

Item No 03:-

18/00694/FUL

**Church Corner Stables
Cold Aston
Gloucestershire
GL54 3BW**

Item No 03:-**Conversion of stable building to a dwelling at Church Corner Stables Cold Aston Gloucestershire GL54 3BW**

Full Application 18/00694/FUL	
Applicant:	Claudia Clarke
Agent:	Mike Gilbert Planning Ltd
Case Officer:	Martin Perks
Ward Member(s):	Councillor Richard Keeling
Committee Date:	9th May 2018
RECOMMENDATION:	PERMIT

RECOMMENDATION: PERMIT**Main Issues:**

- (a) Conversion of a Rural Building to a Dwelling
- (b) Sustainability of Location
- (c) Impact on 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 Keeling for the following reason 'This matter has aroused considerable interest in Cold Aston and in view of the number of objections, including that of the Parish Council, I request that the matter be referred to the Planning Committee for consideration.'

1. Site Description:

This application relates to an existing blockwork stable building located to the north west of the village of Cold Aston. The existing building is located approximately 90m from the village allotments and 140m from the church. Fields lie to the west, south and east of the existing building. A timber stable building (in separate ownership) lies to the north of the application site. The application building is located approximately 160m to the north of the lane linking Cold Aston to the village of Notgrove.

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

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

The site is located outside Cold Aston Conservation Area (CA). The boundary of the CA is located approximately 40m to the south east of the site.

The site is located within a Flood Zone 1 as designated by the Environment Agency.

A Public Right of Way (KAB8) extends in a north south direction approximately 70m to the east of the application site.

2. Relevant Planning History:

Existing stable building

08/02001/FUL Erection of 4 no. stables and tack room. Refused 2008

09/01282/FUL Erection of 4 no. stables and tack room. Granted 2009

Adjacent land:

CD.7908 Erection of a field shelter. Granted 1995

CD.7908/A Erection of stables for private use. Granted 2001

CD.7908/B Erection of horse shelter. Granted 2001

3. Planning Policies:

NPPF National Planning Policy Framework
 LPR05 Pollution and Safety
 LPR19 Develop outside Development Boundaries
 LPR28 Conversion of Rural Buildings
 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:

Biodiversity Officer: No objection

5. View of Town/Parish Council:

Objection:

'5 parishioners have objected verbally (3 at the meeting) and one supported the application, 2 others have written to CDC to object.

Currently the stables are in full use, contrary to the application statement and the applicant will presumably need stabling if the current ones are converted into a house. The Council are concerned that further stables will be applied for on this property in the future.

The council is sympathetic towards the applicant's need for housing but this site is not appropriate. It is outside the current curtilage of the village, in an AONB, not close to amenities or employment and, if granted, would set a precedent for development of other remote allegedly unused buildings to be converted to housing within the Parish.'

6. Other Representations:

18 objections and 7 letters of support received.

Main grounds of objection are:

- i) Approval could trigger further applications in open field sites in the AONB. Directly to the north and south of the stables are other small livestock shelters and stables; and there are similar situations in other parts of this parish and around other AONB settlements.
- ii) The stables were only built in 2009 and if approved for conversion would be a green light to others to make a similar application with a view to gaining permission for a house within a few years- this has been resisted across the Cotswolds and allowing here would go against established practice.

- iii) The site lies outside the settlement area and is not in a location recognised as preferred for housing within the parish. Church Corner field was all one field until a few decades ago- the chicken houses referred to were built after 1965. There has been gradual fragmentation of ownership into paddocks for amenity horse care. This type of shifting land use should not be used as a way to lead to housing in open countryside.
- iv) The location is highly visible from the public road and nearby public footpaths and setting of the Grade 1 listed church.
- v) There is no link to true sustainability- occupants would have to rely on car travel and the proposed dwelling does not showcase an outstanding aesthetic; or meet any sustainability criteria for materials used, or energy and carbon use or generation.
- vi) The stables are in no way classifiable as "redundant" or at risk, or of historical merit. They were built to a very high specification and there is always a demand in this area. As the application states; "The stable building is a permanent and substantial single storey building constructed of concrete blocks and reconstituted stone slates on a solid oak frame. Planning permission was granted for the stable building in 2009 (application no. 09/01282/FUL) and it has been used as stables for the last eight years." The application itself states that the applicant still has horses and would presumably continue to need stabling for these in future.
- vii) The field access does not have good sight lines for vehicles, especially to the East. This could be hazardous especially at school arrival and departure times.
- viii) I fully realise that it is very difficult for people to get a house of their own and fully sympathise, because members of my family are in similar situations. However this application to turn a stable in a field into a dwelling will set a precedent for many others in the area and this will lead to agricultural land, which is much cheaper to buy, being used as building land. I feel this goes against the those of planning regulations which most of us feel are here to protect the population from inappropriate development.
- ix) There are countless stables in fields in this area and, if this is given permission it will have a knock on effect. Surely a stable is there to house horses and, as I understand out, the applicant only lives a short distance away and could easily travel to do this.
- x) That part of Cold Aston contains a beautiful old church and a house in that field would impact on the setting. It is also close to a school which has horrendous traffic problems at certain times of the day.
- xi) You will have seen that the building was built with long term conversion in mind; Cold Aston noticed this as soon as it was built, as a village we were at the time surprises that CDC permitted this form of building to go ahead so obviously open to conversion.
- xii) Cold Aston is unusual that it has hardly changed its perimeters for probably 500 years. It is compact, and without sprawl, surrounded on all sides by spectacular open country. It is a centre of walking tourism, drawn by the unbroken nature of the landscape and the existence of a pub in the village. There are 3 rights of way, as well as 3 small roads, leading into the village. It is precisely the kind of place where no outlying and prominent development should be permitted. It is visually unconnected to the village.
- xiii) The site is by the nature of the open country visible for considerable distances thus endangering the very pleasure that visitors hope to find in an AONB.
- xiv) The proposed site is in the most exposed place for being isolated by driven snow in bad weather. Deep drifts are formed by the wind on all access roads; one of the worst is the exit road leading to the stables. The school is shut over most winters for 2-3 days.
- xv) The site is outside village boundary in an unspoilt area of rural England. Development would impinge on peace and quiet as well as affecting its conservation and recreation value for both villagers and tourists. It would be an eyesore from the Notgrove- Cold Aston road and from the public footpath from Cold Aston to Folly Farm.
- xvi) The open field site has a large and varied population of birds including warblers, barn owls, short eared owls and birds on migration.
- xvii) Increase in light pollution would render the area useless for watching the stars.
- xviii) The stables have been used by 4 horses all winter which does not make them redundant and presumably further stables would have to be built to replace them.
- xix) The building proposed for conversion was built within the last 10 years and therefore the question of redundancy or not of this building must take into account the method of construction, with foundations, window openings and doorways in keeping with a human dwelling rather than stabling, and one suspects that this proposal was always the original intention when the building

was constructed. The argument about whether the current owner keeps her horses in or out is of little relevance to the long term change that this proposal would bring to Church Corner and the western end of the village.

xx) The stables are accessed by a lane which leads off the narrow village road from Notgrove on a sharp bend and on the intersection with Bang Up Lane. The entrance to the lane has poor visibility in both directions and during school drop off and collection time the road into the village is solid with parked cars, further decreasing visibility for traffic. Having a house there will considerably increase the amount of traffic coming in and out of the lane.

xxi) My prime objection is that granting change of use to an approved stable building, that was built to the specification of house, is a clear attempt to circumvent planning rules. It lies in an inappropriate location outside Cold Aston village curtilage in an AONB and would not have been approved originally as a house. If this is approved, then the precedent is set for approval of other stables in open country, particularly if built to house specification. Furthermore, when sold in the future, a house in this location, will not be an affordable house, having about 6 acres of land and so likely to be expensive.

xxii) The proposed house is in a prominent position in the open AONB countryside, well outside the Cold Aston Conservation Area and village curtilage. A bungalow style house would look totally out of place on the distinctive High Wold plateau.

xxiii) 'Cold Aston, a chocolate box pretty village east of Cheltenham. Set down narrow lanes, Cold Aston feels far removed from 21st Century living... the surrounding countryside is a haven of rolling fields and big skies, a reminder of the beauty of central England' The Daily Telegraph.

