

PLANNING AND LICENSING COMMITTEE

8th August 2018

ADDITIONAL PAGES

ADDITIONAL PAGES - CIRCULATED TO MEMBERS BY POST

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LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

Additional Representations on Schedule Items

Pages 1 - 13

PLANNING AND LICENSING COMMITTEE

8th August 2018

ADDITIONAL PAGES ON SCHEDULE ITEMS

Item	Ref. No	Content
01 & 02	17/04707/LBC & 17/04706/FUL	<p>Additional information from Agent to support revised plans – See attached dated 30th July 2018.</p> <p>Comments attached from Conservation Officer.</p>
04	18/01708/FUL	<p>Cllr Jepson has requested that the application is heard before Planning and Licensing Committee due to the highway safety and traffic generation implications of the proposed development.</p> <p>Two further objections received -</p> <p>i) Merryweathers is located on a particularly narrow part of the main road. Current available parking is 2 garage and two spaces in front of house. Plan propose 6/7 bedrooms, one of which will be in the garage - reducing parking to 3 spaces. Parking is further hindered by a very large stone and tree in middle of available space at front of the property. Guests would therefore have to parks in the already crowded village street. This stretch of road has no pavement, and is much used by foot traffic, including children attending school and other activities. Parking along this area of the village is already congested & with vehicles parking outside houses in this narrow stretch of road causing considerable blind stops when travelling into the village from Charingworth end. It is impossible to see traffic coming the other way, when pulling out to pass vehicles parked on the left of the road. Is it acceptable to have 2 bathrooms and 1 lavatory for a 6-7 bedroom guesthouse? Where will refuse bins and recycling boxes be stored, given the number of potential guests when fully occupied could be as much as 12-14 people assuming 6/7 double bedrooms - this will generate considerable waste. Will this there necessitate business rather that residential dustbins and recycling boxes.</p> <p>ii) Ebrington is not a seasonal village, the vast majority of the houses are occupied all year round, including the peak holiday season when Merryweathers will potentially be at optimal occupancy. Moreover most holidaymakers make car journeys for food as there are</p>

		<p>only two eating establishments in the village one of which closes at 5pm. There will also trips for sightseeing.</p> <p>iii) Merryweathers is located on a particularly narrow part of the main road and currently the only available parking would be the garage and in front of the garage. The plans propose at least 6 bedrooms, with a possible bedroom in some garage space. There is no parking for this number of cars and therefore guests would have to park on the already crowded main street. Any business plan which involves extra cars should have space for each car. This road, which has no pavement, is traversed by local school children and as a blind stretch of road without pavement, it is already dangerous. The addition of up to 6/7 extra cars coming to and from the property, will only increase the hazard. There is a large stone and established tree in front of this property, which will make even limited parking difficult, but this cannot be seen on the plan. There are other design issues that are problematic: plastic windows; the number of bathrooms/toilets however the most significant and damaging issue is the parking and road use.</p>
05	18/02070/FUL	<p>Two letters of support received -</p> <p>i) Would like to support this development, it had already has planning permission so has been thru' all the planning hurdles we know so well, having lived in the Cotswold's all my life.! Built out of natural stone with realistic Cotswold stone roof. Good to see a large family home being built instead of care homes or old age only houses. Positioned on the site as far as possible from surrounding buildings. Will soon mellow and blend in with the surroundings with time.</p> <p>ii) In response to the statements around the application that has been called to committee, I would simply comment that there seems to be a need to get a balanced view of what's being considered, and as a near neighbour and being able to see the new property from my land, I would simply comment from a common-sense view opposed to that of the technicality of planning, as follows:</p> <p>The property has many design features that are traditionally 'Cotswold' and it sits very neatly into the surrounding landscape. It is refreshing to a see individual property being built (which there has been a large lack of) by a local resident opposed to the profiteering approach of national care home developers that has been very prominent in recent years in the town.</p>

17/04707/LBC
17/04706/FUL

HARFIELD

• CONSULTANTS LTD •

Unit 14b Springfield Business Centre,
Brunel Road, Stonehouse, Glos., GL10 3SX
T: +44 (0) 1453 708 680
E: engineering@harfieldconsultants.co.uk
W: www.harfieldconsultants.co.uk

