, bicycle and public transport, to the local community. The multi-purpose use of new and existing community facilities will be encouraged in order to maximise access'.

Whilst Officers sympathise with the desire of the applicant to use income from the proposed camp site to invest in the existing sports ground and associated facilities, it is considered that these benefits do not outweigh the harmful impact of the proposed development on the significance of three designated heritage assets. It is therefore considered that the proposal fails to accord with Paragraph 134 of the NPPF. It would have an unacceptable adverse impact on the setting, character and appearance of Notgrove Conservation Area, Notgrove Manor Registered Historic Park and Garden and the adjacent Grade II listed walls. The proposal therefore fails to accord with S66(1) and S72(1) of the 1990 Act, Section 12 of the NPPF, adopted Local Plan Policies 11, 15 and 42 and emerging Local Plan Policies EN4, EN10 and EN11.

(c) Impact on the Character and Appearance of the Cotswolds Area of Outstanding Natural Beauty

The 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 (S85(1) of the Countryside and Rights of Way Act 2000).

Paragraph 17 of the NPPF states that planning should recognise 'the intrinsic character and beauty of the countryside'

Paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by 'protecting and enhancing valued landscapes'.

Paragraph 115 states that 'great weight should be given to conserving landscape and scenic beauty in ... Areas of Outstanding Natural Beauty.'

Emerging Local Plan Policies EN4 (mentioned previously) and EN5 Cotswolds Area of Outstanding Natural Beauty (AONB). Policy EN5 states:

1. In determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.

The application site occupies an edge of village location and provides a transitional area between the more developed parts of the settlement and the open countryside to the west and north. The site can also be seen from two adjacent lanes and is very prominent on the approach into the village. The existing site and adjacent sports field appear as a large open green space bordered by deciduous trees and low level drystone walls. The area contains very limited built development and as such has a tranquil and understated character that contributes positively to the character and appearance of this part of the AONB. In contrast, the proposed development will introduce a number of temporary style structures onto the land. Their presence on the site on a year round basis will result in an incongruous form of development that will fail to respond in a sympathetic manner to the intrinsic qualities of the existing area. In addition, the proposal will introduce more frequent car parking and 24 hour visitor activity onto the land which will detract from the tranquillity of the location.

The Landscape Officer states that 'the settlement pattern of Notgrove is spread out and interspersed with a patchwork of open green spaces, which I consider makes a pleasing contribution to the setting of the village and assists in reinforcing the village's agricultural identity. I consider that the encroachment of the safari tents and associated paraphernalia into this open space would diminish an essential part of the character of the settlement. Given that the site is positioned on the edge of the village within the Cotswolds AONB I consider that the site is highly sensitive to change'. With regard to the impact of the proposal on the Registered Historic Park and Garden, the Landscape Officers goes on to state 'that the proposal would be an intrusive feature and by its nature, incongruous within the parkland, degrading its historic character'.

Overall, it is considered that the proposal fails to conserve the natural beauty of the AONB. The proposal therefore conflicts with S85(1) of the CROW Act 2000, Paragraphs 17, 109 and 115 of the NPPF and emerging Local Plan Policies EN4 and EN5.

Other Matters

The proposed parking area and drives will be located under the canopies of a number of beech trees. The Council's Tree Officer has assessed the proposal and raises no objection subject to a condition requiring hard surfaces to be constructed in accordance with 'BS5837 Trees in relation to design, demolition and construction.

Vehicular access will be via an existing access serving the sports field. Adequate visibility can be achieved at the access point. In addition, the site can be reached from the A436 without the need to pass through the village. It is considered that the proposed development will not have an unacceptable adverse impact in terms of access or highway safety.

The proposed tents, associated car parking and access drives will be located around the edge of the existing cricket pitch and will not therefore be located on the playing area. The proposal will not therefore result in the loss of a playing field or open space and as such does not conflict with Local Plan Policies 32: Community Facilities or 33: Playing Fields, Sports Facilities and Allotments or emerging Local Plan Policy INF2 Social and Community Infrastructure.

9. Conclusion:

It is recommended that the application is refused. The harm to designated heritage assets outweighs any public benefits arising from the proposal.

