

Item No 03:-

18/03534/FUL

**Ravenswell Farm
Harnham Lane
Withington
Gloucestershire
GL54 4DD**

Item No 03:-

Change of use of land and buildings from agricultural to a commercial equestrian use and conversion of barns to stables, dormitory, staff room, stores, horse walker and all-weather gallops at Ravenswell Farm Harnham Lane Withington Gloucestershire GL54 4DD

Full Application 18/03534/FUL	
Applicant:	Mr & Mrs R Lowe
Agent:	Agrarian Ltd
Case Officer:	Hannah Rose
Ward Member(s):	Councillor Robin Hughes
Committee Date:	13th February 2019
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Principle of development: Equestrian development in open countryside & Residential development in open countryside
- (b) Character and appearance
- (c) Landscape impact (and trees)
- (d) Highway safety
- (e) Ecology
- (f) Flood risk

Reasons for Referral:

Cllr Robin Hughes has referred the application to Planning Committee because of the concerns expressed by residents and the Parish Councils of both Withington and Compton Abdale, in connection with vehicle access. Cllr Hughes does not disagree with the recommendation but wishes the decision to be made by the Committee in the interest of openness and transparency, to allow for public participation and debate.

1. Site Description:

The application site comprises 29.4 hectares of agricultural land within the agricultural holding of Ravenswell Farm which spans 222.6 hectares of arable land. The site is located 0.7km north of the village of Withington and 2km west of Compton Abdale, and 1.2km south of the A40 (3.7km to the A40 by road). The site is located in the Cotswold Area of Outstanding Natural Beauty (AONB).

The application site comprises three large fields located centrally within the holding and two large portal framed agricultural buildings; the smaller with a footprint of 626.4 square metres used as a maintenance barn and the larger, measuring 1,288 square metres, has been used to store agricultural machinery. The agent states that this barn has historically been used by an agricultural contracting business. There is no planning history to indicate the change of use; however the agent confirms that this use has operated in excess of ten years.

There are established tracks around the site which lead to a tarmacked drive measuring 567m towards the highway. This drive is also shared with Ravenswell Farmhouse which is some 128m south of the site.

2. Relevant Planning History:

CD.4909 - Cattle barn 6,200 sq ft. Permitted 1970

CD.4909/A - Two agricultural buildings 120 ft x 60 ft and 120 ft x 30 ft. Permitted 1971

CD.4909/B - Agricultural building 100 ft x 90 ft. Permitted 1973

3. Planning Policies:

NPPF National Planning Policy Framework
 DS4 Open Market Housing o/s Principal/non-Pr
 EC1 Employment Development
 EC3 All types of Employment-generating Uses
 EC5 Rural Diversification
 EC6 Conversion of Rural Buildings
 H5 Dwellings-Rural Workers o/s Settlements
 EN1 Built, Natural & Historic Environment
 EN2 Design of Built & Natural Environment
 EN4 The Wider Natural & Historic Landscape
 EN5 Cotswold AONB
 EN7 Trees, Hedgerows & Woodlands
 EN8 Bio & Geo: Features Habitats & Species
 EN14 Managing Flood Risk
 EN15 Pollution & Contaminated Land

4. Observations of Consultees:

Gloucestershire County Council Highways Officer: No objection subject to condition that parking and turning is provided.

Gloucestershire County Council Public Rights Of Way (PROW) Officer: No objection

Gloucestershire County Council Minerals and Waste Planning Authority (M&WPA): M&WPA requested that a Waste Minimisation Statement is submitted.

Lead Local Flood Authority (LLFA): The LLFA have no comments or objections with respect to this application

Landscape Officer: No objection in principle subject to conditions and to amendments to first floor windows, confirmation that no earthworks are required to accommodate the gallops and justification for the gallop railings and gate. Amendments were subsequently made.

Tree Officer: No objection subject to condition.

Biodiversity Officer: No objection subject to conditions.

5. View of Town/Parish Councils:

Sipton Oliffe Parish Council "supports this application which has potential to provide employment for local people".

Withington Parish Council object to the application, stating that "whilst the Parish Council supports the business they are very concerned with the increase in traffic" generated by the proposal and the poor state and narrow width of the Compton Abdale Road. They are also concerned with the impact the increase of traffic will have on Withington village due to the poor condition of the through road through the village which will pass the primary school. Withington

Parish Council suggests that the applicant looks at a different road access from the farm directly onto the A40 as an alternative route.

Compton Abdale have made a general comment that there is "some support for this venture from a number of residents in our village, there is also great concern that the forecast increase in traffic will impact on some Compton Abdale residents. The proposed access includes the use of Spring Hill which is a single width lane with very few passing places." Compton Abdale also suggests alternative accesses closer to the A40.

6. Other Representations:

Objections have been received from four residents of Withington, which object to the application for the following reasons:

- The increased volume of traffic could travel through Withington village which has narrow roads and no pavement. This raises concern over the safety of children and other pedestrians who walk through the village and play on the roads; and
- The access road into Ravenswell Farm is unsuited to the increase in traffic. The road out of Withington going north-east towards the site is narrow and in places, will not allow two cars to pass each other. The road has a steep gradient with high banks either side and is hazardous when icy; and
- The figures in the Transport Note are not accurate;

One general comment has also been received from Withington Primary School which states,

"As the local primary school we are concerned about the raised level of traffic which could come past our school. The majority of our children live and play at the end of the village which is just at the bottom of the hill going up-to the farm. We do not have any footpaths for the children/parents to walk along so additional traffic would make this more of a risk, especially when we walk to the village hall."

Letters of support have been received from thirteen households (from Shipton Oliffe, Compton Abdale, Withington, Andoversford, Woodmancote, Ford and Chipping Campden) which support the application for the following reasons:

- Diversification of agricultural land that will help support and enhance the rural environment;
- It will bring much needed employment to the area and boost the local economy through income to local businesses e.g. local pubs, shop and post office. It can only benefit the local community;
- Significant opportunity to benefit from being so close to Cheltenham Racecourse;
- The amount of traffic will be negligible and is likely to head towards Compton Hill and the A40, avoiding Withington. The applicant says they will direct traffic towards the A40, there is little need to drive through the village to gain access. Furthermore, larger vehicles and horse boxes are very likely to follow the advised A40 route to avoid the Mill Inn bend in Withington;
- The farm is currently the base of a large contract farming operation which generates large movements of machinery and plant through the village of Withington. This will be relocated if the application is approved;

- The racing yard at Thorndale for Kim Bailey Racing has been a great benefit and had very little adverse impact on the neighbours. The tranquillity of Thorndale has not been compromised and it has not caused any traffic problems;
- There is already a successful trainer in Withington and no complaints against him.

7. Applicant's Supporting Information:

Design and Access Statement
 Equestrian Statement
 Supporting Statement
 Technical Transport Note
 Tree Survey and Impact Assessment
 Extended Phase I Habitat Survey
 Flood Risk Assessment

8. Officer's Assessment:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.' The starting point for the determination of this application is therefore the current development plan for the District which is the adopted Cotswold District Local Plan 2011-2031.

The Council must also have regard to other material considerations when reaching its decision. In particular, it is necessary to have regard to guidance and policies in the National Planning Policy Framework (NPPF).

Proposal and Background

The applicant is seeking planning permission to change the use of the land from agricultural and the barns from an agricultural contracting yard to a commercial equestrian site to train race horses. Planning permission is also sought for the installation of three gallops, the conversion of the barns and a 6m by 6m infill extension to provide 80 stables (including isolation and vet boxes), associated tack room and store rooms, associated office and staff facilities and dormitory accommodation and installation of a horse walker.

The applicant owns Ravenswell Farm which comprises the 222.6 hectare arable holding and the dwelling to the south of the site. The prospective tenant currently runs a successful, established horse race training business (Fergal O'Brien Racing) from an equestrian facility in Naunton. The landlord has chosen not to renew the lease on the site and so the tenant is seeking to relocate the existing business.

The facility would employ 18 full time members of staff, six of which would live on site.

(a) Principle of Development

Equestrian Development in Open Countryside

Local Plan Policy EC1 (Employment Development) supports employment development where it maintains and enhances the vitality of the rural economy; enables opportunities for more sustainable working practices, including home-working; supports and improves the vitality and viability of Primary, Key, District and Local Centres; and supports sustainable tourism in ways that enables the District to attract higher numbers of longer-stay visitors.

Local Plan Policy EC3 (Proposals for all types of Employment-Generating Uses) states that outside Development Boundaries and outside established employment sites, proposals for small-scale employment development appropriate to the rural area will be permitted where they do not entail residential use as anything other than ancillary to the business; and are justified by a business case, demonstrating that the business is viable; or facilitate the retention or growth of a local employment opportunity.

Local Plan Policy EC5 (Rural Diversification) states that development that relates to the diversification of an existing farm or other land based rural business will be permitted providing that the proposal would not conflict with or prejudice the continued viable operation of the existing use; the scale of the development would support the continued operation of the existing use; and existing buildings are reused wherever possible.