Our Ref: 17-1945

Mr & Mrs Hamilton
Porch Cottage
Little Rissington
Cheltenham
Gloucestershire
GL54 2ND

30th July 2018

Dear Mr & Mrs Hamilton

RE: Listed Barn at Porch Cottage, Little Rissington – structural report

Further to correspondence with Mr Andrew Pywell of Plan-A Planning and Development Ltd, I have been asked to comment on the proposed ground floor lowering to the single storey range. This lowering of the ground floor is indicated on 'Charles Board' drawings PC 2-4, PC 2-5, PC 2-6/A issued to us on 30th July 2018.

I understand that from site investigations the existing foundations in this area were exposed some 400-500mm below ground level. The proposed maximum ground floor lowering is some 220mm, as indicated on the drawings listed above.

Based on typical floor make-ups this would suggest that the bottom of the existing foundation will be below the top of a new ground floor slab. This will ensure that the base of the foundation is protected, and that it will not be undermined.

It would, therefore, appear that the conclusions in our report of 11th September 2017 are still relevant, and that no new structural elements should be required for the proposed lowering of the ground floor in these areas.

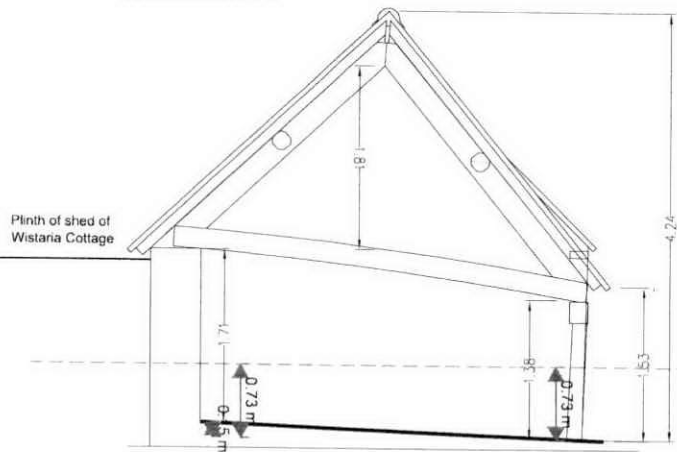
Yours sincerely



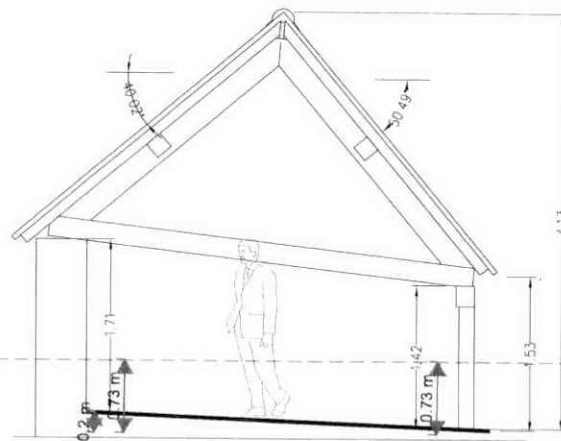
M J Rowley
for Harfield Consultants Ltd – Structural Engineers

c.c Mr Andrew Pywell – Plan-A Planning and Development Ltd (by email)