xxiv) The proposed building can clearly be seen from the Grade I listed Norman Church (150m), the Notgrove Road (150m) and the A436 (1km). It is also clearly visible and in full view of 3 major public thoroughfares - The Gloucestershire Way (150m), the Sabrina National Bridle Route (150m), The Winchcombe Path (75m).

xxv) The 2013 Cold Aston Parish Plan said 'a large majority of parishioners place great store by the health and appearance of their rural environment. The surrounding countryside was ranked most important by respondents... Parishioners seek to retain the status quo... The Parish does not have obviously suitable sites for housing development that are within the current planning guidelines, nor job opportunities for a larger population. Any increase in traffic would add to the already congested road network'.

xxvi) In the approved 2009 planning application, the stable walls were to be 'feather edge (timber) boarding with rendered skirt on all elevations'. The walls were never built from timber but concrete blocks. The foundations are wide enough to support a cavity wall to full domestic building regs with stone façade. It's misleading for the Design and Access Statement to say 'the appearance of the existing building will be substantially enhanced by cladding the concrete block walls with natural Cotswold stone' - the building was simply never completed to the approved design. New stabling would inevitably be required, even if the number of horses were reduced.

xxvii) NPPF Paragraph 55 says 'Local authorities should avoid new isolated homes in the countryside unless ... the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting'. The building remains in full use. The associated lighting, noise, traffic and domestic paraphernalia that would come with a new house would not lead to an enhancement of the immediate setting, quite the reverse. It would also impact the dark skies around the village, a key issue in the AONB Management Plan.

xxviii) NPPF Paragraph 115 says 'Great weight should be given to conserving landscape and scenic beauty in AONBs, which have the highest status of protection in relation to landscape and scenic beauty.'

xxix) The area is steeped in history with Neolithic long barrows located in surrounding fields.

xxx) Adopted Local Plan 3.3 says 'inappropriate development can cause irreparable, if localised, damage to the Cotswold heritage.. The cumulative effect of modern development, poor design, or use of inappropriate materials can seriously erode the historic integrity of settlements... Most of the District's settlements have an essentially rural character and blend into the surrounding landscape. The majority also lack services, facilities, public transport and access to jobs close at hand. Consequently, they are not considered to be sustainable locations for development... Such settlements are treated similarly to the open countryside in terms of planning policy... National planning policy guidance makes it clear that there should be strict control over development in the countryside. It is vital to protect the countryside for its beauty,

diversity and natural resources, and for its ecological, agricultural and recreational value.. There is no justification for allowing new-build open-market dwellings in the countryside.'

xxxix) Adopted Local Plan Policy 28 says permission for converting rural buildings into houses 'will only be considered if it does not harm the character of the building(s) setting and the character and appearance of the landscape in the area.'

xxxii) The proposed development is totally out of keeping with the locality and would harm Cold Aston's unique character. If approved, others could be encouraged to circumvent planning regulations by erecting partially complete, high-spec, structurally sound 'equestrian' buildings in the open countryside with a view to one day turning them into houses by saying the stables were no longer used. Furthermore, it could trigger other applications to convert existing stables into houses. Stable owners could simply move their horses outside, claim the stables were redundant, and apply for change of building use.

xxxiii) The site is situated in a prominent position in the rural landscape of the Cotswolds Area of Outstanding Natural Beauty. The site can be seen from many vantage points along nearby roads and footpaths. The Cotswold AONB is a national landscape designation designed to conserve and enhance the natural beauty of the AONB.

xxxiv) The proposed conversion would sit in a very prominent location, away from the village envelope and would unacceptably encroach into the open countryside within the AONB.

xxxv) The proposed development would result in inappropriate domestication of the site; the creation of a residential curtilage away from the village, and the introduction of domestic paraphernalia associated with residential use. The residential use of the site would be harmful due to the building's prominence to the rural landscape and the proposed residential curtilage would fail to hide elements of residential life because of its location.

xxxvi) The proposal does not appear to meet any of the criteria in Policy DTP1 of the Cotswolds AONB's Management Plan which states -

- a) Consider and be compatible with the distinctive character and location as described by the relevant landscape character assessment and landscape strategy and guidelines;
- b) Incorporate designs and landscaping consistent with the landscape character assessment and landscape strategy and guidelines;
- c) Be designed to respect local settlement patterns, conserve the historic environment, building styles, scale and materials;
- d) Incorporate appropriate sustainability elements and designs including: green infrastructure at local and strategic levels, innovative designs which are informed by local character and scale;
- e) Have regard to the impact on tranquillity, including dark skies;
- f) Enhance local community amenities, services and access to them;
- g) Conserve and enhance the landscape and biodiversity of the AONB and its setting;
- h) Be in accordance with a sustainable pattern of development including reducing dependency on car travel.

xxxvii) Paragraph 55 of the NPPF states that '..to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities'.

xxxviii) The design of the stable conversion neither enhances or maintains the vitality of the rural community. The designs appear not of architectural significance and the proposed development is in an isolated position. Because of these factors this policy criteria is not met.

xxxix) NPPF Para 55 also says that new isolated homes can be created in the countryside 'where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting'. The stables are still in everyday use, they are not surplus to requirement or disused. The proposed development will cause significant harm on the setting, character and appearance of the landscape in the area, contrary to National Planning Policy.

xl) There is a similar theme within the adopted Cotswold District Local Plan 2001-2011 Policy 28 (conversion of rural buildings) - this development will cause a negative impact on the surrounding landscape.

xli) The principle of converting a building such as this will set the wrong precedent for the development of other remote buildings, being converted to housing within the Parish, the Cotswolds District and the AONB generally.

xlii) If permission is granted to convert the stables to a dwelling it will be the beginning of a process that will result in more buildings.

xliii) A domestic building would create a significantly greater impact on the AONB than that created by current usage of the building and adjacent land.

xliv) The change of use of the existing stable block and land immediately surrounding it would have a direct impact on our adjacent property, in terms of both light and noise. I own the plot directly next door to the proposed conversion (jointly with Mrs Saunders). Our plot also consists of grazing and stabling, planning having been given for this in the 1990s. Over the past 25 years we have used the land for a variety of recreational purposes. Our boundary is approximately 1m away along the length of the applicant's existing stable block and would be overlooked by the proposed sitting room, dining room, kitchen and utility area.

xliv) In the proposed plans there is insufficient information nor apparently any due consideration as to incorporated measures in the design and planning for the conservation and preservation of the high quality of dark night sky which is a key element of the area where the building is intended to take place. The area is within the AONB and as the AONB are developing a vigorous policy for the preservation of the night sky for starwatchers and astronomers which must be a fundamental consideration in this, and all future projects. The Chipping Norton Astronomy Group have used the playing field close to the where the proposed building is to take place and can vouch for the very high quality of the night sky for astronomical purposes. Plans are in hand to secure a Dark Sky Discovery status for the site and ask that the design, planning and outlay for the project take this into serious consideration and apply common sense measures to eliminate the nationwide growing cancer of obtrusive outside lighting. All lights can be cowed to only light downwards and strict limits placed on the hours that exterior lighting need to be operating. There are numerous projects as examples where developers and planners have worked together with the local community to arrive at a solution to satisfy all parties and, being close to the headquarters of the AONB, the ideal opportunity for all parties to work closely together for the benefit of all concerned.

Until the quality of the night sky and its preservation for future generations are shown to have been taken seriously into consideration, both by the developers and planners, I would ask that the project is put on hold until such proposals and measures have been looked at and incorporated into the design for the benefit of all concerned.

xlvi) The proposed house is outside the precincts of the village and will result in an intensification of development where there are presently stables and the grant of planning permission will result in a precedent for further development. If the Local Authority is minded to grant the application, then it should be for affordable housing.

xlvii) The proposed development of this property will negatively affect the neighbouring properties but most importantly the unique local natural habitat as is it outside the curtilage of the village. The fields around this property and towards the footpath and lakes at Folly Farm are havens to a genuine and growing variety of wildlife from newts and owls to voles and herons.

xlviii) Less than 200m from the proposed property (and visible from), the lakes at Folly Farm attract a huge variety of wildlife to its springs and watercourses that will be disturbed by the close proximity of the proposed dwelling. Fields around the lakes have been left by their owners as special nature reserves and are visible and accessible by the public by a public footpath that runs from Cold Aston.

xlix) Traffic, light pollution and noise from a new property - that should ideally be built much closer to the road - will adversely affect this unique natural environment which was once a wildfowl farm.

l) Such a permitted development could be the first of many in the village for owners looking to capitalise on valuable stables. These properties rightly exist as stables for horses that are an essential of Cotswold village life. Although all our villages need increased housing, building on the edge of a beautiful wildlife sanctuary is not the solution.