10. Reasons for Refusal:

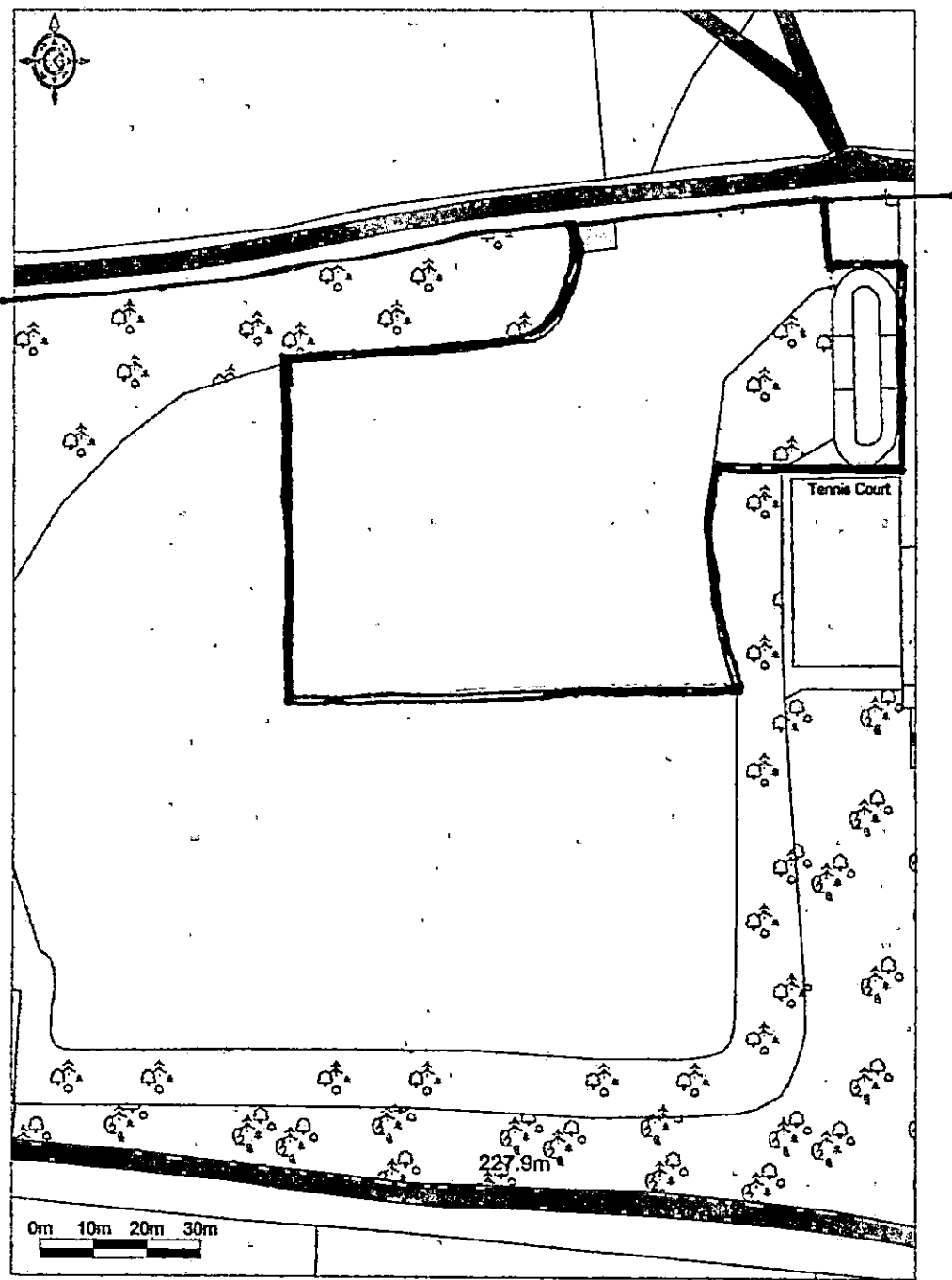
The application site is located within Notgrove Conservation Area wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the locality. It is also located within Notgrove Manor Registered Historic Park and Garden which constitutes a designated heritage asset and to which great weight should be given to the asset's conservation. The site also lies adjacent to a Grade II listed wall to which the Local Planning Authority is statutorily required to have regard to desirability of preserving its setting. The proposed development will result in the introduction of canvas tents and associated visitor activity onto an attractive area of land on the edge of the historic village of Notgrove. The proposed tents will remain on site all year round and will be readily visible on the approach into the village. The proposed tents by virtue of their canvas form and temporary appearance will appear as an incongruous and discordant form of development that will fail to respect the traditional, vernacular form of the existing village, the character and appearance of the Registered Historic Park and Garden and setting of the adjacent Grade II listed walls. There are no public benefits which outweigh the impact of the proposal on the aforementioned designated heritage assets. The proposal is considered to conflict with S66(1) and S72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, Section 12 of the NPPF, adopted Local Plan Policies 11, 15 and 42 and emerging Local Plan Policies EN4, EN10 and EN11.