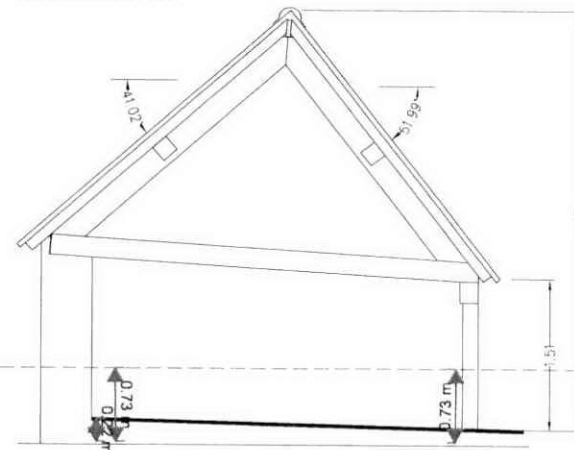
Section A



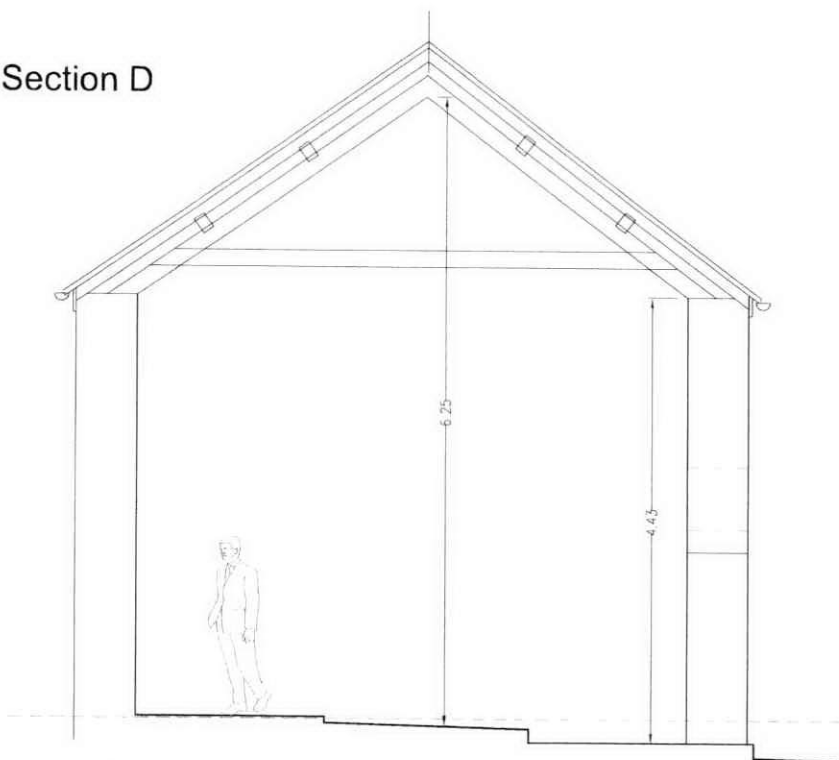
Section B



Section C



Section D



NOTES:

1. Do not scale this drawing.
2. Contractor to check all dimensions on site and report any errors before commencing construction.
3. This drawing to be read in conjunction with all other relevant drawings and specifications.

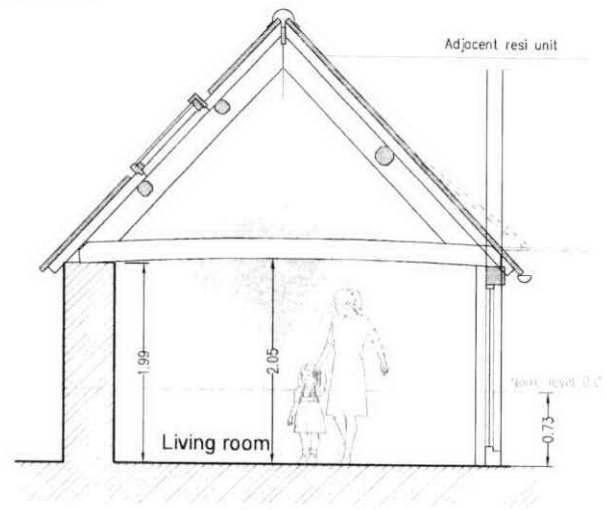
Rev.	Date	Description	By
Title: Existing Sections			Porch Cottage Little Rissington Glos.
Drwg. No.: PC 2-4	Filename: PC-2	Scale: 1:50@A3	
Issued for: Planning	Date: 19.10.17	Client: Mr+Mrs D. Hamilton	
Drawn by: Charles Board		Journeyman Draughting + Design 33 Lyefield Rd. West Cheltenham Glos. GL53 8EZ	T: 01242 524206 M: 07811 739727 E: charlesboard@hotmail.co.uk