Main grounds of support are:

i) We were surprised by the number of people opposing the application, when it would have little or no effect on their own properties. It was also surprising how many of these people live in properties which are the result of successful planning applications and building works that have substantially increased the size of the original dwelling. Every time these extensions happen, often virtually doubling the size of the original dwelling, it then precludes people with a more limited budget from being able to afford to move into this village. If this continues we feel Cold Aston is in danger of losing a balanced demographic.

- ii) Mrs Clarke currently lives in a rented house, which she feels does not give her family long term security. If this application is successful it will not only provide a home for the Clarke family but also free up another property for a family, a "double whammy" in our eyes.
- iii) There has also been concern that the conversion will lead to the building of more stables at the site. As our horse lives on adjoining land we know that the Clarke's ponies live out full time and as we have three stables and only one horse we are more than happy to offer loan of a stable should an emergency arise. Something we have done for others in the past.
- iv) The main objection made at the parish meeting seemed to be if this application should be successful it would be setting a "precedent". In fact, many of those objecting cannot even see the stables from their own houses, unlike us who have a clear view of it from our upstairs windows and having studied the plans we can see the works are not going to alter the size or shape of the existing building in any way. We, therefore, ask the Planning Committee to please set the "precedent" of allowing this family, who are committed to living in the village long term, the security of their own, small home by approving this application.
- v) The concerns appear to be based on setting a precedent for similar conversions and that the stables are in use, hence further planning may be required. The precedent currently is for permissions to be granted to extend existing buildings; increasing the size of said houses hugely. Any cottages that have come up for sale have been bought, developed and sold on or will be sold on and have made buying in the village impossible for locals and many families. This family have lived and taken an active part in village life for many years, and are only seeking to continue to do so. Affordable accommodation in Cold Aston is non-existent currently. The latest information on rural planning seems to be in support of applications exactly like this one. The impact visually is not going to change as the conversion plans are not grandiose and stay within the current parameters. Vehicular access will not change. The horses have always lived out as do many in the village, my own included even in the snow! This is not a relevant argument.
- vi) The building is an eco-friendly building with very low carbon footprint and minimal impact on the environment as it is an existing structure. No major impact of groundworks, tons of concrete or change to size of existing building. This building is not used will just end up in disrepair if left unoccupied. Therefore, even more reason to turn it into accommodation for this family, who have lived most of their lives in the area.
- vii) The building is tucked away back from the lane with no other dwellings overlooking or being overlooked. It is surrounded by trees and has been well positioned. I think having a dwelling there could enhance the area in which it sits. The family of 3 would also be able to stay in the village as they have for a very long time with even less carbon emissions if they were on site all the time, so no running the 4x4 up and down several times a day as it stands now. It will free up a house in the village.
- viii) The building cannot be seen from the church, school and most of the village. It is a fairly quiet lane which has been in existence for over 100 years. The main structure will remain the same and the area surrounding the building would be improved for the better.
- ix) Through the change in the applicant's personal circumstances, she needs to provide her children with a permanent home. She is a hardworking full time teacher who simply is trying to provide her children with their own home so that they can continue to contribute to the community they know. The building proposed for conversion is completely suitable and would provide enough space for a small family home with very little alteration and the proposed design would only enhance its appearance in the landscape.
- x) I can see the horses each day from my home and can categorically say that they are always out in the field on a permanent basis.
- xi) The access is along a pre-existing and established track which has never been a concern for anyone before and is used frequently by the applicant to check her horses, so I would not deem there to be any issues in terms of access or increase in traffic.
- xii) It is important that more opportunity for homes is available in rural communities so that they can continue to develop and thrive.
- xiii) The applicant is very considerate of rural life as she has worked and lived in it all her life.
- xiv) The building already exists and is clearly visible for the road and is not being altered in anyway. It already has openings that would take windows and doors instead of stable doors and vents for horses thus making no difference to its appearance from the road. It is clearly visual from my home on the Notgrove road as it is, which is more than can be said of most of those objecting.

xv) It is perfectly possible for horses to live out, as a horse in the field opposite to the applicant does all year as it has no field stable to use, so there is no reason why stables will be required in the future as has been claimed. I rent the land immediately adjoining the applicant's and having to get my own horse in and out twice a day, I think I am best placed to confirm that the applicant's horses do live out all year.

xvi) I read with interest comments regarding access onto the road through the village, in the 20 years I have been in the village there has always been a track in use where it is now, and certainly in the last 3/4 years it has been in use daily. The track adjoins the neighbour's drive which comes out onto the road in the same place as the track and I am not aware of a highways issue with this access. I also read with interest other objections to this, application from people who have in fact been using this track themselves for some years at different times. Finally, since I have been in the village, two brand new houses have been built in the village, one on the edge of the village off the Bourton road and the other in the allotments in the heart of the village, if these do not set a precedent, then I don't know what does.

xvii) As I can see it from my property it is very apparent that the stables are redundant, the ponies are out in the field all the time, equipped with rugs and look very comfortable. Due to the applicant's change in personal circumstances I would fully support the conversion of the building. It looks to be very suitable and would provide a permanent home for her and her children. She is a hardworking full time teacher who is simply trying to provide her children with their own home.

xviii) The applicant uses the track frequently to check her horses and so I can see no issue with traffic as this has been in use for a very long period of time. It is important that more opportunities for homes are available in rural villages.

7. Applicant's Supporting Information:

Planning, Design and Access Statement
Preliminary Ecological Survey

8. Officer's Assessment:

Background and Proposed Development

Planning permission was granted in 2009 for the erection of the existing stable building (09/01282/FUL). The building has an L-shaped footprint and a height of 4.8m. The external walls are of blockwork construction and the roof is covered with artificial Cotswold stone tiles. The building has been used for the stabling of horses since its construction in 2010. Part of the site was excavated during the construction of the existing building. The existing building is therefore set down approximately 1m below surrounding land levels. The applicant is also seeking to utilise part of an adjacent paddock lying to the west of the building as residential garden land. The paddock measures approximately 400 sq metres in size. It is currently bordered by post and rail fencing.

The applicant is seeking to convert the existing building to a 3 bed dwelling. The principal external changes to the building will be the addition of natural stone walling and timber cladding to the external walls, the installation of windows, glazed screens, two rooflights and a flue. The new windows and screens will primarily utilise existing openings in the building. It is not proposed to enlarge the existing building.

Vehicular access will be via an existing track which opens onto the Cold Aston to Notgrove lane to the south of the application site.

The permission granted in 2009 included a condition requiring details of sample walling and roofing materials to be agreed prior to the start of development. There is no record of the materials being agreed, although the application form at the time mentioned the use of timber cladding for external walls and 'Bradstone (or similar) reconstructed conservation slate' as a roofing material. The timber cladding has never been added to the building and a Bradstone style reconstructed slate has been used for the roof. It is debatable whether the condition in question represents a true condition precedent that goes to the heart of the permission. For example, was

it fundamental to the permission that such details were agreed prior to the commencement of development, or could they have reasonably been agreed during the construction of the building? Notwithstanding this, even if the materials condition is considered to represent a true condition precedent and that the building has been erected unlawfully; the existing building was substantially completed more than 4 years ago and would therefore now be immune from enforcement action. The Council could not therefore take any action against the existing building in such circumstances. No complaints have been received about the building prior to the submission of the current application.