The application site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) wherein the Local Planning Authority is statutorily required to have regard to the purpose of conserving the natural beauty of the landscape. The proposed development will be located on an attractive area of open space located on the edge of the historic village of Notgrove. The site is readily visible from public view from adjacent lanes. The proposed development, by virtue of the canvas form of the tents, their year round presence on the site, associated visitor activity and car parking, is considered to have a significant detrimental impact on the character, appearance and tranquillity of the AONB. The proposed development conflicts with S85(1) of the CROW Act 2000, Paragraphs 17, 109 and 115 of the NPPF and emerging Local Plan Policies EN4 and EN5.

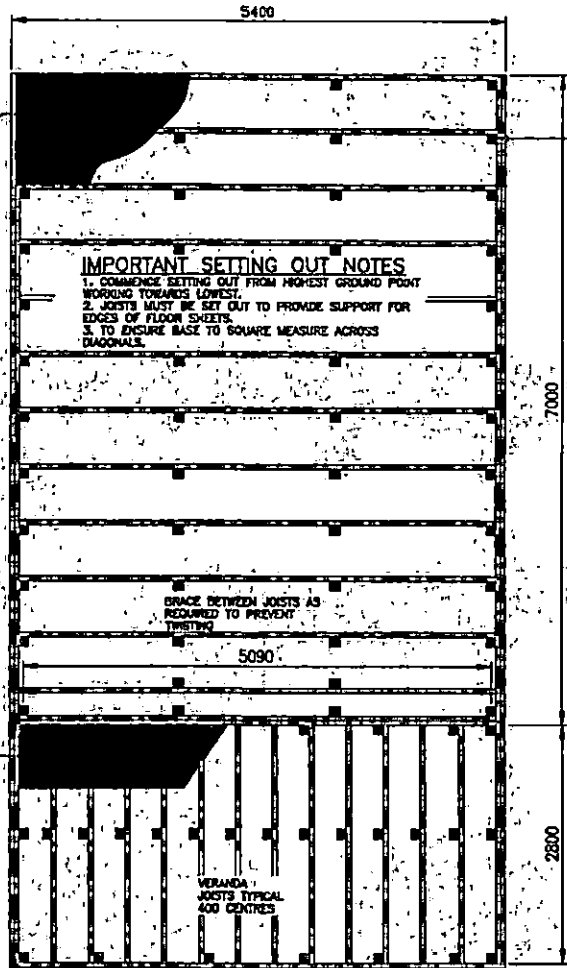
Informatives:

206

This decision relates to drawing numbers: 16312-17-01 1/12/2016-2, 16312-17-01 1/12/2016-3, 1/12/2016-4, 1/12/2016-5, 1/12/2016-6



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BASE PLAN
SCALE: NTS

FLOOR SHEETS TO BE OSB 2400MM X 1220MM X 18mm OR EQUIVALENT

IMPORTANT SETTING OUT NOTES

1. COMMENCE SETTING OUT FROM HIGHEST GROUND POINT WORKING TOWARDS LOWEST.
2. JOISTS MUST BE SET OUT TO PROVIDE SUPPORT FOR EDGES OF FLOOR SHEETS.
3. TO ENSURE BASE TO SQUARE MEASURE ACROSS DIAGONALS.