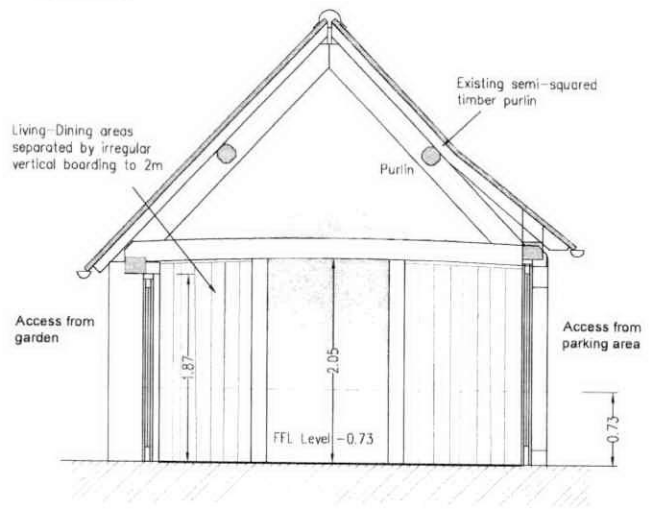
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Rev.	Date	Description	By
A	18.7.18	FFL to Sections C/C1 amended	catb

Section A Proposed

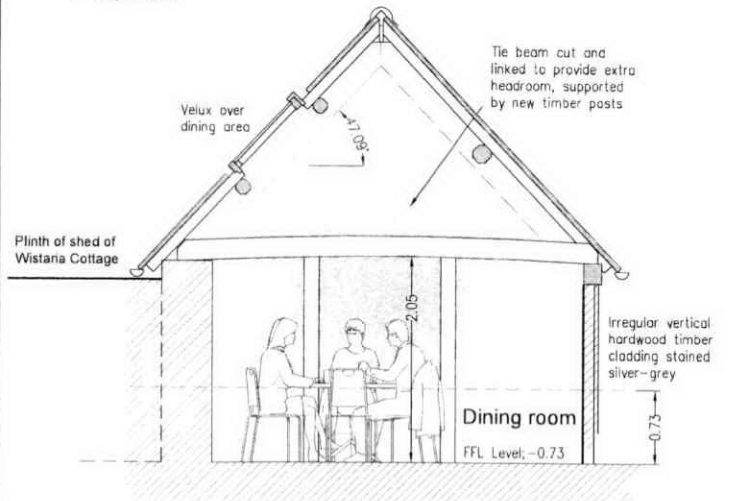


Section B Proposed

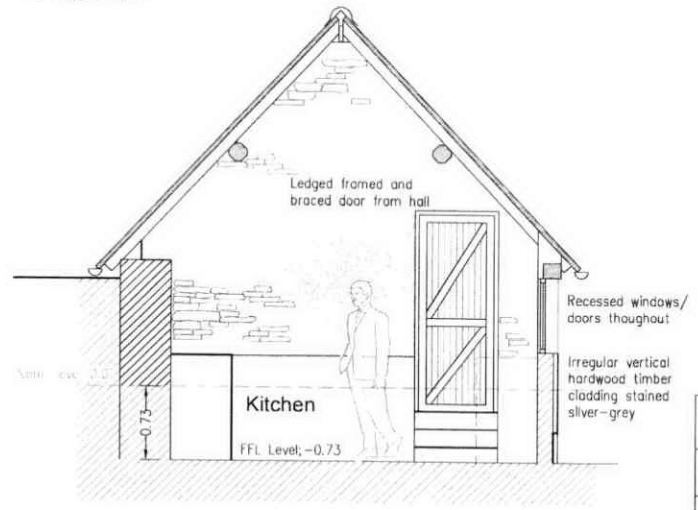


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Section C Proposed



