

Parish Council representation in respect of
application no: 17/03826/REM.

Good morning.

On behalf of Down Ampney Parish Council I would like to thank this Planning Committee for deferring the above application at your last meeting and this was greatly appreciated by the Parish Council. This has resulted in Sanctuary requesting a meeting with our District Councillor David Fowles and the Parish Council. The meeting was held at the CDC offices on April 26th and covered a wide range of topics, including the sewerage, surface water, site layout, build materials.

There was a good dialogue and Sanctuary recognised the concerns of the village. Approved minutes of the meeting on April 26th have been circulated to this CDC Planning Committee, Sanctuary and Down Ampney village. Further meetings are to be held in the near future. The village is now more involved and this afternoon Councillor Fowles and I have been invited to attend, as observers, a meeting between Sanctuary, Highways and Lead Local Flood Authority. Flooding as you know is one of our major concerns.

Members of the committee, consultation throughout the application process is both constructive and important. I would like to make a plea from our Parish Council. Please involve us early on in the process. As with many developers, Sanctuary have held pre-application meetings with CDC Planning, landscape and urban design planners. Several months ago, after we knew there was a meeting held between Sanctuary and CDC Planning Officers, the Parish Council asked for a meeting with CDC to discuss the site. This was not allowed. In addition when we asked for copies of the meeting minutes/notes this was also refused and said to be confidential. By the time the Parish Council and public saw any details, it is basically a "done deal" and without your support is not easy to change. The developers, having spent a considerable amount of money, are reluctant to consider change. It is to their credit that they have agreed to re-look at this stage.

The "playing field" must be more level.

We respectfully propose and request that the CDC Planning Committee consider:- "That a Parish Council is given access, as of right, to CDC Planners, landscape and urban design officers just after the pre-application meetings with developers." This would enable the PC to look at what is being proposed at an early stage before developers have committed to a planning application and further costs. Surely useful to all parties.

In the spirit of the 'localism Act' villagers could then say that at least they had been listened to. We respectfully ask you to either defer or refuse this application thus sending a message to the developer so when a new application comes back before you it has the support of all parties

As a Parish Council we are also concerned about the level of non compliance on conditions by developers not only at Stratton as mentioned by the Ward member at the last committee meeting but also I understand from Fairford and Rissington. Further investigation to be done here.

Once again thank you for your help.

Parish Council representation in respect of application no:

HUNTERS LODGE 12/00526/FUL 18/00526/
FUL

Ampney Crucis Parish Council wishes to make the following comments and objections.

The Parish Council strives to offer a balance of views and opinions to help ensure that changes within the Parish do not irrevocably alter the mix and character of housing in the village.

We also strive to ensure that housing opportunities in the village are as inclusive as possible for as wide a range of people as possible and that those opportunities potentially include all age groups and financial circumstances.

That sets the background to our comments as follows:

We acknowledge the changes that the Applicant has already made to the initial submission and an overall attempt to use empathetic materials.

However, the size and scale of the proposed works would still overpower the original cottage and would result in what is a typical and quintessential Cotswold cottage being turned into a large house.

The roof height is not subservient to the main ridge, and is therefore out of character with the Cotswold vernacular. This cottage is not listed, but is nevertheless of significance to the character of the village, located as it is in the middle of the village street.

The size of the proposed development would still overpower the adjoining cottage (No 26). While shortening the 1st floor ridge length has helped, it would still have an impact and reduce the light into No 26, as acknowledged by the Case Officer.

Also, the proposed Garden Room has 3 sets of Patio Doors, and the East & West ones both overlook neighbouring properties, and hence adversely impact neighbour amenity.

Incorporation of the garage into the house is understandable, but regrettable. Removal of the garage will discourage off road parking on the current driveway.

Parish Council representation in respect of application no:

Ref: 18/00694/ FUL

18/00694 /FUL

Conversion of Church Corner stables to a dwelling,

Sir / Madam,

I am speaking on behalf of Cold Aston Parish Council as the current Chairman.