With regard to the future of the horses currently kept on the site, the applicant states:

' The building is redundant, I have no need for erecting additional stabling on the site, the ponies live out in the field on a permanent basis, they wear rugs and their welfare is not compromised. I plan to reduce the number of ponies this summer as the children ponies who are now outgrown need to be sold and the other pony is on loan which can be returned at any point to its owners. If I do keep a pony for the children it will live out as does the horse in a neighbouring field all year round with no stabling. If, in the event of any emergency I need the pony to be stabled I have options within very close proximity to the site.'

(a) Conversion of a Rural Building to a Dwelling

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 supporting text (Para 3.3.19) accompanying Policy 19 advises that the conversion of rural buildings to open market housing can be acceptable in principle outside Development Boundaries subject to the above criteria being satisfied.

In addition to the above, Local Plan Policy 28: Conversion of Rural Buildings is also applicable to this proposal.

Policy 28 can be supportive of the conversion of rural buildings to alternative uses, including residential. The criteria pertinent to this proposal are that:

- i) The altered appearance of the building as a whole does not have a materially harmful impact on the landscape.
- ii) The building is structurally sound, suitable for and capable of conversion to the proposed use without substantial alteration, extension or re-building which would be tantamount to the erection of a new building.
- iii) The proposed conversion would not significantly harm the character of the building, its setting and the character and appearance of the landscape in the area.

- iv) the proposed use would not lead to any significant harm to the operation of the local highway network.
- v) Provision is made for biodiversity, including the safeguarding of protected species such as bats and owls that use rural buildings as part of their habitat.

In terms of national guidance, Paragraph 17 of the National Planning Policy Framework (NPPF) states that planning should 'support the transition to a low carbon future' and 'encourage the reuse of existing resources, including conversion of existing buildings'.

With regard to the emerging Local Plan, draft Policy DS4: Open Market Housing Outside Development Boundaries and Non-Principal Settlements is considered pertinent. It states;

New-build open market housing will not be permitted outside Principal and Non-Principal Settlements unless it is in accordance with other policies that expressly deal with residential development in such locations.

In respect of the aforementioned policy, the Council's Forward Planning Section (Proposed Main Modifications to Draft Local Plan 12th January 2018) states;

6.4.2: The Local Plan's Development Strategy seeks to promote sustainability by focussing most growth in 17 Principal Settlements, notably Cirencester (Policy DS2), while facilitating small-scale residential development in non-Principal Settlements (Policy DS3). The Strategy facilitates sufficient development within Development Boundaries to meet, in full, the District's objectively assessed housing needs over the Plan period.

6.4.3: Besides the provisions of NPPF 55, which makes an exception for country houses that are truly outstanding or innovative, the Local Plan has policies that potentially allow for certain types of housing development in the countryside including:

- affordable housing on rural exceptions sites (Policy H3);
- housing for rural workers (Policy H5);
- accommodation for gypsies and travellers (Policy H7); and
- conversion of rural buildings (Policy EC6).

6.4.4: Policy DS4 is intended to preclude, in principle, the development of speculative new-build open market housing which, for strategic reasons, is not needed in the countryside. The policy does not, however preclude the development of some open market housing in rural locations; for example, dwellings resulting from the replacement or sub-division of existing dwellings, or housing created from the conversion of rural buildings. It would also not prevent alterations to, or extensions of, existing buildings.

6.4.5: For the purposes of Policy DS4, any land that falls outside Development Boundaries and Non-Principal Settlements is referred to as countryside, even if it is technically previously developed land.

The application site falls outside a Principal or Non-Principal Settlement and is therefore covered by draft Policy DS4. However, Policy DS4 can be supportive of the conversion of existing buildings in such locations to residential accommodation. Moreover, draft Local Plan Policy EC6 Conversion of Rural Buildings states that the conversion of rural buildings to alternative uses will be permitted provided:

- a. The building is structurally sound, suitable for and capable of conversion to the proposed use without substantial alteration, extension or re-building;
- b. It would not cause conflict with existing farming operations, including severance or disruption to the holding that would prejudice its continued viable operation; and
- c. The development proposals are compatible with extant uses on the site and existing and planned uses in close proximity to the site.

The aforementioned draft policies have been through Local Plan Examination and have not been proposed for amendment in the Planning Inspector's Main Modifications Note produced in January 2018. Policies DS4 and EC6 are considered to carry moderate at the present time. However, this weight will increase in the coming months as the new Plan gets closer to adoption in summer 2018. In addition, it is evident that the policies are largely consistent with guidance in the current Local Plan insofar as conversion policies are concerned.

With regard to the existing building, it is considered that the building is structurally sound and capable of conversion to the proposed use without substantial alteration or extension. The building has blockwork walls and a tiled roof. The basic structure of a dwelling is already in place. The only external works necessary to complete a conversion would be the introduction of new windows, doors and external cladding/facing stone. On this basis it is considered that the proposal accords with criterion ii) of Local Plan Policy 28 and criterion a of emerging Local Plan Policy EC6.

The other criteria set out in Policies 19 and 28 and draft Policy EC6 will be covered in the following sections.

(b) Sustainability of Location

Cold Aston is not designated as a Principal Settlement in the current Local Plan. Notwithstanding this, the village does offer a limited range of services including a primary school, public house, church, village hall and a vehicle repair/MOT garage. Public transport services are limited to one return bus service a week to Cheltenham (832). A pedestrian footway extends from the site entrance into the centre of the village. There is therefore a safe pedestrian route between the site and the heart of the settlement. The village primary school and village hall are located approximately 330m and 485m respectively from the existing building.

Guidance in Manual for Streets (Para 4.4.1) states that 'walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes (up to about 800m) walking distance of residential areas which residents may access comfortably on foot.' The site is considered to be within reasonable walking and cycling distance of a range of services and facilities that would be used on a day to day basis. As a consequence, it is considered that future residents will not be totally dependent on the use of the private motor car to undertake a range of day to day activities.

Paragraph 55 of the NPPF advises that Local Planning Authorities should avoid isolated homes in the open countryside unless there are special circumstances such as the need for a rural worker to live near their place of work or where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.

The term 'isolated' was recently given clarification in the High Court judgment *Braintree District Council v Sec of State* (Case No: CO/1207/2017 15th November 2017). Paragraph 28 of the judgment states:

'NPPF 55 cannot be read as a policy against development in settlements without facilities and services since it expressly recognises that development in a small village may enhance and maintain services in a neighbouring village, as people travel to use them. The PPG advises that "all settlements can play a role in delivering sustainable development in rural areas", cross-referencing to NPPF 55, "and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided....". Moreover, in rural areas, where public transport is limited, people may have to travel by car to a village or town to access services. NPPF 17 penultimate bullet point identifies as a core planning principle to "actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable". But as the PPG states, NPPF 29 and 34 recognise that the general policy in favour of locating development where travel is minimised, and use of public transport is maximised, has to be sufficiently flexible to take account of the differences between urban and rural areas. The

scale of the proposed development may also be a relevant factor when considering transport and accessibility. As Mr Dagg rightly pointed out, the policy in NPPF 17 in favour of focusing development in locations which are or can be made sustainable applies in particular to "significant development".

The above judgment was subsequently subject to a challenge to the Court of Appeal. The Court of Appeal issued its judgment on the 14th March 2018 (Case No: C1/2017/3292). The judgment supported the initial High Court judgment. Paragraphs 31 and 32 of the judgment state:

Para 31 - 'In my view, in its particular context in paragraph 55 of the NPPF, the word "isolated" in the phrase "isolated homes in the countryside" simply connotes a dwelling that is physically separate or remote from a settlement. Whether a proposed new dwelling is, or is not, "isolated" in this sense will be a matter of fact and planning judgment for the decision-maker in the particular circumstances of the case in hand.'

Para 32 - 'What constitutes a settlement for these purposes is also left undefined in the NPPF. The NPPF contains no definitions of a "community", a "settlement", or a "village". There is no specified minimum number of dwellings, or population. It is not said that a settlement or development boundary must have been fixed in an adopted or emerging local plan, or that only the land and buildings within that settlement or development boundary will constitute the settlement. In my view a settlement would not necessarily exclude a hamlet or a cluster of dwellings, without, for example, a shop or post office of its own, or a school or community hall or a public house nearby, or public transport within easy reach. Whether, in a particular case, a group of dwellings constitutes a settlement, or a "village", for the purposes of the policy will again be a matter of fact and planning judgment for the decision-maker. In the second sentence of paragraph 55 the policy acknowledges that development in one village may "support services" in another. It does not stipulate that, to be a "village", a settlement must have any "services" of its own, let alone "services" of any specified kind.'