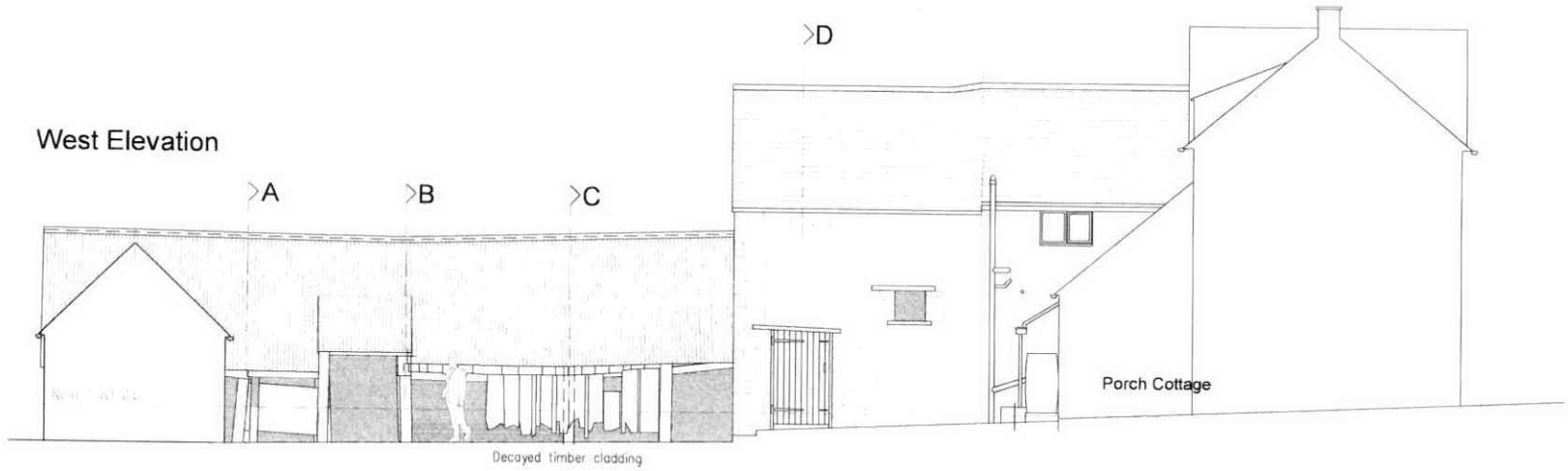
Section C1 Proposed



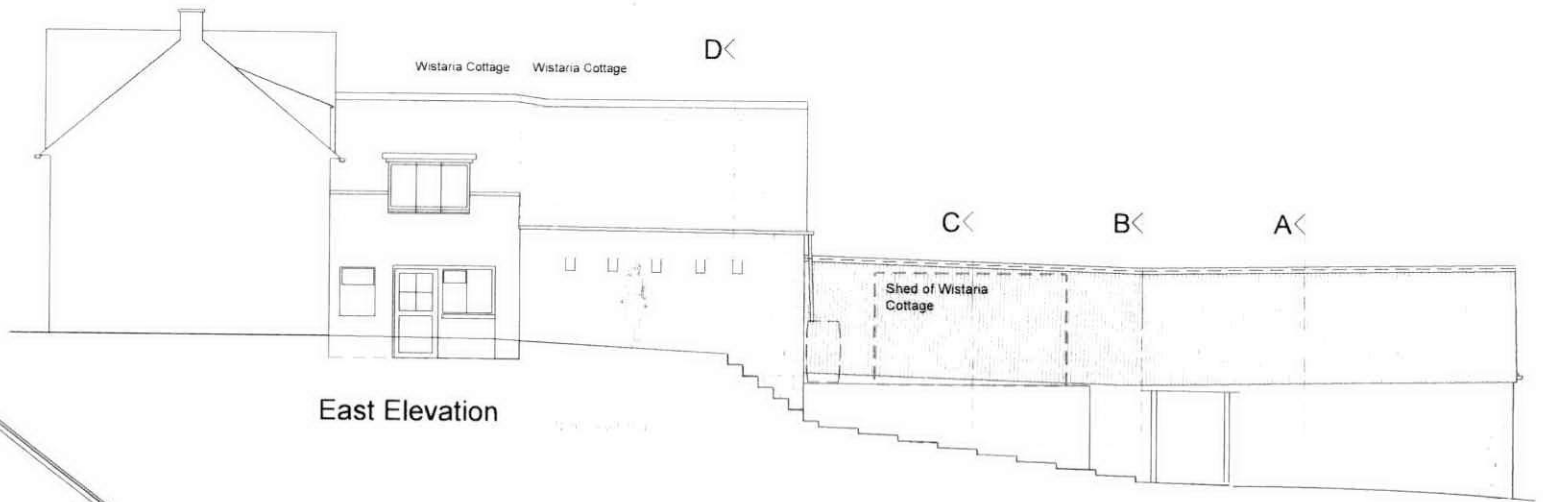
- NOTES:
1. Do not scale this drawing.
 2. Contractor to check all dimensions on site and report any errors before commencing construction.
 3. This drawing to be read in conjunction with all other relevant drawings and specifications.