Local Plan Policy EC6 (Conversion of Rural Buildings) permits the conversion of rural buildings to alternative uses provided: the building is structurally sound, suitable for and capable of conversion to the proposed use without substantial alteration, extension or re-building; it would not cause conflict with existing farming operations, including severance or disruption to the holding that would prejudice its continued viable operation; and the development proposals are compatible with extant uses on the site and existing and planned uses in close proximity to the site.

Section 6 of the NPPF encourages the building of a strong, competitive economy and supports a prosperous rural economy.

Paragraph 83 of the NPPF states that, "Planning policies and decisions should enable; a. the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b. the development and diversification of agricultural and other land-based rural businesses; c. sustainable rural tourism and leisure developments which respect the character of the countryside; and d. the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship."

Paragraph 83 of the NPPF recognises that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements and in locations not well served by public transport. In these circumstances, development must be sensitive to its surrounds and must exploit opportunities to make the location more sustainable. The use of previously developed land and sites that are physically well-related to existing settlements should be encouraged where suitable opportunities exist.

It is evident from the above that national and local planning policy and guidance can offer support for new development in the countryside that will generate employment and support the rural economy.

Fergal O'Brien has been a National Hunt trainer in the Cotswold District for in excess of five years. The proposal would relocate an established local business, which will soon have to vacate its existing premise. The proposed development seeks to reuse the existing buildings on the site. The business employs 18 staff on site and also generates employment through farriers, saddlers, suppliers and vets. An Equestrian Statement has been provided which demonstrates that the horse training business is viable. Consideration can also be given to the horse owners who will use services and facilities locally when visiting, such as the local pubs and tourist accommodation. The submission demonstrates that the proposal will reuse soon-to-be redundant facilities and enhance the local rural economy. The proposal would facilitate the retention of a local employment opportunity that enhances the rural economy. The proposal is therefore considered to accord with Local Plan Policies EC1 and EC3.

The site is located in open countryside on the outskirts of Withington. The site is relatively close (1.2km) to the A40 road. As previously explained, the application site comprises 29.4 hectares of the 222.6 hectare holding of arable land owned by the applicant. The agent confirms that the

agricultural contracting business is relocating off site. Once relocated, the barns will become vacant and redundant. The proposal would therefore not conflict with or prejudice an existing viable use.

The proposal would reuse the existing buildings on the site. Both barns are traditional steel framed portal buildings with concrete floors and walls formed of metal sheeting and timber cladding under a metal roof. It is evident from visually inspecting the barns that they are structurally sound and are suitable and capable of conversion. The majority of the works required to convert the buildings to the equestrian use would not constitute development; for instance, replacing corrugated sheeting and timber boarding where necessary and internal alterations to form a mezzanine floor. The new built form proposed is relatively minimal and would relate well to the existing buildings; comprising an infill extension to the north-east corner of the smaller maintenance barn and the installation of a horse walker. It is also noteworthy that the change of use could be facilitated without any extension or the installation of the mezzanine floor.

The proposal would make efficient use of previously developed land that is relatively well-related to a settlement and main road network. The proposal is demonstrably viable and would enhance the rural economy and the majority of the arable holding would be retained. Furthermore, the proposed equestrian use is a rural, land-based business that is compatible with the site and rural context. The proposal would therefore accord with Local Plan Policies EC5 and EC6 of the Local Plan. It will also accord with the desire of paragraph 83 of the NPPF to support the development of land based rural businesses.

Residential Development in Open Countryside

As a part of the conversion, the proposal seeks to incorporate dormitory style accommodation for six members of staff on a mezzanine floor above the stables. The accommodation would comprise six bedrooms with en-suite facilities and a communal kitchen, dining and living area. The proposed accommodation is intended as ancillary accommodation to serve the commercial use and would not form a self-contained unit of accommodation. This will be assessed against Local Plan Policies EC6, DS4 and H5.

Local Plan Policy EC6 supports the conversion of rural buildings to alternative uses regardless of the proposed use, providing the proposed development accords with the relevant criteria assessed above. Given the policy does not specify which alternative uses would be supported, the inclusion of residential accommodation in the conversion is acceptable. The report has already demonstrated that the proposed development, including the residential element, accords with EC6.

The application site is located outside a Development Boundary as designated in the Cotswold District Local Plan 2011-2031. New residential development in such locations is primarily covered by Policy DS4 which states that "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". Paragraph 6.4.3 of the Local Plan states that 'housing for rural workers' can be acceptable in areas covered by Policy DS4. This is supported by Policy H5 (Dwellings for Rural Workers outside Settlements)

Policy H5 states that:

"Outside settlements, new dwellings for rural workers will be permitted where:

- a. it is demonstrated that there is an essential need for a worker to live permanently at or near their place of occupation in the countryside;
- b. a financial test is submitted to demonstrate the viability of the business proposed or as proposed to be expanded;
- c. a new dwelling cannot be provided by adapting an existing building on the holding;
- d. a suitable alternative dwelling to meet the essential need is not available on a defined development site within the 17 Principal Settlements or within a village or hamlet;

- e. the proposed dwelling is located within or adjacent to the existing enterprise or other buildings on the holding;
- f. the size of the proposed dwelling is proportionate to its essential need; and
- g. occupancy is limited by way of a planning condition or obligation."

Criterion (c) of Local Plan Policy H5 reads that "outside settlements, new dwellings for rural workers will be permitted where... a new dwelling cannot be provided by adapting an existing building on the holding". Policy H5 therefore implies that rural workers' dwellings formed through conversions as opposed to new dwellings are acceptable, in a similar strand to Policy EC6, and do not need to accord with the remaining criteria.

The proposed accommodation would be ancillary, well integrated to the proposed development and would not form a new independent dwelling. Notwithstanding Policy H5, paragraph 79 of the NPPF states that decisions should avoid the development of isolated homes in the countryside unless special circumstances apply. One such circumstance can include 'an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside'. National policy, therefore, still requires an essential need to be demonstrated.

It is evident that both the Local Plan and the NPPF can offer support for creation of new residential development in the countryside where it is required to meet the essential needs of a rural business, particularly through re-using and converting existing buildings on the site.

Taking into account national policy, the application site is located in an area of open countryside and is accessed via a private track over 500m from the highway and a further 700m from the village of Withington by a country lane with no pavement or street lighting. There is a primary school, village hall, and pub in Withington however these facilities are not in easy walking distance. The site is therefore considered to be situated in an isolated location in the countryside.

The proposed development will keep up to 70 horses on the site at any one time. The horses will typically be race horses and competition horses that have a high value. Horses can also be subject to colic which can be fatal if not dealt with quickly. They can also become cast in their stables which can cause horses to panic and to damage themselves. Due to the high value of the horses involved with the business, the animals are likely to be at a higher risk of theft than a standard non-competition horse. The provision of dormitory accommodation is common practice for large scale racing stables for functional and practical terms to provide security and welfare for the high value horses, to manage the unsocial working hours and to provide accommodation for skilled, but lower paid staff. It is considered reasonable that there is an essential need for accommodation on site. The scale of accommodation to be provided is also considered reasonable for the amount of horses on site.

Overall, it is considered that the proposed development would facilitate the retention and growth of an existing, well established local employment opportunity and would support the local rural economy. The proposal would not prejudice an existing viable use on the site and would be facilitated through the conversion of rural buildings and reusing of previously developed land. The proposal would be compatible with the nature and context of the site and locality.

(b) Character and Appearance

Local Plan Policy EN1 seeks where appropriate, to promote the protection, conservation and enhancement of the historic and natural environment. Local Plan Policy EN2 states that '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.'

Section 12 of the NPPF seeks to achieve well-designed places. Paragraph 124 states that, 'The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development,

creates better places in which to live and work and helps make development acceptable to communities.'

As previously explained, the proposed development would reuse the existing barns on the site. The barns are in an isolated location, accessed via a 500m private track, shared with Ravenswell House owned by the applicant. The dwelling is approximately 120m south of the barns and is separated by a dense tree belt to the south of the barns. Both barns are traditional steel framed portal buildings with concrete floors and walls formed of breeze blocks base with metal sheeting and timber cladding under a metal roof. The smaller barn, currently used for the maintenance of agricultural machinery measures 15m by 31m with an outshot extension measuring approximately 6m by 25m. The larger barn, currently used for the storage of agricultural vehicles and machinery comprises one narrower, taller portion at a higher level and one deeper lower portion. The footprint measures approximately 34.5m by 36.5m with an open extension measuring 4.5m by 9m.

As previously mentioned, the majority of the works required to convert the buildings to the equestrian use would not constitute development; for instance, replacing corrugated sheeting and timber boarding where necessary and internal alterations to form a mezzanine floor. A 6m by 6m extension is proposed to the north-east corner of the smaller machinery barn alongside the previous extension. The extension would match the scale proportions and design of the existing barn. A series of upper floor windows are proposed in the larger barn to serve the mezzanine floor. These windows would have black aluminium frames and clad in vertically boarded timber brise solei. The brise solei provide solar shading and minimise the visual impact of the new openings.