This planning application has produced the most comment for an application in Cold Aston for many years. There have been 16 objections from Parishoners and 8 have written in support of the application although some of these have focused on the applicant's need for accommodation as much as the actual impact of the change of use. The many comments you have received mention all the various issues surrounding this application and so I will just give you a brief summary of the Council's position, hopefully reflecting that of the community.

The Parish Council are sympathetic to the applicant's need to find affordable accommodation for her family and feel that the actual conversion to a dwelling will have only a small visual effect on the landscape. The building has never been fully completed to comply with the original permission and it appears the original structure was built with an eye to conversion in the future.

However the Council is moved to still object on the following grounds:

The building, although not used for stabling today, still contains equine equipment and at the time of the application, had bedding and two barrow loads of fresh muck in two of the stables. It is clearly still being used for stabling from time to time. The applicant's claim that they are redundant is incorrect and it was she who built them in the first place, claiming they were needed. The council is concerned that if conversion is granted an application may come in the future for the erection of more stables.

Conversion to a house will lead to impact on the area around the stables in the form of a garden and car parking and cause the urbanisation of open countryside in an AONB. There is concern about the poor visibility at the access onto the village road. The track to the property is not owned by the applicant and increased use may lead to maintenance disputes.

Many of the objections have been that this building is outside what is felt to be the curtilage of the village. The council is concerned that if this application is granted it will set a precedent for further development in this area of the Parish and for the conversion of other outlying disused buildings elsewhere in the parish.

If the committee is uncertain in your decision perhaps you would be able to make a more informed decision following a site inspection.

The Parish Council asks you not to grant this application.

Applicant's representation in respect of application no:
18/00694/FUL

Dear Planning Committee members,

Application no. 18/00694/FUL - Church Corner Stables, Cold Aston

I would like to take this opportunity to provide more detail to my planning application.

Personal Circumstances

As outlined in my planning application I am a single mother of two young children, working full time as a teacher. I bought the land with my then husband 14 years ago, we lived in rented accommodation in Notgrove where he has stayed. We split 5 years ago, and I purchased the land from him, he is a low earner so I do not receive any spousal or child benefit from him. I am therefore solely financially responsible for the welfare of my children. I currently live in rented accommodation in Cold Aston on the Notgrove road. I have lived in the villages of Guiting Power and Notgrove in rented accommodation for the last 20 years.

I have a genuine need to provide my children with a permanent home in the area where they have grown up and have friends. To provide my children with the opportunity to paint their room the colour they want or for them to have separate bedrooms as they are currently in one room in bunk beds, or indeed to put up a shelf as my tenancy agreement forbids any drilling of holes into the walls is something which I feel is important for the welfare of a child.

I have worked as a secondary school teacher for 11 years at the Cotswold School in Bourton on the Water, where I was Head of Year and Leader of STEM, and my children attended Cold Aston primary school. I was offered a new job at a school near Witney just over a year ago, which is where I currently work.

My priority is to provide my children with a permanent and stable home, by conversion of the existing stables I will be able to afford to do this in an area where I fully intend to live indefinitely.

With the ever increasing house prices in villages an average house price in Cold Aston being £860K and the buying up, developing and selling of smaller cottages to afford a house in a village on a single income is not achievable, or indeed somewhere like Bourton on the Water where the average house price is approx.. £400K and a 3 bed home on the new developments being £350K+. There is also a shortage of rental properties, with Notgrove having an increasing number of holiday lets and no rental properties currently available in villages within close proximity.

Clarification of application and objections

I am aware that my planning application has resulted in a number of objections from the village, and I have concerns about some of these objections. There were 4 objections made from the same family, none of whom live in Cold Aston and other multiple objections from both husband and wife from the same address along with objections from others who do not live in the village. I had spoken to some of the people that have objected and the chairman of the parish council prior to submitting the application and it had verbally been indicated to me that the application was likely to be something which would be considered acceptable.

I am particularly concerned by the comments made by the chairman of the parish council who stated in the meeting that my stables were in "constant use". This is simply untrue, the stables are redundant as following my divorce I am financially unable to compete and full

time work means that the ponies live out in the field all year round. I have no requirement to erect further stabling. I am in the process of selling the two smaller ponies which my children have outgrown and have already found homes in principle for both.