It is evident from the above judgment that residential development in a settlement without facilities and services is considered not to represent isolated development for the purposes of Paragraph 55 of the NPPF. In the case of this application, it is noted that the application site is located outside the village. However, it is also located in close proximity to the settlement and within walking distance of a number of services and facilities. The proposed development has the potential to 'enhance and maintain services' in Cold Aston. In addition, the site is closer to the existing village than 10 existing dwellings (1-8 Notgrove Road, Folly Cottage & Folly Farm Cottage) located on the Cold Aston to Notgrove road approximately 230m to the west of the village. In light of the close proximity of the site to both the village and to a range of services and facilities, it is considered that the existing building is not located in an isolated location in the countryside. The proposal does not therefore need to satisfy one of the special circumstances set in Paragraph 55 of the NPPF in order to be acceptable.

In terms of car-borne commuting, the established equestrian use of the site can attract daily vehicle movements in association with the care of horses. The existing use can already generate a degree of commuting. It is considered that the proposed use, by virtue of its modest size and proximity to a range of services and facilities, will not result in a material increase in car-borne commuting over and above the existing established use and will not therefore conflict with Local Plan Policy 19.

Overall, it is considered that the existing building is located in a sustainable location in terms of its accessibility to services and facilities.

(c) Impact on 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.'

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, the following policies are considered relevant:

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;
- b. Contributing to the provision of multi-functional green infrastructure;
- c. Addressing climate change, habitat loss and fragmentation through creating new habitats and the better management of existing habitats;
- d. Seeking to improve air, soil and water quality where feasible; and
- e. Ensuring design standards that complement the character of the area and the sustainable use of the development.

Policy EN2 Design of the Built and Natural Environment

Development will be permitted which accords with the Cotswold Design Code. Proposals should be of design quality that respects the character and distinctive appearance of the locality.

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.

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.
2. Major development will not be permitted within the AONB unless it satisfies the exceptions set out in National Policy and Guidance.

The application site and its surroundings are classified in the Cotswolds Conservation Board's Landscape Character Assessment (LCA) as falling just within Landscape Character Area 7C Cotswolds High Wold Plateau. This in turn falls within Landscape Character Type High Wold.

Amongst its Local Forces for Change the LCA identifies the 'Development, expansion and infilling of settlements within and on to the High Wold, including residential, industrial and leisure' and 'Isolated development such as new single dwellings and conversion of farm buildings that might compromise rural landscape character and dispersed settlement patterns'.

The Potential Landscape Implications of such development include the intrusion of expanded settlement fringes into the landscape; the erosion of distinctive radial and linear settlement patterns; the loss/dilution of organic growth patterns of settlements including the relationship between the historic core and adjacent historic fields, paddocks and closes, the loss of characteristic small scale settlements and hamlets due to settlement growth and coalescence; the proliferation of suburban building styles, the suburbanisation and domestication of the agricultural landscape by the introduction of gardens and the introduction of 'lit' elements to characteristically dark landscapes.

The LCA's Landscape Strategies and Guidelines includes the following recommendations:

- Maintain the open, sparsely settled character of the High Wold by limiting new development to existing settlements.
- Avoid development that will intrude negatively into the landscape and cannot be successfully mitigated, for example, extensions to settlements on visible hillsides.
- Ensure new development is proportionate and does not overwhelm the existing settlement.
- Ensure that new development does not adversely affect settlement character and form or impact on views of key features such as church towers..
- Avoid developments incorporating standardised development layout, suburban style lighting, construction details and materials that cumulatively can lead to the erosion of peaceful rural landscape character.
- Layout of development should respect local built character and avoid cramming up to boundaries resulting in hard suburban style edge to the settlement
- Control the proliferation of suburban building styles and materials
- Promote the use of local stone and building styles in the construction of new buildings and extensions to existing dwellings. (New buildings should, at least, respect local vernacular style).
- Ensure new built development is visually integrated with the rural landscape setting and does not interrupt the setting of existing villages or views.
- Avoid isolated development that will intrude negatively into the landscape and cannot be successfully mitigated.
- Conserve areas of dark skies.
- Oppose new housing on the High Wold (unless special circumstances apply in accordance with Paragraph 55 of the NPPF and development conserves and enhances the AONB as required by the CRoW Act 2000
- Avoid conversion of isolated farm buildings.

An objector has also made reference to the Cotswolds AONB Management Plan 2013 - 2018 which was adopted by the Cotswolds Conservation Board in March 2013. Policies DTP1 and DTP2 of the aforementioned document state the following:

DTP1: All Local Plan documents, neighbourhood planning, and planning decision-making processes should have regard to the statutory AONB Management Plan, and Position Statements, Landscape Strategies and Guidance issued by the Board, as well as the following criteria in determining the acceptability of a proposed development in the Cotswolds AONB. Development should:

- be compatible with the distinctive character of the location as described by the relevant landscape character assessment, strategy and guidelines;
- incorporate designs and landscaping consistent with the above, respecting the local settlement pattern and building style;
- be designed to respect local building styles and materials;

- incorporate appropriate sustainability elements and designs;
- have regard to the impact on tranquillity, including dark skies;
- not have an adverse impact on local community amenities and services as well as access to these;
- protect, and where possible enhance, landscape and biodiversity;
- be in accordance with a more sustainable pattern of development, reducing dependence on car travel.

DTP2: Only development meeting these criteria, which supports the local economy, improves access to local services and increases the opportunity for people to live and work in their local

The Cotswolds AONB Management Plan is a material consideration in the determination of this application.

The existing stable building is located outside the western edge of the village. The site sits within a relatively flat and open landscape which is reflective of the High Wold. A mix of agricultural and equestrian fields border the site. Field boundaries are defined by a mix of drystone walls, post and rail fences and hedges/trees. Village development lies approximately 90m to the south east of the site. Timber stables and field shelters lie to the north and south of the existing building. A line of conifers extends along the southern boundary of the site for approximately 20m. The conifers lie immediately to the south of the existing stable building.

The application building is partly visible from the Cold Aston to Notgrove road located approximately 150m to the south of the site. Views of the building from the aforementioned highway are partly screened by existing roadside and boundary vegetation. In addition, the single storey form of the building and its set down position further reduce the visibility of the existing building from the road. The views of the building that are available from the highway are largely limited to that of its roof. Moreover, the existing roof, by virtue of the use of artificial stone tiles, has a residential character and appearance. From the lane, the roof is reminiscent of that belonging to a bungalow. In addition, the proposed scheme does not seek to increase the height of the existing building or alter its roofing material. It is considered that the proposed conversion will not have an adverse impact on the appearance of the building when viewed from the western approach into the village.

The other main public viewpoint of the site is from Public Right of Way KAB8 which extends in a north south direction approximately 70m to the east of the application site. The aforementioned Right of Way extends along a track between fields. A mix of hedging and trees extends alongside sections of the path to the north east of the application site. The vegetation provides some screening of the site from the north east. The section of Right of Way running past the eastern boundary of the application site is more open and affords views of the application building. The existing building can be seen between a field shelter and timber stable building. A number of equestrian fields lie beyond the application building. However, it is also of note that a number of existing dwellings on the Cold Aston to Notgrove road are visible as a backdrop to the application building. The aforementioned dwellings lie approximately 250m to 300m to the west/south west of the application site. The existing building is therefore viewed in context with other residential and equestrian development rather than as an isolated building in the landscape.

The existing building contains a number of domestic style openings and its size and proportions are consistent with that of a bungalow. The proposed scheme seeks to utilise existing openings for windows and doors. It is not proposed to increase the size of the existing building or alter its proportions. The proposed development will not therefore be introducing a completely new or larger building onto the site. Moreover, the previous excavation of the site, combined with the boundary conifers and the presence of adjacent stable buildings, highlights a degree of physical intervention in the landscape which differentiates the site from the surrounding fields. The site already has a developed character and appearance and constitutes previously developed land. Its close proximity to the village also means that there is a degree of visual interconnectivity between the site and the settlement. The application site does not appear disconnected or remote from the village. The residential use of the building is considered not to adversely affect existing

settlement patterns or result in an inappropriate encroachment of development into the AONB landscape. It will also not have an adverse impact on the setting of the village within the designated landscape.