Operational development on the site comprises a horse walker and the installation of the three gallops on the three adjoining parcels of land. The horse walker is typical in its scale, form and appearance and would be located in a discreet position in the western corner of the site. The gallops would be formed by creating a drainage channel and laying a geotextile membrane below a sand-based riding surface measuring 3000mm wide. The gallops are typical of those found on equestrian facilities in the District.

Overall, the proposed development is considered to relate well to the rural setting and would respect the character and appearance of the site. The proposal is considered to accord with Local Plan Policies EN2 and section 12 of the NPPF.

(c) Landscape Impact (and trees)

Local Plan Policy EN4 (the Wider Natural and Historic Landscape) states that 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) and that 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.

Local Plan Policy EN5 relates specifically to the Cotswold AONB, and states that 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.

Local Plan Policy EN7 states that, 'Where such natural assets are likely to be affected, development will not be permitted that fails to conserve and enhance: trees of high landscape, amenity, ecological or historical value; veteran trees; hedgerows of high landscape, amenity, ecological or historical value; and/or woodland of high landscape, amenity, ecological or historical value. Where trees, woodland or hedgerows are proposed to be removed as part of development, compensatory planting will be required.'

Section 15 of the NPPF seeks to conserve and enhance the natural environment. Paragraph 170 requires decisions to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils and by recognising the intrinsic character and beauty of the countryside.

Paragraph 172 dictates that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The scale and extent of development within these designated areas should be limited. Paragraph 180 of the NPPF seeks to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

The site is located on the boundary of two landscape character types; 7C High Wold: Cotswolds High Wold Plateau and 8D High Wold Valley, as defined in the Landscape Strategy and Guidelines for the Cotswolds AONB. The Landscape Officer considers that the site and the surrounding countryside display many of the key characteristics of the character types 7C and 8D. The Cotswold AONB Conservation Board identifies the "proliferation of equestrian establishments" as a local force for change for these character types.

As previously explained, the site occupies three pastoral fields, a yard with two existing steel framed buildings and the existing access drive. In terms of topography the eastern field is positioned on an elevated plateau and the two further fields slope down in a westerly direction. There are a number of woodland shelter belts that enclose the wider site and the buildings. While on the outset, it appears that the barns are located in an open setting, they are actually in a very secluded setting. The barns are located on a level parcel of land that has been formed by cutting in to the hillside which slopes downwards north to south. To the north of the barns, the bank rises 3.7m and the land gently slopes upwards beyond this. To the south, there is a dense tree belt and beyond this, the land falls away.

The introduction of an equestrian facility would change the character of the site. The gallops would primarily be restricted to ground level changes and the other facilities are clustered in one area and would be accommodated within the existing buildings. As such, on balance (with the benefits in mind), the Landscape Officer raises no formal objections to the principle of the equestrian use.

Three gallops are proposed; two linear gallops, one 4 furlong gallop of which would extend across the western and central field and one 1 ¼ gallop on the northern edge of the field and one circular 3 furlong gallop on the eastern field. The gallops would be 3m wide and would follow the existing ground levels. The finish for the gallops, as described above, would be relatively unobtrusive and would blend into the surroundings. The proposed tree removal for the 4 furlong gallop through the wooded area will not have a significant impact on visual amenity. The Tree Protection Plan submitted with the application shows the position of protective fencing where development activity comes within close proximity to trees.

Owing to the elevated plateau to the central and eastern fields, the shorter linear and the circular gallop would both be concealed from public view, however, the 4 furlong linear gallop would cross over a public footpath and there would be visual impact from here. The scheme initially proposed a 20m section of railings on the intersection between the footpath and the gallop. These railings would have had a created a visual intrusion to the otherwise open landscape. It has been agreed with the PROW officer that, owing to the good visibility, the railings would not be necessary and signage on either side of the field entrance would be sufficient.

A mature woodland shelter belt encloses the barns proposed to be converted to the south-western and north-western boundaries; as such the area would be concealed from public view. The new upper floor windows in the larger barn initially raised concerns of light spill and the impact on dark skies on the AONB, however the plans now propose brise solei in the form of timber slatted louvres that will break up the glazing as part of the external cladding.

(d) Highway Safety

Policy INF4 states that development will be permitted that provides safe and suitable access and has regard, where appropriate, to the Manual for Gloucester Streets.

Policy INF5 states that development will provide residential and non-residential vehicle parking where there is clear and compelling evidence that such provision is necessary to manage the local road network. Provision will be in accordance with standards and guidance set out in the parking standards in Appendix F.

Section 9 of the NPPF promotes sustainable transport. Paragraph 108 of the NPPF states that in applications for development, it should be ensured that:

- (a) appropriate opportunities to promote sustainable transport modes can be - or have been - taken up, given the type of development and its location;
- (b) safe and suitable access to the site can be achieved for all users; and
- (c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposed development would provide eighteen car parking spaces and an area for parking horse boxes. The level of parking provision is considered commensurate to the proposed vehicle trip levels. The development would utilise the existing access which is a tarmac track shared with the house associated with Ravenswell Farm. No alterations to the access are proposed as a part of the planning application.

The applicant has submitted a Transport Statement named 'Technical Note 2' which confirms that the existing agricultural contracting operation generates 40 trips per day. The proposed equestrian use is expected to generate 39.02 trips per day, based on on-site and off-site staff, horse box movements, feed deliveries and general deliveries from perhaps vets and/or waste disposal. The proposed change of use is therefore not considered to result in an intensification of use in transport terms.

Objectors have commented that the existing use does not generate 40 trips per day; however no information to support or contradict this statement has been submitted by the agent or objector. It is also worth considering that the agricultural contracting business is an industrial use which could be considered as a fall-back position once the business vacates the site. The agent's transport consultant states that an industrial unit in a rural location can generate up to 4.7 two-way trips per 100sqm GFA which equates to 94 trips a day. The proposed equestrian use would generate a significantly lower volume of traffic than the possible fall-back.

Local residents raise concerns in regards to increased traffic on the local road network which comprises narrow lanes and sharp bends if travelling through the villages and a mainly single track lane towards the A40. The agent has submitted a traffic route plan whereby staff and visitors would be directed north towards the A40. This route avoids travelling through the villages of Withington and Compton Abdale but would involve travelling along a road which is a typical single track country lane; with passing places and no pavements or street lighting, for 2.2 miles which would take approximately 5 minutes. The concerns of the objectors are taken into account, however the proposed use is not considered to generate a significant increase in traffic movements from the existing use. Furthermore, given the nature of the equestrian use, the majority of the staff who do not live on site would be arriving in the very early morning and would miss peak travel times.

In regards to the revised Technical Note 2, the Local Highways Authority (LHA) are satisfied that the proposed change of use of land will not be detrimental to highway safety or have a significant impact on the highway network and no highway objection is raised, subject to the condition that

the vehicular parking and turning facilities are provided in accordance with the submitted plan drawing no. AG20390/260 rev D and those facilities shall be maintained available for those purposes thereafter. The proposal is therefore considered to accord with Local Plan Policies INF4 and INF5. The proposed development is considered not to have an unacceptable impact on highway safety and the residual cumulative impacts on the road network would not be considered severe. The proposal would therefore also accord with paragraph 105 of the NPPF.

The applicant owns the land within application site and the surrounding arable land which reaches the A40. There are agricultural tracks across the land, one of which runs directly north from the barns to the access road, approximately 120m away from the A40 junction. Withington and Compton Abdale Parish Councils suggest that the proposed development uses the agricultural track as the main access to avoid increasing the level of traffic on the highway. This has not been proposed by the agent or applicant and therefore the impact on the landscape has not been formally assessed, however, the existing track is only grassed in some places and would need a more formal, hard engineered surface and access in order to satisfy the LHA. It is likely that this would fail to conserve or enhance the natural beauty of the AONB.

(e) Biodiversity

Local Plan Policy EN8 states that, 'Development will be permitted that conserves and enhances biodiversity and geodiversity, providing net gains where possible.'

Paragraph 170 of the NPPF states that decisions should contribute to and enhance the natural and local environment by protecting and enhancing sites of ecological value and minimising impacts on and providing net gains for biodiversity.

The application provides suitable survey and assessment of the proposed works, within the submitted ecological report 'Extended Phase 1 Habitat Survey' Issue 1 dated 19.9.18 prepared by 4 Acre Ecology. This has assessed the habitats present, potential impacts and proposed mitigation measures and enhancement recommendations.

The Council's Biodiversity Officer confirms that suitable ecological survey information has been provided to demonstrate that there would be no likely significant impact to protected species, priority species, designated sites and priority habitats in accordance with relevant legislation and planning policies, provided that suitable mitigation measures as proposed are implemented and secured by condition. Mitigation is required for the protection of species, including Roman Snail, reptiles and nesting birds, as well as Key Wildlife Sites (hosting priority habitats).