BRACE BETWEEN JOISTS AS REQUIRED TO PREVENT TWISTING

VERANDA COVERED WITH KILN DRIED SAWN TREATED TIMBER 100MM X 18mm OR EQUIVALENT

VERANDA JOISTS TYPICAL 400 CENTRES

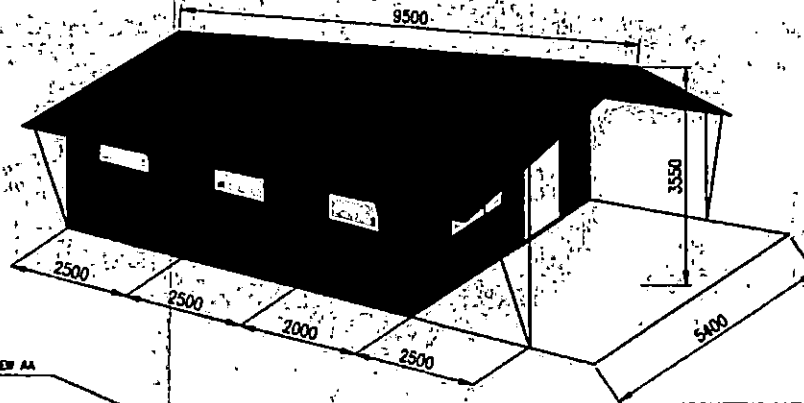
JOIST FRAME TO BE CIS GRADE KILN DRIED SAWN TREATED TIMBER 100X47mm OR EQUIVALENT

100mm x 100mm POSTS LEVELLED TO SUIT GROUND CONDITIONS

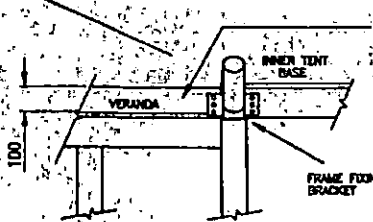
VERANDA CAN BE EXTENDED TO SUIT CUSTOMER REQUIREMENTS TYPICAL 2400

VERANDA SET OUT LOWER THAN TENT BASE TO PROVIDE A STEP AND ALLOW INNER TENT FRONT SHEET TO FINISH FLUSH. RECOMMEND 100mm. NOTE EDGE TIMBERS REQUIRED AT SAME HEIGHT AS BASE TO PROVIDE FIXING FOR TENT FRAME LEGS.

MATERIALS LIST		
NO.	ITEM	QUANTITY
1	RECOMMEND ALL JOISTS TO BE CIS GRADE KILN DRIED SAWN TREATED TIMBER 100X47mm OR EQUIVALENT	APPROX 140M
2	RECOMMEND FLOOR SHEETS TO BE OSB 2400MM X 1220MM X 18mm OR EQUIVALENT	APPROX 11 SHEETS / 35M ²
3	RECOMMEND VERANDA COVERED WITH KILN DRIED SAWN TREATED TIMBER 100MM X 18mm OR EQUIVALENT	APPROX 120M / 12M ²
4	RECOMMEND GROUND POSTS 100mm X 100mm LENGTHS TO SUIT CONDITIONS	APPROX 60 POSTS LENGTH TO SUIT GROUND CONDITIONS
5	SCREWS EXTERNAL GRADE RECOMMEND NO.10 2" FOR ALL JOIST FIXINGS AND NO.8 2" FOR SHEETS AND VERANDA BOARD FIXING. TENT LEGS TO BE FIXED WITH M16 X 75MM COARSE THREAD COACH BOLTS	QUANTITY TO SUIT



ISOMETRIC VIEW
NTS



ELEVATION VIEW AA
NTS

VERANDA SIDE TIMBERS REQUIRED TO ALLOW FOR FIXING FRAME BRACKETS

ALL DIMENSIONS ARE NOT TO BE EXCEED FROM THIS DRAWING. ANY DIMENSIONS NOT SHOWN ARE TO BE CHECKED ON SITE.