Proposed Sections 1			Porch Cottage Little Rissington Glos.
Drg. No. PC 2-6/A	Filename. PC-2	Scale. 1:50@A3	
Issued for: Planning	Date: 19.10.17	Client: Mr+Mrs D. Hamilton	
Drawn by: Charles Board	Journeyman Draughting + Design 33 Lyefield Rd. West Cheltenham Glos. GL53 8EZ T 01242 524206 M. 07811 739727 E. charlesboard@hotmail.co.uk		

West Elevation



9



East Elevation



North Elevation

NOTES

1. Do not scale this drawing.
2. Contractor to check all dimensions on site and report any errors before commencing construction.
3. This drawing to be read in conjunction with all other relevant drawings and specifications.

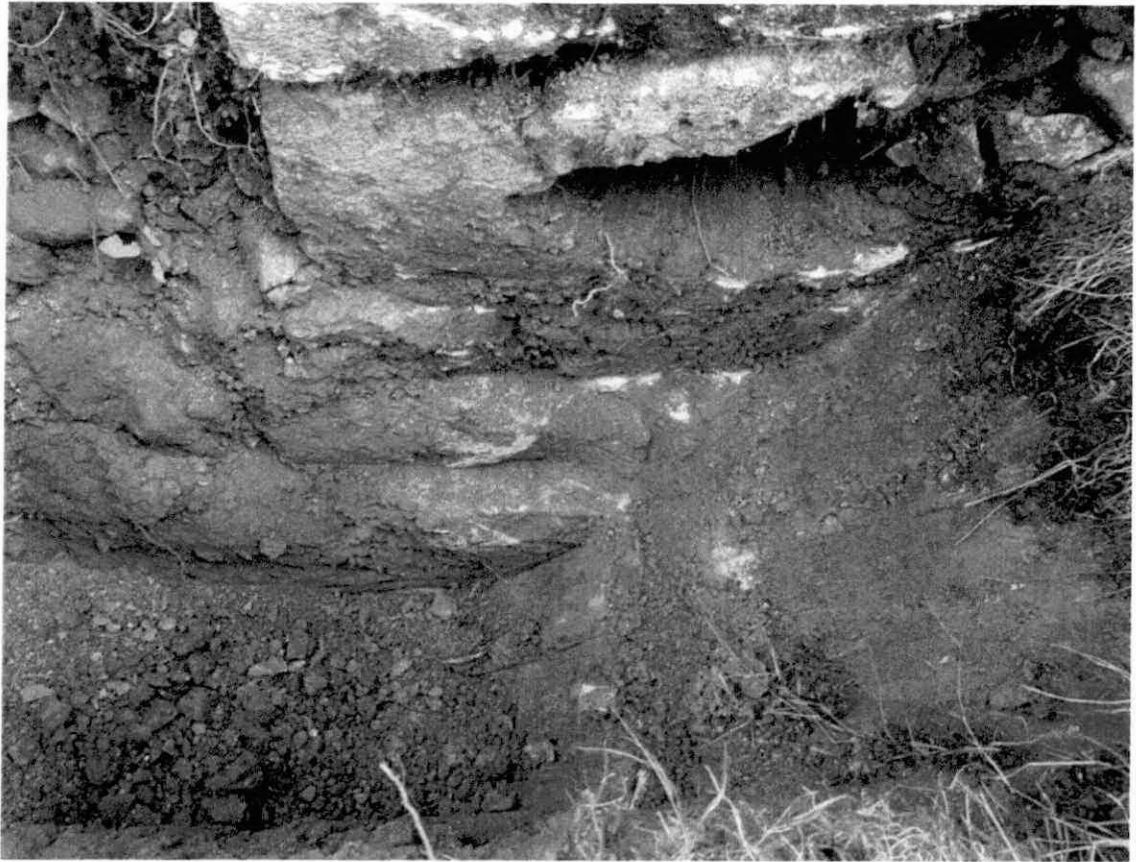
Rev.	Date	Description	By
Title			
Existing Elevations			Porch Cottage Little Rissington Glos.
Org. No.	Filename	Scale	
PC 2-5	PC-2	1:100@A3	
Issued for:	Date	Client:	
Planning	19.10.17	Mr+Mrs D. Hamilton	
Drawn by:	Journeyman Draughting + Design		
Charles Board	33 Lyefield Rd. West Cheltenham Glos. GL53 8EZ	T 01242 524206 M 07811 739727 E charlesboard@hotmail.co.uk	