Some of the objections refer to highways access. However, the access onto the road has been the same for many years, and it has always been a right of way. I have used it myself for the past 14 years. To my knowledge there has never been any incident at the access. The visibility is much better than that of Hathaway House as I can see clearly to both the right and left when exiting the track.

In view of the bio-diversity comments I have completed a bat and barn owl survey which concluded that there were no ecological constraints on the proposed conversion. The council's bio-diversity officer also has no objections other than recommending a condition to erect a bat box and nesting cups prior to occupying the building, which I am happy to comply with. In terms of improving bio-diversity when the land was first purchased 14 years ago we planted in excess of 100 mixed tree saplings along the western edge of the land towards Notgrove. This will also help with screening from that direction.

The access to the stable block is a hard surface track. It is in good order and has always been used daily. I am responsible for the cost of a fair proportion of maintenance of the track, I have in the last 14 years provided all maintenance on the track and I now pay for the water supply. I also strongly believe that by converting the building as proposed there will be a reduction in traffic movements along the track which I currently use to check on the ponies daily.

This application is for conversion of an existing building with no change in footprint or height. The car parking spaces on the application are in the same place as I have parked my car for the last 14 years and the site is well screened. The building/site will be enclosed with wooden post and rail fencing and wooden 5 bar gate in keeping with the surrounding fencing.

As my building is significantly further away from the church than other homes, and in my opinion is not visible from the church, the proposal will not affect the setting of the church. As the boundary of the village has also been used as a reason to object, my understanding is that the actual edge of the village is the western point of the houses on Notgrove Road where the Cold Aston village sign is. There are many other properties further away from the main village which have undergone extensive redevelopment and been permitted to erect new buildings. The building is most visible from the properties on the Notgrove road and they have been very supportive of the proposed conversion. It is not visible at from the village.

As far as having horse 'paraphernalia' in the building which consists of feed and horse rugs, I see no issues with keeping the feed outside as it is in vermin proof bins and currently effectively open to such. The vast majority of the horse rugs can be sold or disposed of. Tack is mostly kept in my car but would be kept in the Utility of the proposed conversion. The proposed conversion would also improve security at the site.

Mains water is connected to the site and whilst the electricity supply has at some point in the past been disconnected, it can easily be reconnected without any impact on anyone else as the post is very close to the application building.

I would also like to draw your attention to similar applications that have been approved by Cotswold District Council for the conversion of other existing buildings.

Similar applications in CDC:

- 16/04753/FUL | Conversion of stable building to form a 2 bed dwelling and conversion of open-fronted barn to form a car port | Land West Of Evenlode Road Evenlode Road Moreton-In-Marsh Gloucestershire
- 08/03073/FUL | Conversion of stable to provide ancillary residential accommodation | Grove Farm House Cold Aston Cheltenham Gloucestershire GL54 3BJ
- 09/00379/FUL | Alterations and extensions to the cottage, including a link extension to the stables, conversion of the stables to form residential accommodation | Field Cottage Church Lane Evenlode Moreton-In-Marsh Gloucestershire GL56 0NY
- 11/04719/COMPLY | Conversion of stable block into two dwellings; conversion of traditional farm buildings into two dwellings; construction of single storey link building and construction of garage/annexe - compliance with condition 15 | Bowl Farm Abbotswood Lower Swell CHELTENHAM Gloucestershire GL54 1LE
- 92.00078 | Conversion of barn into living accommodation, conversion of stables into living accommodation, erection of new 4 bed house, conversion of tack room and store into garaging. | Green Farm Oddington Moreton-In-Marsh Gloucestershire GL56 0XA
- 92.01970 | Proposed conversion of stable block (Unit 4) into private dwellings and conversion of north western stableblock into garaging servicing Units 4 and 2 | Ditchford Hill Farm Ditchford On The Fosse Moreton In Marsh

Yours sincerely

Miss Claudia Clarke

4 May 2018