This drawing and information contained herein is dependent on Clear Sky Safari Tents

Author	DR	Checked	DR
Drawn	DR	Approved	DR
Date	11/12/2016	Scale	1:1

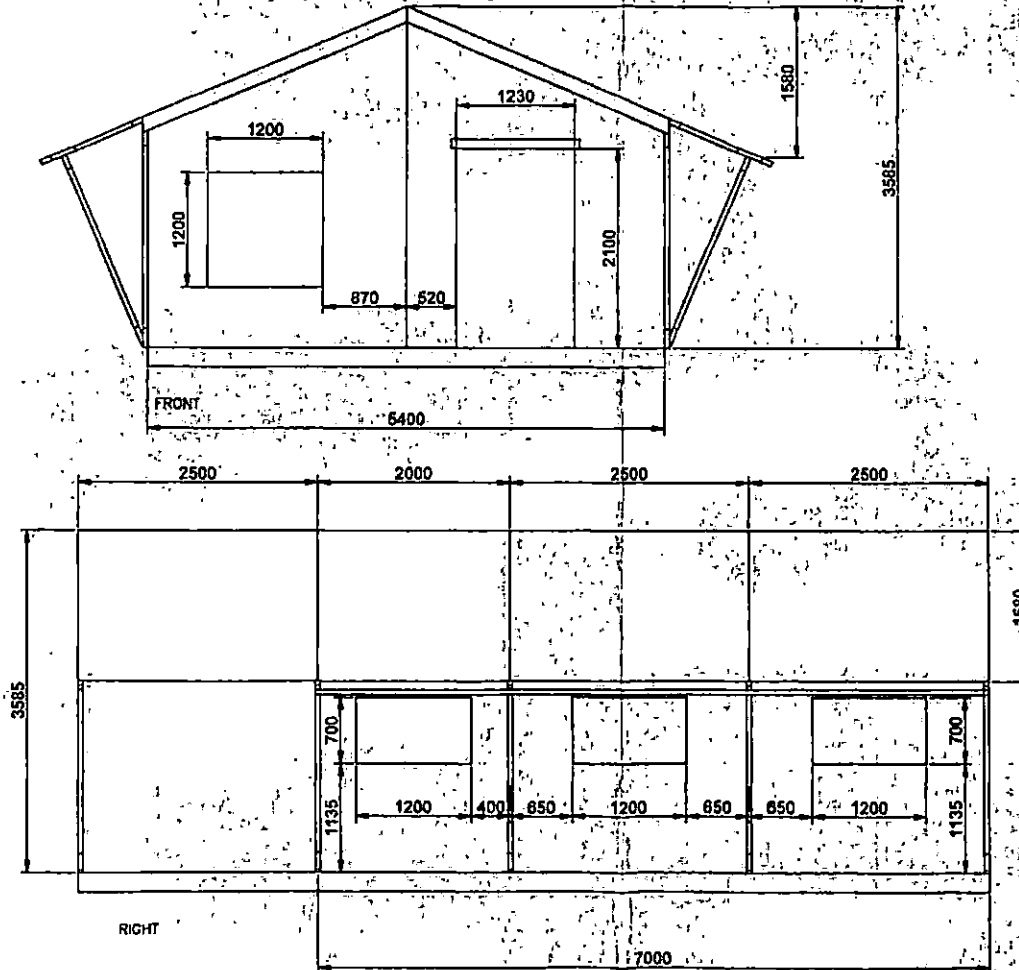


Part No	WT2 PLUS
Rev	01
Date	11/12/2016

WT2 PLUS			
Part No	WT2 PLUS	Rev	01
Date	11/12/2016	Scale	1:1

Drawing Title	TENT BASE GA
Date	11/12/2016-6
Drawing No	WT2 PLUS BASE
Sheet No	A1

WPT2 PLUS



NOTES
 1. DIMENSIONS ARE NOT TO BE SCALE FROM THIS DRAWING. ANY DIMENSIONS NOT SHOWN ARE TO BE CHECKED ON SITE.