The application has demonstrated that there will be no likely issues in accordance with the Wildlife and Countryside Act 1981, as amended, and that there would be no net loss of biodiversity in accordance with Local Plan Policy EN8 and paragraph 170 of the NPPF, subject to suitable enhancement and mitigation measures being secured by conditions.

(f) Flood risk

The site is located within Flood Zone 1 however a Flood Risk Assessment has been submitted as the site area exceeds 1 hectare. The Lead Local Flood Authority have raised no comments or objection in respect of this application.

(g) Amenity

Local Plan Policy EN15 states that development will be permitted that will not result in an unacceptable risk to public health or safety, the natural environment or the amenity of existing land uses through: the pollution of the air, land, surface water or ground water sources; and/or the generation of noise or light levels, or other disturbances such as spillage, flicker, vibration, dust or smell.

Paragraph 170 of the NPPF seeks to contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.

Paragraph 180 of the NPPF seeks to ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

There are no protected buildings in locality apart from the original workers' dwelling on the wider holding owned by the applicant, which is located over 120 metres to the south of the barns. This is considered a sufficient distance to avoid an unacceptable level of disturbance by the development.

The agent has also submitted a Waste Minimisation Statement in accordance with the Gloucestershire Waste Core Strategy. The agent proposes a number of sustainable measures such as natural ventilation to the equestrian buildings to eliminate any mechanical ventilation, using a biomass boiler to recycle manure and waste bedding to make further bedding and to heat the premises and by recycling rainwater.

9. Conclusion:

The proposed development is considered to boost the vitality of the rural economy and would result in the reuse of existing buildings. It would complement the existing use of the site and surroundings and would respect the character and appearance of the site and the wider landscape. The proposal would not cause harm to biodiversity or amenity and would a safe and suitable access can be achieved for all users. It is therefore recommended that planning permission is granted.

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 implemented in accordance with the following drawing number(s):

AG20390/150 Site Location Plan
 AG20390/869 Ownership Plan
 AG20390/250D Proposed Site Plan and Gallop Section
 AG20390/251B Proposed Elevations Machinery Barn
 AG20390/252 Proposed Plan Machinery Barn
 AG20390/255 Proposed Elevations and Plan Maintenance Barn
 AG20390/260D Proposed Yard Plan
 AG20390/265D Proposed First Floor Mezzanine and Section
 T4/36INSTAL/02 Horse Walker Section
 T4/36INSTAL/07 Horse Walter Plan

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

The occupation of the residential accommodation hereby approved shall be limited to persons solely or mainly working or last working in the equestrian business at Ravenswell Farm, or a widow or widower of such a person and to any resident dependants.

Reason: The site is located in an isolated rural location where unrestricted residential development would normally be avoided unless there were special circumstances. In this particular case, the proposed accommodation is ancillary to the proposed employment use and will assist a rural business in accordance with Local Plan Policies EC3 and H5. Special circumstances do therefore exist for the creation of the residential accommodation in the case of this proposal.

The external cladding shall be left to weather and silver naturally unless an alternative finish is first submitted to and approved in writing by the Local Planning Authority. It 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 EN2.

The residential accommodation hereby approved shall not be occupied until the timber brise-soleil has been installed to the upper floor windows to the former machinery barn in accordance with drawing number AG20390/251D. It shall then be retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its rural surroundings and to limit the impact of light pollution from artificial light on dark skies, in accordance with Cotswold District Local Plan Policies EN2, EN4 and EN5 and paragraph 180 of the NPPF.

Notwithstanding the provisions of Schedule 2 Part 2 Class A 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, equestrian paraphernalia (including jumps) or other means of enclosure shall be erected, constructed or sited within the central field (bisected by the PRoW) other than those permitted by this Decision Notice.

Reason: In order to avoid a proliferation of enclosures that can be associated with equestrian uses and to ensure that the site retains a rural character and appearance in accordance with Local Plan Policies EN4 and EN5.

The development hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plan drawing no. AG20390/260 rev D, and those facilities shall be maintained available for those purposes thereafter.

Reason: To ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with the paragraphs 108 and 110 of the National Planning Policy Framework.

The 4 furlong gallop shall not be used until signage has been erected in accordance with drawing number AG20390/250 D warning users of the Public Right Of Way of potential for horse activity. The signage shall be retained for the duration of the use of the gallop.

Reason: To ensure that a safe, suitable and secure means of access for all and in accordance with the paragraphs 108 and 110 of the National Planning Policy Framework.

Prior to the commencement of any works on site (including demolition and site clearance), the tree protection as detailed on Tree Protection Plan 097-KC-XX-YTREE-TPP01 shall be installed in accordance with the specifications set out within the plan and BS5837:2012 'Trees in relation to design, demolition and construction - recommendations' and shall remain in place until the completion of the construction process. No part of the protection shall be removed or altered without prior written approval of the Local Planning Authority.

Fires on site should be avoided if possible. Where they are unavoidable, they should not be lit in a position where heat could affect foliage or branches. The potential size of the fire and the wind direction should be taken into account when determining its location, and it should be attended at all times until safe enough to leave. Materials that would contaminate the soil such as cement or diesel must not be discharged within 10m of the tree stem. Existing ground levels shall remain the same within the Construction Exclusion Zone and no building materials or surplus soil shall be stored therein. All service runs shall fall outside the Construction Exclusion Zone unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the retained/protected tree/s in accordance with Cotswold District Local Plan Policy EN7. It is important that these details are agreed prior to the commencement of development as works undertaken during the course of construction could have an adverse impact on the well-being of existing trees.

Prior to its installation, details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The details shall include how and where external lighting will be installed (including the type of lighting), the level of illumination of the site and measures to the control light pollution so that it can be clearly demonstrated that light spillage into wildlife corridors and areas used by roosting/foraging/commuting bats (including enhanced bat roost provision) will be minimised as much as possible.

All external lighting shall be installed in accordance with the specifications and locations set out in the details, and these shall be retained thereafter. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

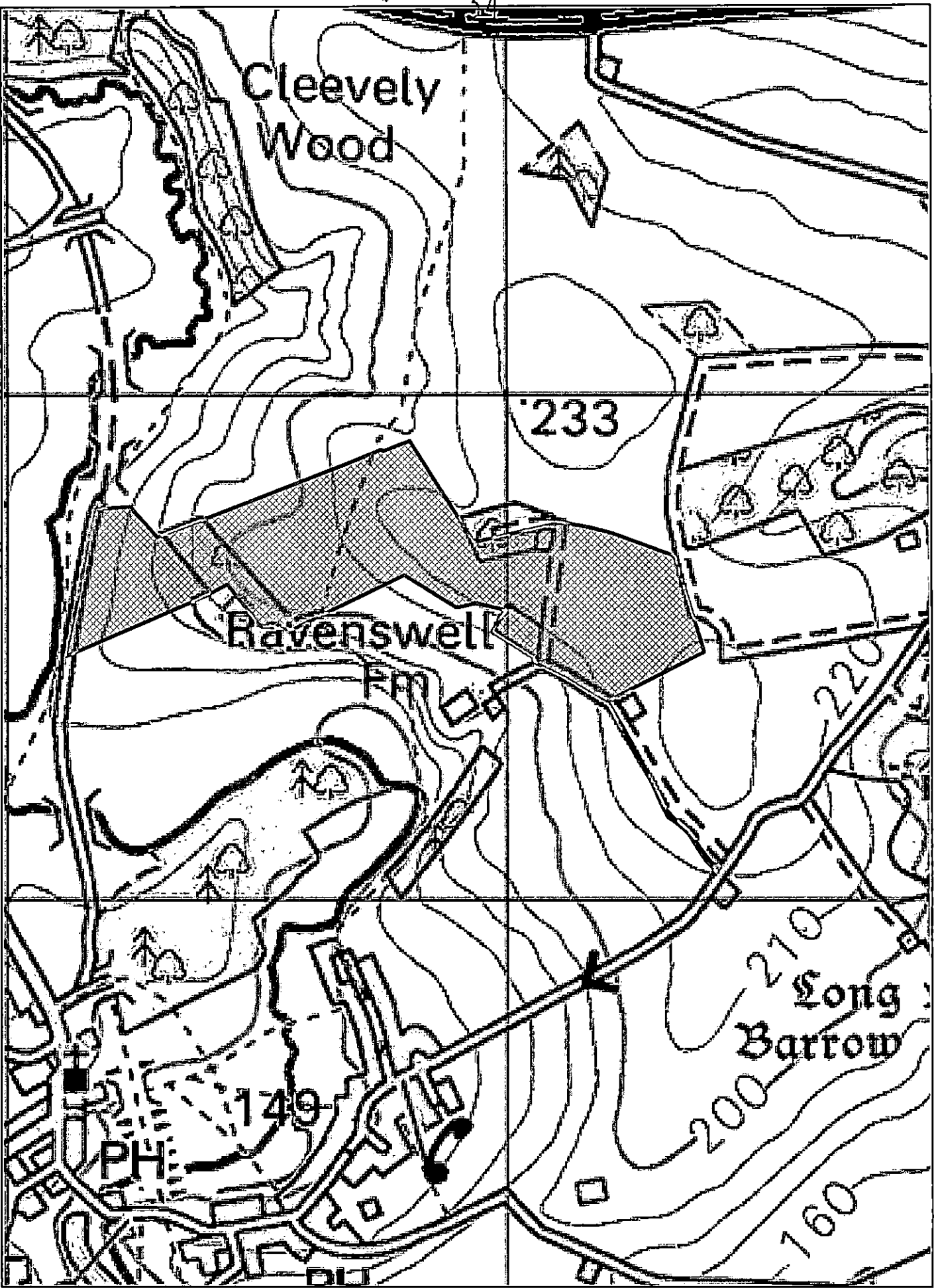
Reason: To prevent light pollution and to protect roosting/foraging/commuting bats in accordance with the Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, the National Planning Policy Framework (in particular Chapter 15), Policies EN8 and EN15 of the Cotswold District Local Plan and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

The development shall be completed in accordance with the recommendations in Section 7.3, 7.4 - 7.13 inclusive of the 'Extended Phase 1 Habitat Survey' (Issue 1) dated 19th September 2018 prepared by 4 Acre Ecology. All the recommendations shall be implemented in full, unless otherwise agreed in writing by the LPA, and thereafter permanently maintained.