Application ref: 17/04706/FUL and 17/04707/LBC

Barn to the rear of Porch Cottage | Little Rissington | Photos site investigations







DEVELOPMENT SERVICES - CONSERVATION RESPONSE FORM

TO: Christopher Fleming	DATE: 2nd August 2018
REF: CD.6181/M 17/04707/LBC	
Address: Barn To The Rear Of Porch Cottage Little Rissington Bourton On The Water GL54 2ND	
Proposal: Conversion and alterations of barn to form residential dwelling	

The Barn to the Rear of Porch Cottage is Grade II Listed. The Local Planning Authority is therefore statutorily required to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest it may possess, in accordance with Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

The Barn to the Rear of Porch Cottage also lies within the Little Rissington Conservation Area, wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Section 16 of the National Planning Policy Framework asks that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 193 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It also notes that significance can be harmed through alteration or development within the setting. Paragraph 194 states that any harm to or loss of the significance of a heritage asset should require clear and convincing justification. Paragraph 195 states that where a proposed development will lead to substantial harm applications should be refused unless it is demonstrated that that harm is necessary to achieve substantial public benefits, whilst Paragraph 196 states that where a development proposal will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works.

Policy 15 of the Cotswold District Local Plan states that development must preserve or enhance the character or appearance of the area as a whole, or any part of that area. It states that development will be permitted unless: it involves the demolition of a building, wall or other structure that makes a positive contribution; new or altered buildings are out-of-keeping with the special character or appearance of the area in general or in a particular location (in siting, scale, form, proportions, design or materials); or there would be the loss of open spaces that make a valuable contribution.

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

17/04707/LBC

10

+ 17/04706/FUL

Policies EN10 (Designated Heritage Assets) and EN11 (Designated Heritage Assets – Conservation Areas) of the emerging Local Plan are also relevant and should be given substantial weight.

Site Description:

The barn that is the focus of this application can be divided into two distinct sections, the two storey bull house, and the four bay single storey store. Attached to the store is another agricultural building, the 'Open fronted shelter north of Hunter's Mead' which is also grade II listed. This latter building has already been converted to residential use. These barns are located to the rear of Porch Cottage which is located on the main road through Little Rissington, and within the Little Rissington Conservation Area.

Proposals:

Revised drawings have been received, modifying the proposals to enable the change of use of the store and bull house to domestic accommodation.

Whilst some modifications to the earlier proposals have been made in the revised drawings, for example a lowering of the floor in the single storey range and alterations to the proposals related to the tie beams, much of the original scheme still remains. Unfortunately it is considered that the revised scheme will still cause considerable harm to this listed building and such is difficult to support.

Particular concerns include:

The roof structure of the single storey range.