The proposed scheme seeks to use a mix of natural stone and timber cladding for external walls. The materials are considered to represent an improvement on the existing blockwork walls. The use of timber cladding will also help to break up the mass of the building. Timber boarding is also often seen in rural buildings and was incorporated into the scheme approved in 2009. The design of the proposed building is considered to respect local character and distinctiveness and to accord with Local Plan Policies 28 and 42 and emerging Local Plan Policy EN2.

The proposed scheme also seeks to change the use of part of an existing equestrian paddock into a garden. The land in question is currently flat and bordered to its north, south and west by post and rail fencing. The paddock is not readily visible from public view. Buildings and vegetation screen the area. The land could therefore potentially be used as a garden without having an adverse impact on the appearance of the AONB. With regard to landscape and visual character, the site has already been subject to development which has had an impact on its character. The site does not therefore portray all the characteristics typical of a High Wold landscape. The existing post and rail fencing which extends around the paddock is also distinct from the drystone walls and hedging that typically form field boundaries in the High Wold. In combination with the close proximity of the site to existing village development, it is considered that the paddock area could be utilised as a garden without having an adverse impact on the character of the AONB. Should permission be granted for this application, a condition can be attached requiring new landscape boundary planting. Native species planting could therefore be introduced in place of the existing post and rail fencing. A condition can also be attached that removes permitted development rights for outbuildings or means of enclosure within or around the application site. The Council can therefore retain a degree of control over the use of the land thereby ensuring that it retains a rural character.

In terms of light pollution, the site lies close to existing village development. In addition, further dwellings are also located along the Cold Aston to Notgrove to the south west of the application site. There is therefore already a degree of light pollution being generated by existing properties in the vicinity of the site. The application building is also single storey in height and as such will not generate upper storey illumination. It is considered that the proposed development will not have an adverse impact with regard to light pollution or dark skies. A condition is also proposed which states that no external lighting shall be installed or sited within the application site.

It is considered that the proposed development will not have an adverse impact on the character or appearance of the Cotswolds AONB. The proposal is considered to accord with S85(1) of the CROW Act 2000, paragraphs 17, 109 and 115 of the NPPF, Local Plan Policies 19, 28 and 42 and emerging Local Plan Policies EN1, EN2, EN4 and EN5.

Other Matters

The site entrance opens onto a 30mph road. Gloucestershire County Council Highways Standing Advice recommends that visibility of 54m in each direction measured from a point 2.4m back from the edge of the carriageway is provided on such roads. Due to the slight bend in the road and existing vegetation it is not possible to achieve such a requirement. However, the existing stables are not restricted to private use and can in themselves generate daily vehicle activity to and from the site. The access is also used by the owners of the stable building lying adjacent to the applicant's building. The access is therefore already subject to a degree of activity. It is considered that the creation of a single dwelling would be unlikely to result in a material increase in vehicle movements through the entrance. The proposal is considered not to conflict with Local Plan Policy 38.

The applicant commissioned a preliminary ecological appraisal of the site prior to the submission of the planning application. The results of the appraisal have been submitted with the application. The appraisal makes the following comments:

5.1 Church Corner Stables is assessed as having "negligible" potential to host roosting bats and as such there should be no bat related constraints to the proposals.

5.2 The habitats on site are of limited ecological value, none are priority habitats, and it is very unlikely that other protected species will be affected by the proposals.

5.3 There should therefore be no ecological constraints to the proposals. '

The Council's Biodiversity Officer has assessed scheme and concurs with the findings of the appraisal. The Biodiversity Officer raises no objection subject to a condition requiring the installation of bird/bat boxes. It is considered that the proposed development can be undertaken without having an adverse impact on protected species or their habitats. The application therefore accords with Local Plan Policy 9 and guidance contained in Paragraphs 109 and 118 of the NPPF.

The existing dwelling is located adjacent to another stable building owned by a separate landowner. The neighbouring stable building is of timber construction and houses 4 boxes. It is located approximately 7m to the north of the applicant's building. The neighbouring stables are in private rather than business use. In light of the relatively modest size of the neighbour's stable building and the private use of the building, it is considered that the existing building could be occupied as a dwelling without being subject to an unacceptable degree of noise or disturbance. In addition, the proposed use will not compromise the viability of a business. The proposed dwelling can also be provided with a level of outdoor amenity space commensurate with its size in accordance with Local Plan Policy 46.

The comments of objectors regarding precedent are noted. However, each application has to be assessed on its individual merits. In addition, national and local planning policy and guidance offers support for the conversion and re-use of existing buildings. Adopted and emerging Local Plan policy is also supportive of the conversion of rural buildings to residential use. The proposal does not conflict with emerging or adopted policy in this respect.

It is noted that the existing building has a number of domestic characteristics. However, it has been used as a stables for approximately 8 years and has therefore been used for its originally stated purpose for a reasonable period of time. Local Plan Policy 28 does not set a minimum length of time for a building to be used for an alternative use prior to its conversion to a residential use. The Notes for Guidance accompanying Local Plan Policy 28 state 'in appropriate cases, the applicant may be asked to produce evidence that the building has been used for the purpose for which it was claimed to have been built'. In this case, it is evident that the applicant has used the existing building as a stables since its construction. It is considered that a reasonable period of time has elapsed.

The existing building by virtue of its single storey form and degree of separation from Cold Aston Conservation Area and the Grade I listed Church of St Andrews is considered not to have an adverse impact on the setting of the aforementioned designated heritage asset. The proposal will not detract from views of or from the church. The proposal is considered not to conflict with S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Plan Policy 15 or Section 12 of the NPPF.

9. Conclusion:

Overall, it is considered that the proposal will allow for the sustainable re-use of an existing building. The building is considered not to be located in an isolated location in the countryside and the scheme will not have an adverse impact on the character or appearance of the AONB, highway safety, residential amenity or protected species. It is recommended that the application is approved.

10. Proposed conditions:

The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be carried out in accordance with the following drawing number(s): CC/1807 A, CC/1807 02 A, CC/1807 03

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

Prior to the construction of any external wall of the development hereby approved, a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

All door and window frames shall be recessed a minimum of 75mm into the external walls of the building and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or replacing it, no extensions or outbuildings shall be erected, constructed or sited in the application site.

Reason: In order to protect the rural character and appearance of the site and the Cotswolds Area of Outstanding Natural Beauty in accordance with Cotswold District Local Plan Policy 42.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or replacing it, no fences, walls, gates, gate piers or other means of enclosure shall be erected, constructed or sited in the application site.

Reason: In order to protect the rural character and appearance of the site and the Cotswolds Area of Outstanding Natural Beauty in accordance with Cotswold District Local Plan Policy 42.

Prior to the first occupation of the dwelling hereby approved, details of the provision of bat and bird boxes into/onto the converted dwelling shall be approved in writing by the Local Planning Authority. The details shall include a drawing showing the types of features, their locations on the building and positions on the elevations (for example a bat box on southern gable end wall and house martin nest cups on the eastern elevation as close to the eaves as possible). The approved details shall be implemented before the dwelling hereby approved is first occupied, and thereafter permanently retained.

Reason: In order to provide additional roosting for bats and nesting birds as a biodiversity enhancement, in accordance with paragraph 118 of the National Planning Policy Framework, Policy 9 of the adopted Cotswold District Local Plan 2001-2011 and Policy EN8 of the emerging Local Plan 2011-2031, and Section 40 of the Natural Environment and Rural Communities Act 2006.

Prior to the first occupation of the dwelling hereby approved, details of the boundary treatment of the site, including plant species, sizes, spacings and a timetable for its implementation, shall be agreed in writing with the Local Planning Authority. The boundary treatment shall then be completed and permanently maintained thereafter in accordance with the approved details.

Reason: The boundary features will be important in screening the site and helping the development to blend in with its surroundings. This condition is imposed in accordance with Cotswold District Local Plan Policies 10 and 45.