Reason: To ensure that Roman snails, great crested newts, reptiles, nesting birds, bats and Key Wildlife Sites are protected in accordance with The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 as amended, Circular 06/2005, the National Planning Policy Framework (in particular Chapter 15), Policy EN8 of the Cotswold District Local Plan, and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

Prior to the occupation of the development hereby permitted, details of the provision of biodiversity enhancement measures in accordance with Sections 7.14 - 7.17 of the 'Extended Phase 1 Habitat Survey' (Issue 1 dated 19.9.18 prepared by 4 Acre Ecology) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a drawing showing the locations and types of features and a timetable for their provision. The development shall be completed fully in accordance with the approved details and the approved features shall be retained in accordance with the approved details thereafter.

Reason: To provide new features for roosting bats and nesting birds as a biodiversity enhancement in accordance with the Wild Birds Directive, paragraphs 170 and 175 of the National Planning Policy Framework, Policy EN8 of the Cotswold District Local Plan and Section 40 of the Natural Environment and Rural Communities Act 2006.



COTSWOLD
DISTRICT COUNCIL

RAVENSWELL FARM HARNHAM LANE WITHINGTON

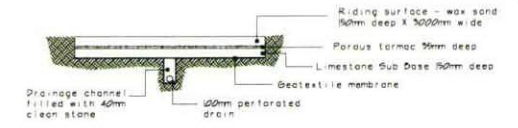
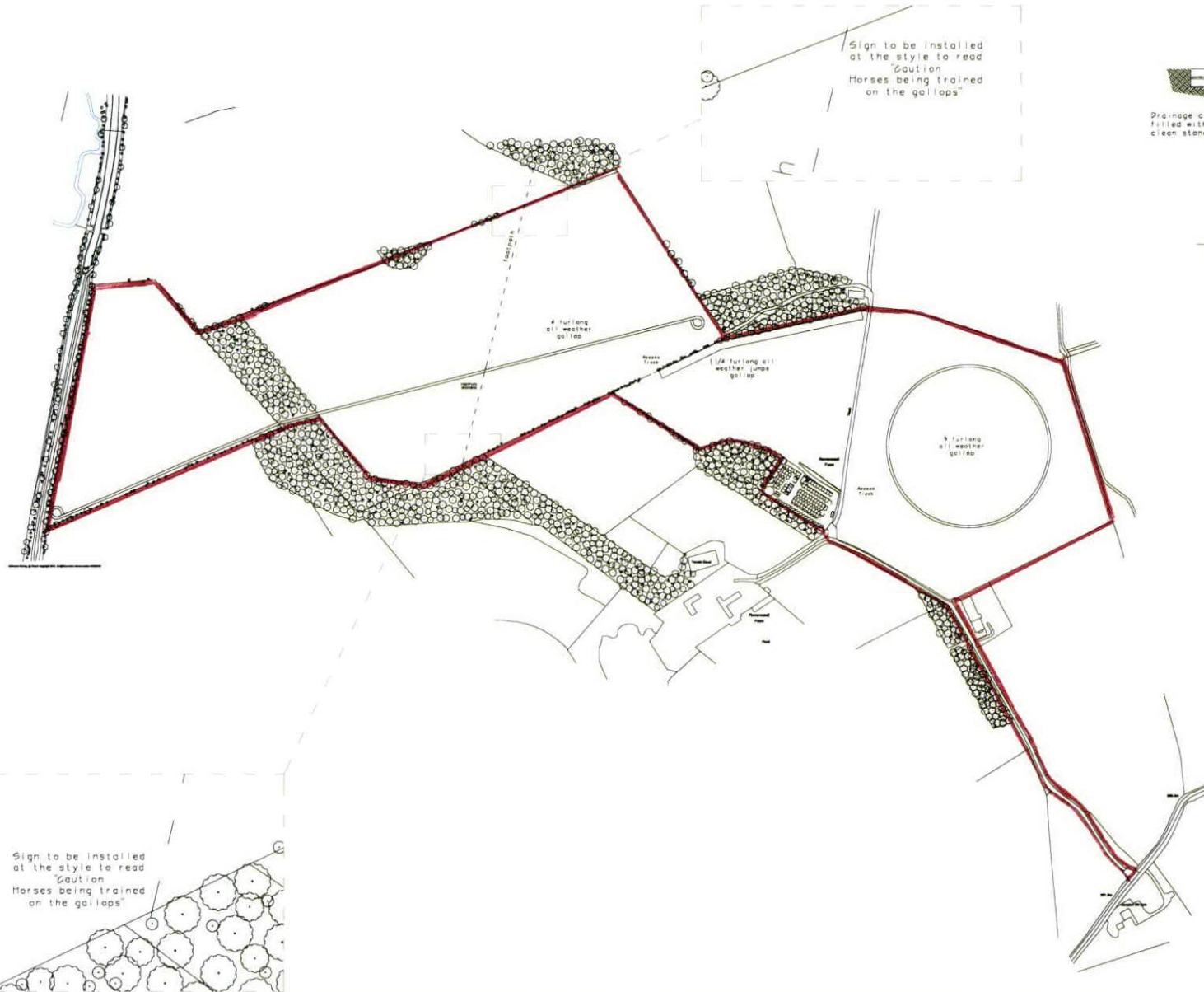
Organisation: Cotswold District Council

Department:

Date: 31/01/2019

Scale: 1:10000





Section Through Gallop
(Scale 1:40 @ A1)



Section Through Track
(Scale 1:40 @ A1)



Rev.	Date	Revisions

NOTES:
All dimensions must be checked on site.
Agrarian Ltd, believe that the above dimensions are correct. The customer must check all dimensions on the drawings against those on site, before commencing any work. Agrarian Ltd, will not be held liable for any inaccuracies based on the plans after the commencement of work.

Scale 1 : 2500 & 1 : 40 @ A1	
Date July 2018	Drawn By
Dwg. No. AG20390 / 250	Rev. D