- The withdrawal of the proposal to cut and modify the tie beams is welcome, however it is still proposed that the tie beams are levelled out and raised, a substantial intervention which includes the raising of the eaves level, raising and levelling the ridge and alterations to the front and rear walls of the single storey range.
- As well as fundamentally altering the character of this humble and charming building, the levelling of the roof structure would also place immense stress on the timber and joints of the building, and could lead to considerable damage to the historic fabric of the roof and compromise the integrity of the listed building.
- The revised drawings also still show the removal of historic purlins, which would be another significant intervention and loss of historic fabric to the roof of this special building.
- Historic England's guidance on the adaptation of traditional farm building states the alteration of roof structures to create extra headroom should be avoided and that works to repair historic roofs should aim to retain as much character and historic fabric as possible; as such the above proposals are difficult to support.

Other issues:

- Unfortunately the proposal to relocate the wall opening on the front elevation of the bull house as well as alter the dimensions of the door are still a part of the current scheme. Historic features such as these are evidence of the building's former function and contribute to its character and significance. Alterations to

17/04707/LBC

11 + 17/04706/FUL.

them would not only diminish the buildings significance, in this situation they are also unnecessary and without justification. As such they cannot be supported.

- Unfortunately the revised drawings still do not show any of the partitions within the single storey range, some of which are made up of historic fabric. Whilst the revised drawings now include a screen made up of irregular vertical boarding in the location of one of the current partitions, there is no indication as to whether this will be constructed from the historic fabric of the existing partitions.
- Information on the location of the historic nook within the bull house has still not been provided, and it is difficult to tell whether this significant historic feature would be affected by the proposed opening.
- As was stated in the previous comments, it is not just what is being altered, removed or rebuilt in this application that is of concern, some of the proposed modern additions, in particular the glazed doors, are also inappropriate. Their overtly domestic appearance is out of character with the historic agricultural nature of this property.
- In addition the proposed insertion of five roof lights would also not be supported. New openings in historic farm building detract from the agricultural heritage of these historic buildings, and should be avoided; as such the insertion of five roof lights (as well as two windows) in what is a very modest structure is unjustified.
- Details of flues, vents, SVPs or any damp treatments have still not been provided. These are all details which you would associate with a conversion and which could lead to further interventions in the historic building.

Conclusion: Whilst revised drawings modifying the original scheme have been submitted, the proposals in the application to enable a change of use still contain substantial and dramatic interventions, with much of the structure of the building and a number of its significant features being removed, altered or rebuilt. Not only would the works be contrary to Sections 16(2) and 66(1) of the Planning (LBCA) Act 1990 they would also contradict local and Historic England guidance. As such these proposals cannot be accepted.

For the above reasons I would have to recommend refusal, as it is considered that the proposals in this application would be detrimental to the significance of the listed building. In addition, by altering the character and features of the listed building, the conservation area, of which it is a part, would also be harmed.

Although it is believed that the proposals in this application will cause extensive harm, it is considered that this harm would probably fall into the category of 'less than substantial harm' in terms of the relevant section of the NPPF. As such Paragraph 196, which states that less than substantial harm should be weighed against the public benefits of the proposal, is pertinent. Although considered 'less than substantial' under the terms of the NPPF, these proposals would still cause considerable harm to the listed building and its setting with little evidence of public benefit.

Draft recommendation: Refuse

The outbuildings to the rear of Porch Cottage are Grade II Listed as being of special architectural or historic interest. Under the Planning (Listed Buildings and Conservation Areas) Act, 1990, the Local Planning Authority is statutorily required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The current

17/04707/LBC
12 + 17/04706/FUL.

proposals, by virtue of the removal and alteration of historic fabric and features (the roof of the single storey range, the door and opening on the front elevation of the bull house), the insertion of new features (such as roof lights and glazed doors), would neither preserve the special architectural or historic interest of the listed building, nor the character and appearance of the conservation area. The significance of the designated heritage assets would not be sustained. The harm would be less-than-substantial albeit considerable, but this harm is not outweighed by any resultant public benefits. As such the proposals conflict with paragraph [195/196] of the National Planning Policy Framework, and to grant consent would be contrary to the requirements of Section 16 of the Framework, and the statutory requirements of Section 16(2), 66 (1) and 72 (1) of the 1990 Act.

From:
UJM

17/04707/LBC
13 + 17/04706/FUL