Any trees or plants shown on the approved boundary treatment scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

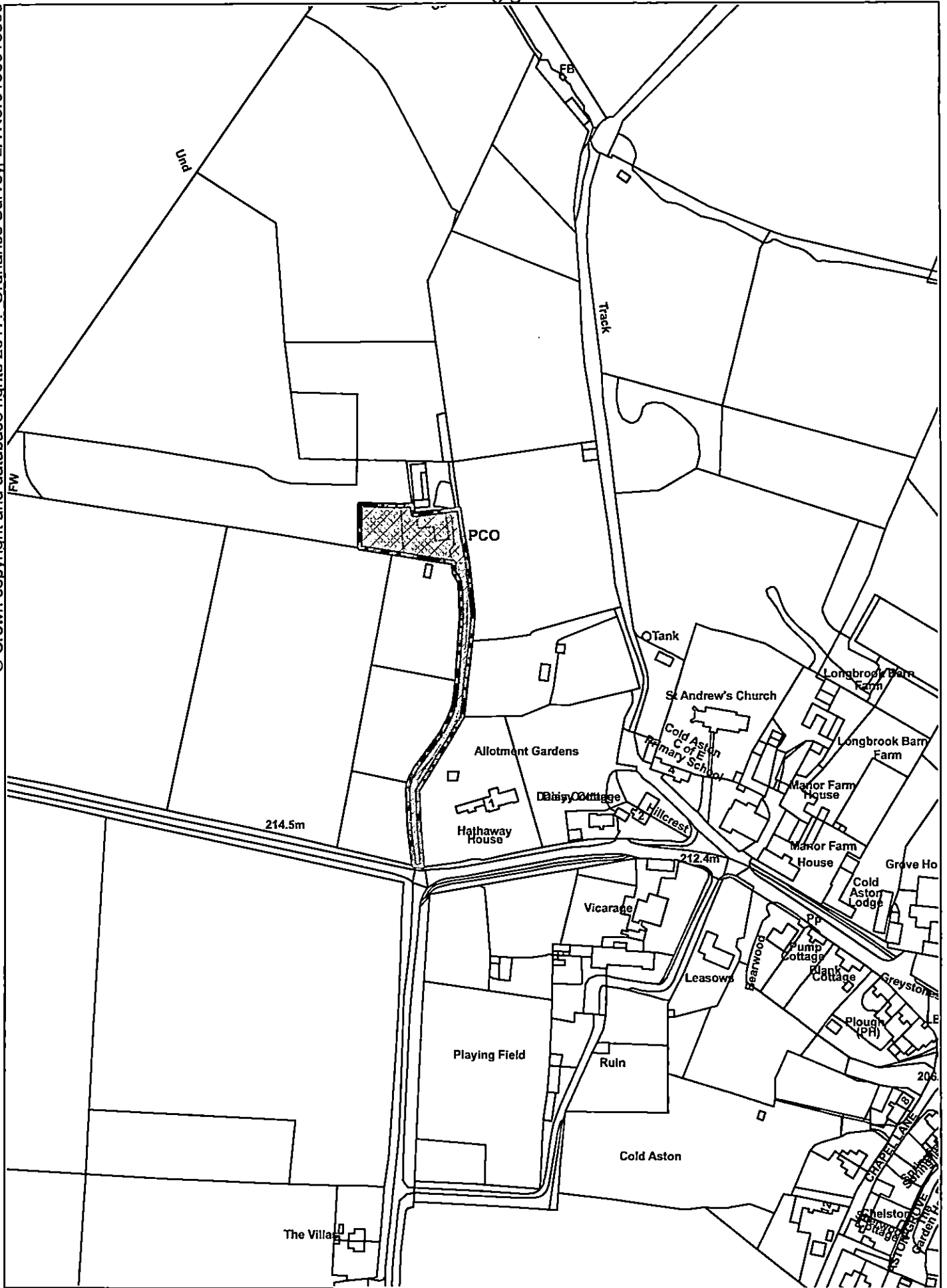
Reason: To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy 45.

No external lights shall be installed or sited within the application site.

Reason: In order to protect the rural character and appearance of the location and minimise light pollution in accordance with Local Plan Policies 5 and 42.

Informatives:

The applicant is encouraged to consider incorporating enhancements for biodiversity within their development. Paragraph 118 of the NPPF states "local planning authorities should aim to conserve and enhance biodiversity by applying the following principles: opportunities to incorporate biodiversity in and around developments should be encouraged". Creating new habitat, enhancing existing habitat or providing new features can all contribute towards biodiversity enhancement, and helping to rebuild habitat networks in the wider area improves ecological resilience and adaptation to climate change. Benefits can be maximised if undertaken to support biodiversity work being undertaken by other parties, such as local Wildlife Trusts or through agri-environment schemes, or if they are consistent with biodiversity strategies or priorities already in place in the local area, such as Nature Improvement Areas (NIA). Enhancements could include native, species-rich hedgerow planting along garden boundaries (e.g. at least 5 woody species such as hawthorn, blackthorn, hazel, field maple, holly, beech, hornbeam, wild privet, spindle, guelder rose, dog rose, field rose and honeysuckle), the restoration of the existing dry stone wall along the eastern boundary, creation of a wildlife pond (no fish), removal of Leyland Cypress trees, fruit tree/orchard planting, wildflower meadow areas/strips and/or native snowdrop/daffodil/bluebell bulb planting).



COTSWOLD
DISTRICT COUNCIL

CHURCH CORNER STABLES COLD ASTON

Organisation: Cotswold District Council

Department:

Date: 27/04/2018

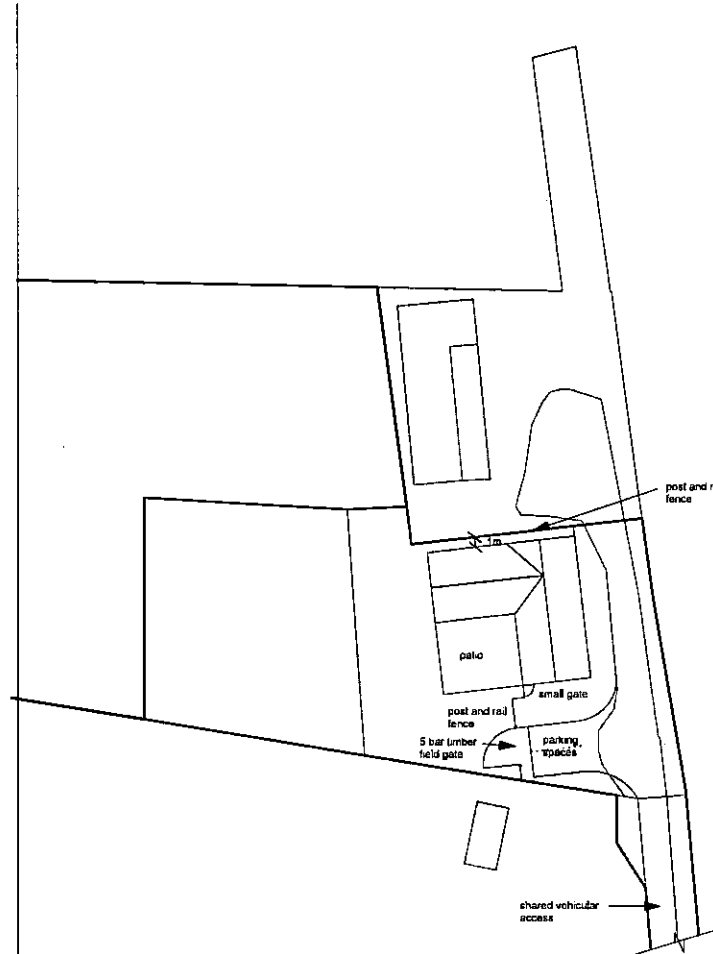
Scale: 1:2500



NORTH



Site Plan
scale 1:1250



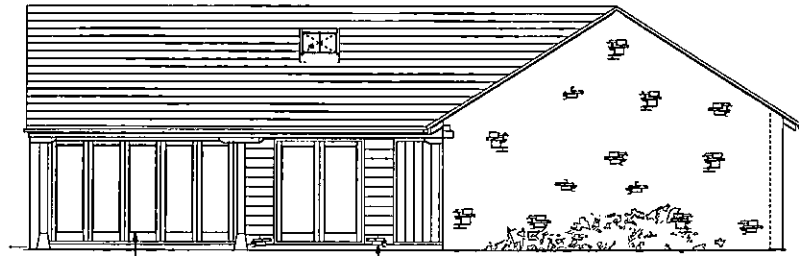
Block Plan
scale 1:500



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Site	Church Corner Stables Cold Aston
Client	Claudia Clarke
Scale	1:1250 & 1:500 Drawn APH
Date	February 2018
Drawing Title	Site and Block Plan
Project No	CC/1807 Drawing No. 04
Revision	A
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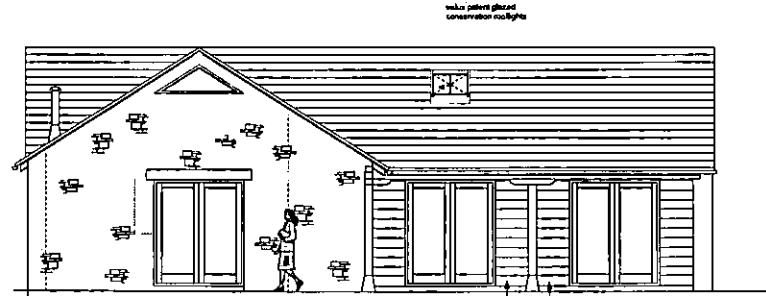


Aluminium powder coated black
sliding/locking doors

South elevation

natural stone plinth

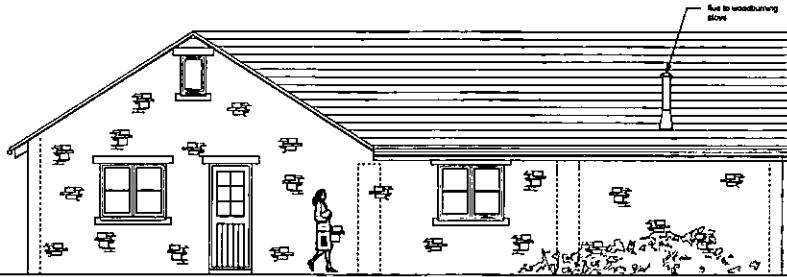
existing rivulation stone
clad to roof
Natural stone facing
timber windows and doors
cast iron rainwater goods
existing timber posts and
beams retained.



white painted glazed
conservation rooflight

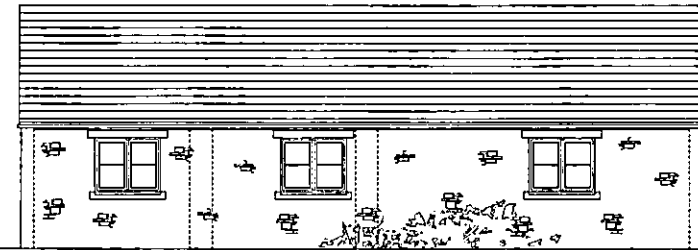
West elevation

natural stone plinth

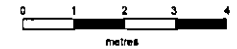


Rise to woodburning
stove

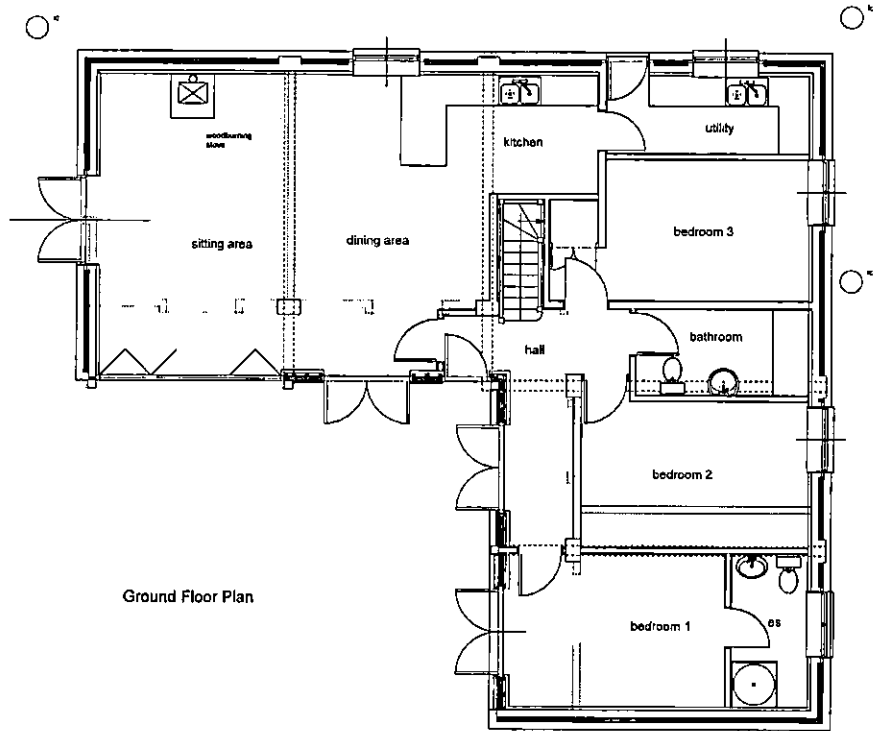
North elevation



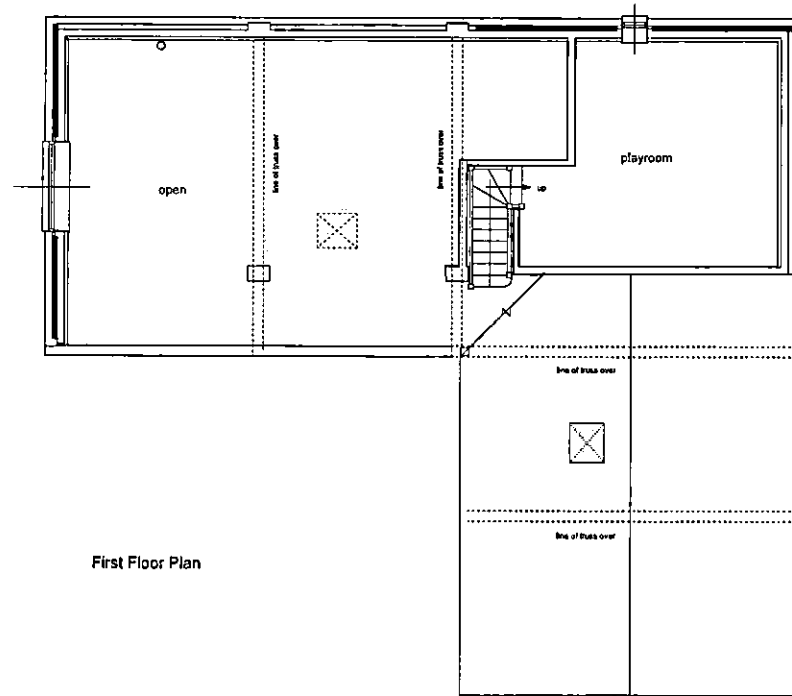
East elevation



APH Associates Ltd. <small>Planning and Environmental Consultants</small>	
<small>Osborne House, Barnston Road, Curbridge, Witney, Oxon, OX29 7FD Tel/Fax: 01865 775688 E-mail: ap@apah.com</small>	
Site	Church Corner Stables Cold Aston
Client	
Scale	1:50 Drawn APH
Date	February 2018
Drawing Title	Proposed Elevations
Project No	CC/1817 Drawing No. 03
Revision	
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Ground Floor Plan



First Floor Plan



APH Associates Ltd. <small>Planning and Development Consultants</small>	
<small>Chiche House, Rempston Road, Cambridge, Wilmsley, Essex, OX42B 7PD Tel/Fax: 01992 775688 E-mail: ap@apwhdg@btinternet.com</small>	
Site	Church Corner Stables Cold Aston
Client	
Scale	1:50 Drawn APH
Date	February 2011
Drawing Title	Proposed
Project No	CC/1817 Drawing No. 432
Revision	A
Copyright	Do not Scale Paper size A1



Above: View from Cold Aston to Notgrove road to south of site.

Below: Existing building