Agrarian

Head Office
Widgiano, Bokerley,
Gloucestershire, GL13 9EYK

Tel: 01453 511825
Fax: 01453 810498

Email: enq@agrarian-uk.com
Web: www.agrarian-uk.com

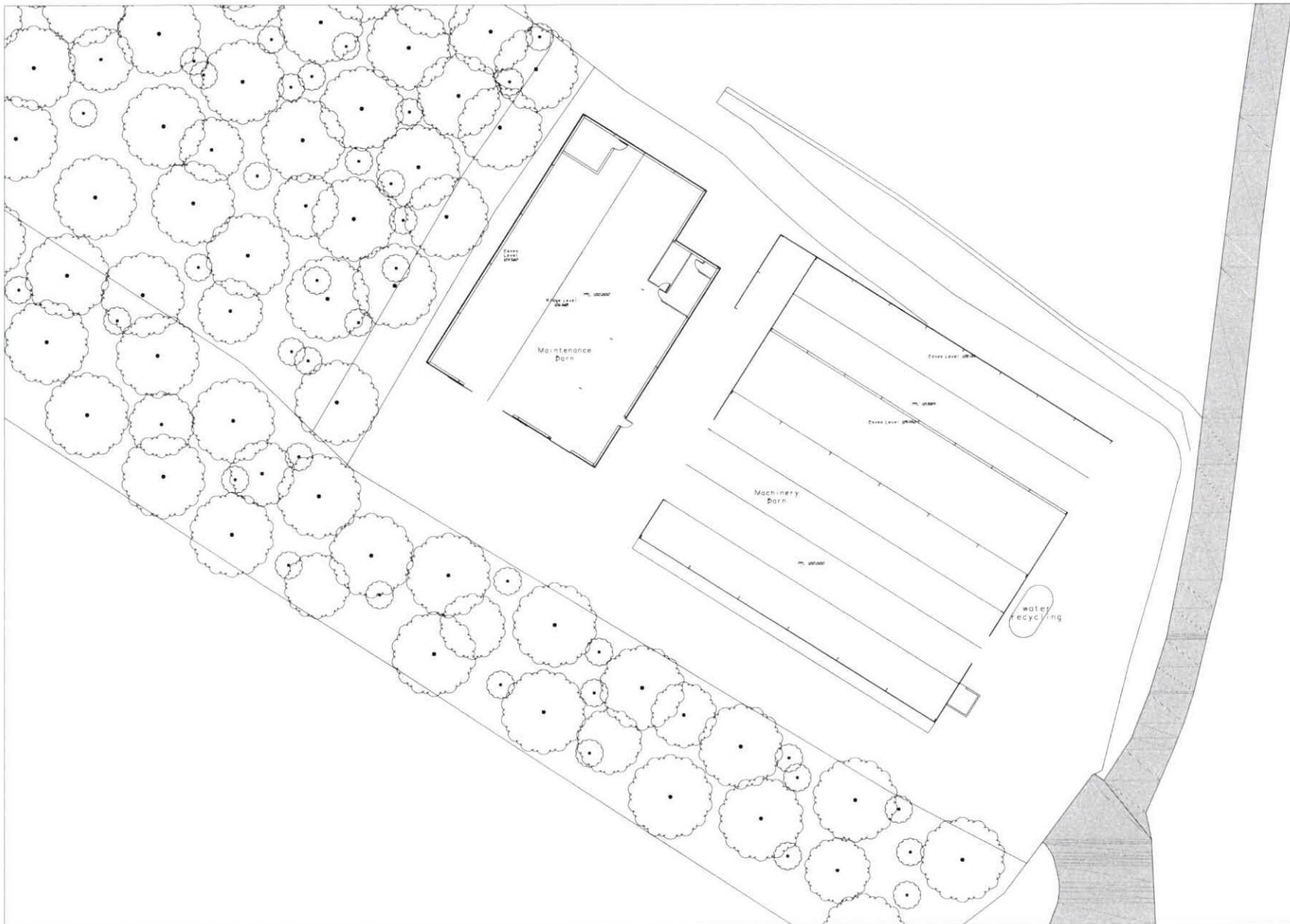
Regional Offices
Cardiff # Kent # London

- Architectural & Engineering Design
- Project Management
- Surveying
- Turnkey Packages

Client
Mr & Mrs R Lowe
Care of Agent

Job Title
**Convert Barns To A
National Hunt Training Yard
Ravenswell Farm
Withington
GL54 4DD**

Drawing Title
**Proposed Site Plan &
Gallop Section**



36



Rev	Date	Revisions

NOTE:
 All dimensions must be checked on site.
 Agrarian Ltd. believes that the above dimensions are correct. The customer must check all dimensions on the drawings against those on site, before commencing any work. Agrarian Ltd. will not be held liable for any inaccuracies based on the plan after the commencement of works.



Head Office
 Welgaten, Berkeley,
 Gloucestershire, GL3 9EN.
 Tel: 01453 311825
 Fax: 01453 810498
 Email: enquiries@agrarian-uk.com
 Web: www.agrarian-uk.com
Regional Offices
 # Cardiff # Kent # London

- ▮ **Architectural & Engineering Design**
- ▮ **Project Management**
- ▮ **Surveying**
- ▮ **Turnkey Packages**

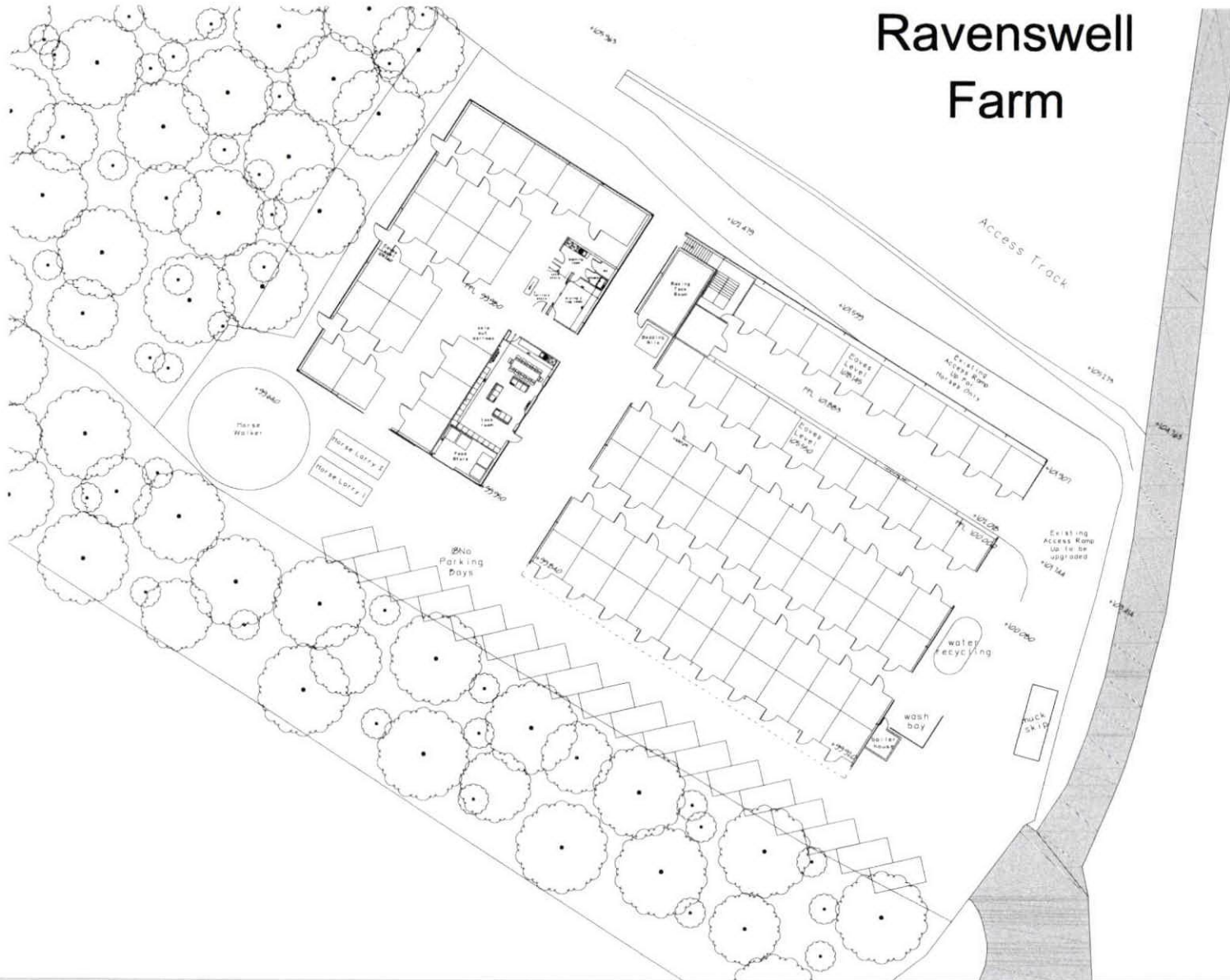
Client
 Mr & Mrs R Lowe
 Care of Agent

Job Title
 Convert Barns To A
 National Hunt Training Yard
 Ravenswell Farm
 Withington
 GL54 4DD

Drawing Title
 Existing Yard Plan

Scale 1 : 200 @ A1	
Date July 2018	Drawn By
Dwg. No. AG20390 / 160	Rev.

Ravenswell Farm

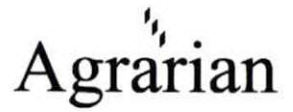


37



Rev	Date	Revisions

NOTES:
 All dimensions must be checked on site.
 Agrarian Ltd. believes that the above dimensions are correct. The customer must check all dimensions on the drawings against those on site, before commencing any work. Agrarian Ltd. will not be held liable for any inaccuracies based on the plan after the commencement of work.