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NO.	REVISION	DATE	BY	CHECKED

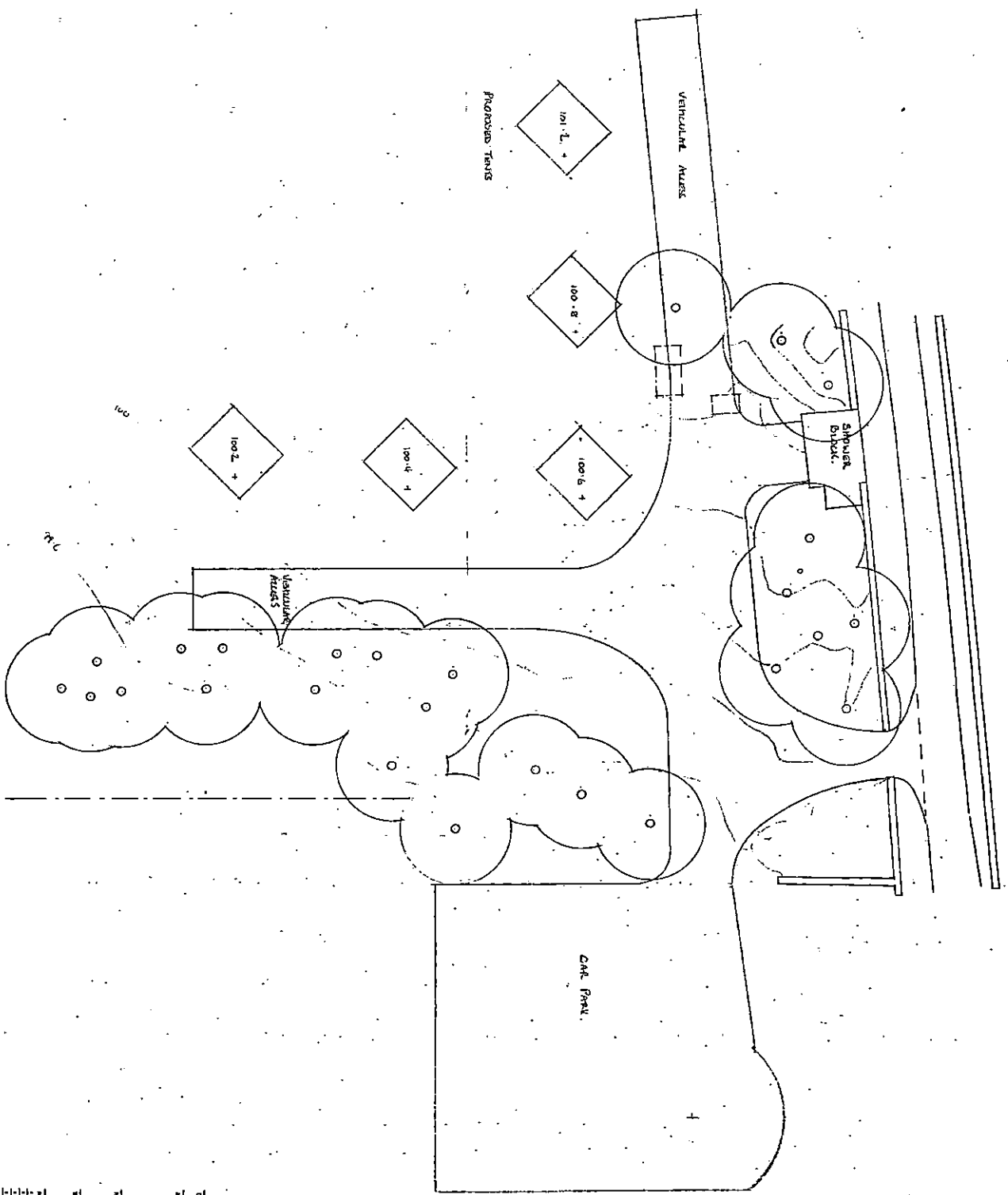
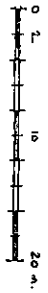


FOR PLANNING

NO.	DATE	BY	CHECKED

Drawing No: WPT2PLUS WOODY TENT, ELEVATION
 DRAWING NO: WPT2 PLUS
 1/18/2016-5
 Drawing No: WPT2PLUS_WOODY_PLANNING-LA A3

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DATE	11.10.16
BY	SA
DESCRIPTION	PROCESSED TREES
DATE	11.10.16
BY	SA
DESCRIPTION	LANDSCAPING AREAS
DATE	11.10.16
BY	SA
DESCRIPTION	VEHICLE ACCESS
DATE	11.10.16
BY	SA
DESCRIPTION	SARVEST BLDG.
DATE	11.10.16
BY	SA
DESCRIPTION	CAR PARK
DATE	11.10.16
BY	SA

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