Head Office
 Waignton, Berkeley,
 Gloucestershire, GL13 9UN
 Tel: 01453 511823
 Fax: 01453 810499
 Email: enq@agrarian-uk.com
 Web: www.agrarian-uk.com
 Regional Offices
 # Cardiff # Kent # London

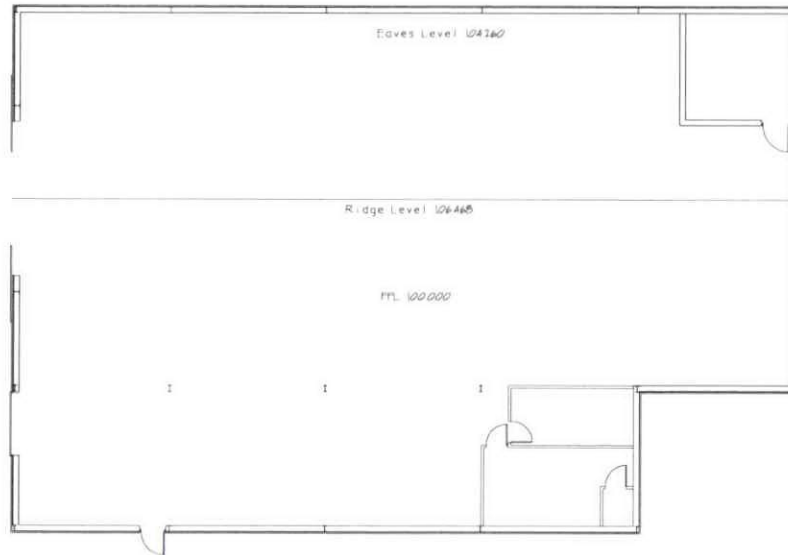
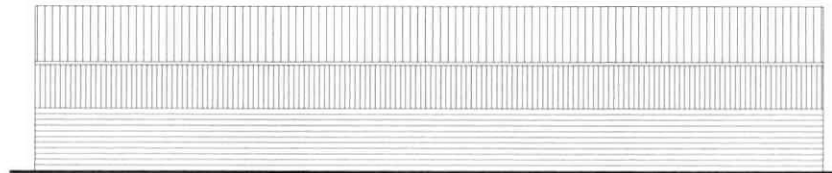
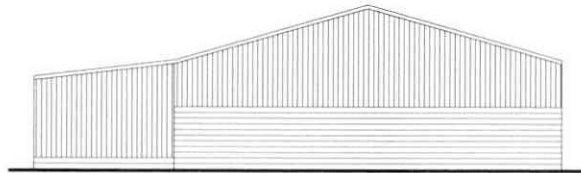
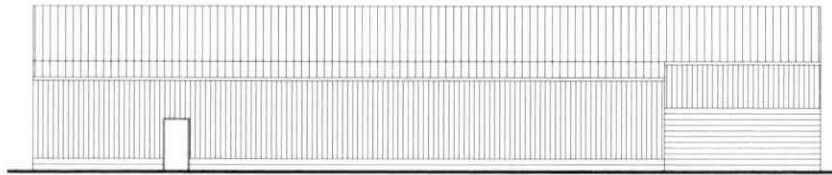
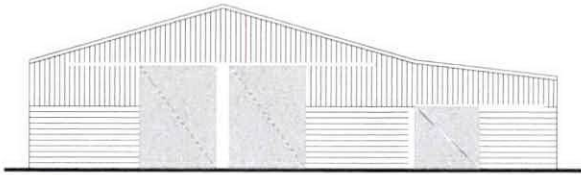
- ▣ Architectural & Engineering Design
- ▣ Project Management
- ▣ Surveying
- ▣ Turnkey Packages

Client
 Mr & Mrs R Lowe
 Care of Agent

Job Title
 Convert Barns To A
 National Hunt Training Yard
 Ravenswell Farm
 Withington
 GL54 4DD

Drawing Title
Proposed Yard Plan

Scale 1 : 200 @ A1	
Date July 2018	Drawn By
Drwg. No. AG20390 / 260	Rev. D



Rev.	Date	Revisions

NOTES:
 All dimensions must be checked on site.
 Agrarian Ltd. believes that the above dimensions are correct. The customer must check all dimensions on the drawings against those on site, before commencing any work. Agrarian Ltd., will not be held liable for any inaccuracies found on the plan after the commencement of work.

38

Agrarian

Head Office
 Walsgrove, Bekeley,
 Gloucestershire, GL13 9EN
 Tel: 01453 511825
 Fax: 01453 510498
 Email: enq@agrarian-uk.com
 Web: www.agrarian-uk.com
 Regional Offices
 # Cardiff # Kent # London

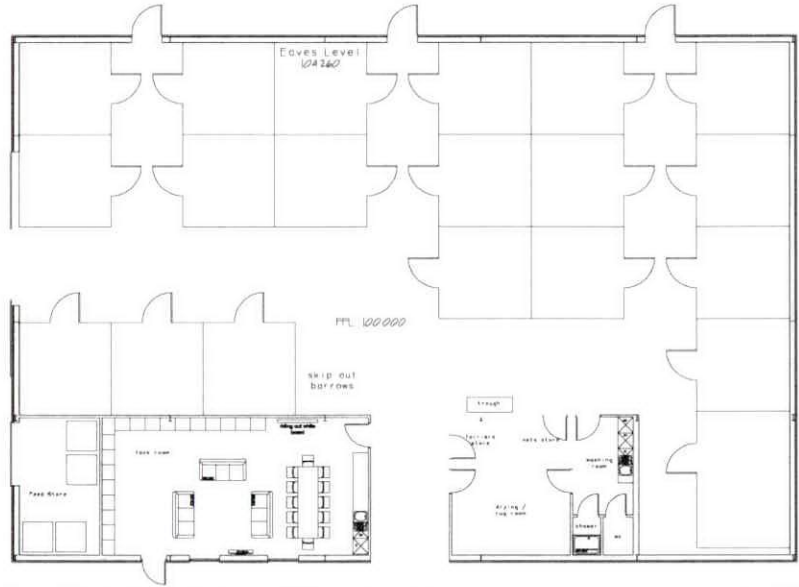
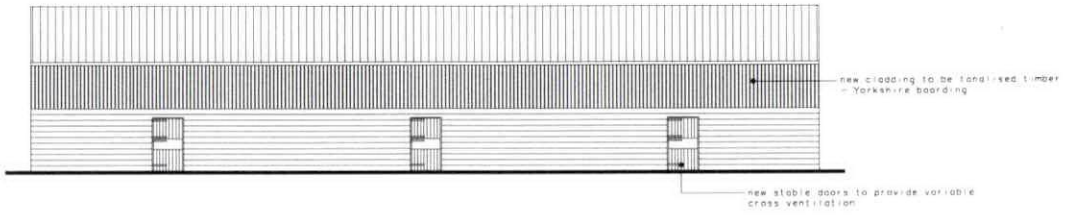
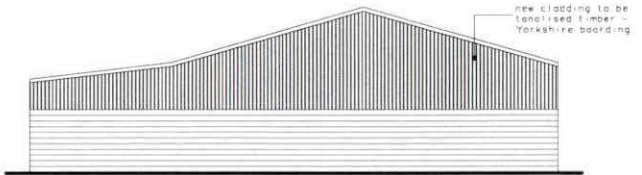
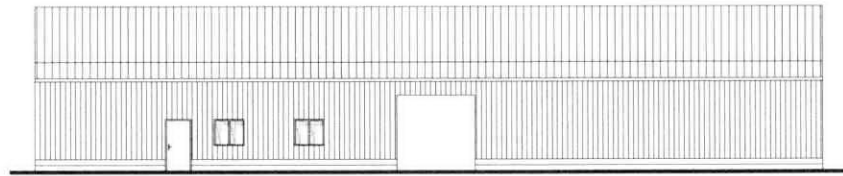
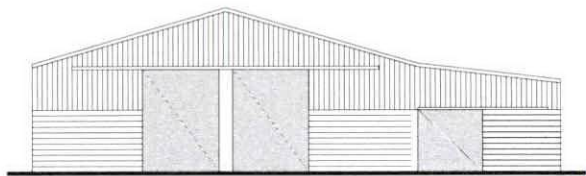
- Architectural & Engineering Design
- Project Management
- Surveying
- Turnkey Packages

Client
 Mr & Mrs R Lowe
 Care of Agent

Job Title
 Convert Barns To A
 National Hunt Training Yard
 Ravenswell Farm
 Withington
 GL54 4DD

Drawing Title
 Existing Elevations &
 Plan
 Maintenance Barn

Scale 1 : 100 @ A1	
Date July 2018	Drawn By
Dwg. No. AG20390 / 155	Rev.



39



Rev.	Date	Revisions

NOTES:
 All dimensions must be checked on site.
 Agrarian Ltd. believe that the above dimensions are correct. The contractor must check all dimensions on the drawings against those on site, before commencing any work. Agrarian Ltd., will not be held liable for any inaccuracies based on the plan after the commencement of works.

Head Office
 Wulgaston, Derbyshire,
 Charnwood, LE13 9EN.
 Tel: 01433 311823
 Fax: 01433 810498
 Email: enquiries@agrarian-uk.com
 Web: www.agrarian-uk.com

Regional Offices
 # Cardiff # Kent # London

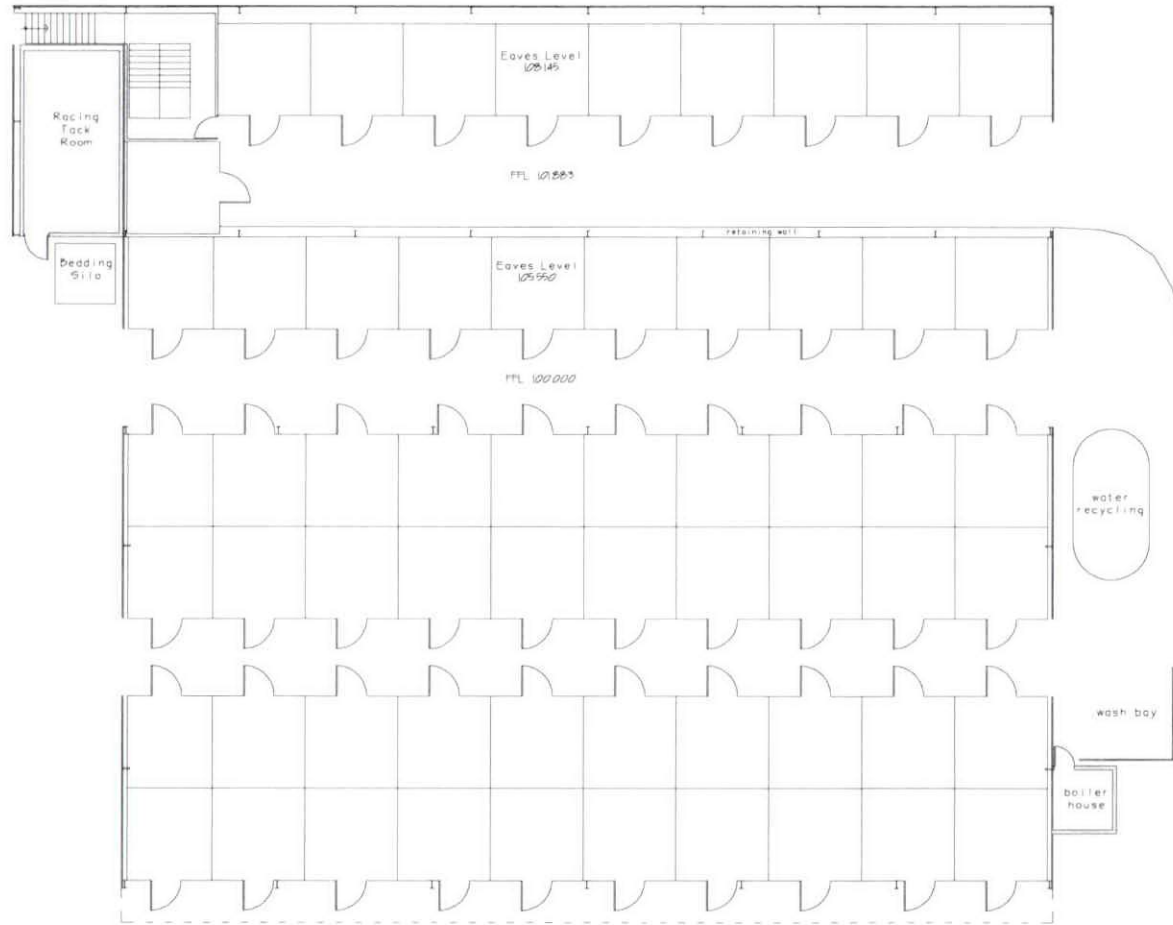
- Architectural & Engineering Design
- Project Management
- Surveying
- Turnkey Packages

Client
 Mr & Mrs R Lowe
 Care of Agent

Job Title
 Convert Barns To A
 National Hunt Training Yard
 Ravenswell Farm
 Withington
 GL54 4DD

Drawing Title
 Proposed Elevations &
 Plan
 Maintenance Barn

Scale 1 : 100 @ A1	
Date July 2018	Drawn By
Dwg. No. AG20390 / 255	Rev.



40



Rev.	Date	Revisions

NOTES:
 All dimensions must be checked on site.
 Agrarian Ltd., believes that the above dimensions are correct. The contractor must check all dimensions on the drawings against those on site, before commencing any work. Agrarian Ltd., will not be held liable for any discrepancies found on the plan after the commencement of work.

Agrarian

Head Office
 Walpole, Bokerley,
 Gloucestershire, GL13 9EN.
 Tel: 01453 511825
 Fax: 01453 810498
 Email: enq@agrarian-uk.com
 Web: www.agrarian-uk.com
 Regional Offices
 # Cardiff # Kent # London

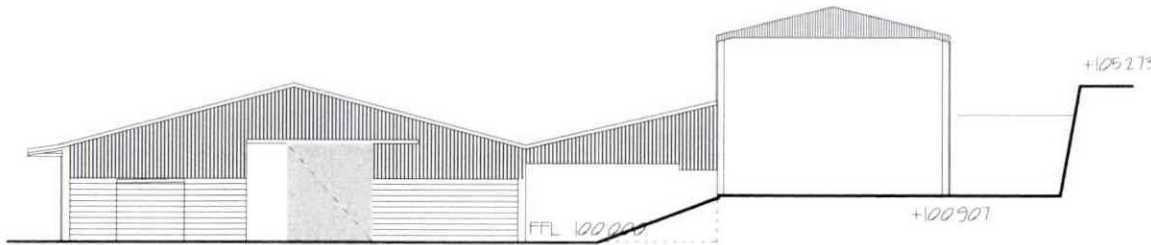
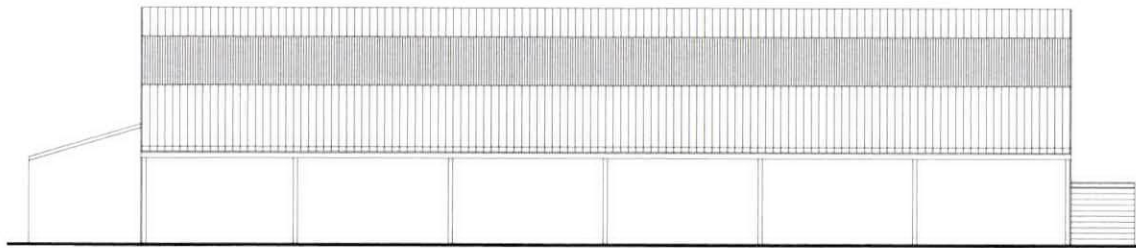
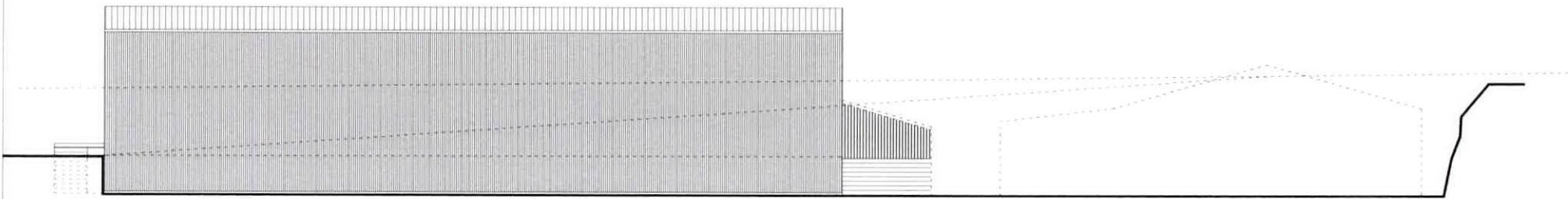
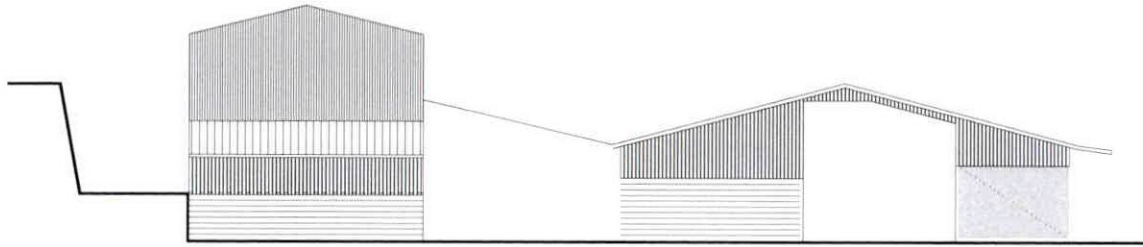
- Architectural & Engineering Design
- Project Management
- Surveying
- Turnkey Packages

Client
 Mr & Mrs R Lowe
 Care of Agent

Job Title
 Convert Barns To A
 National Hunt Training Yard
 Ravenswell Farm
 Withington
 GL54 4DD

Drawing Title
 Proposed Plan
 Machinery Barn

Scale 1 : 100 @ A1	
Date July 2018	Drawn By
Dwg. No. AG20390 / 252	Rev.



Rev.	Date	Reviser

NOTES:
 All dimensions must be checked on site.
 Agrarian Ltd. holds the above dimensions as correct. The customer must check all dimensions on the site/plot against those on site, before commencing any work. Agrarian Ltd. will not be held liable for any inaccuracies found on the plan after the commencement of work.



Head Office
 Walsgrove, Berkshire,
 Gloucestershire, GL13 9EN.
 Tel: 01453 511825
 Fax: 01453 810498
 Email: enq@agrarian-uk.com
 Web: www.agrarian-uk.com
 Regional Offices
 # Cardiff # Kent # London

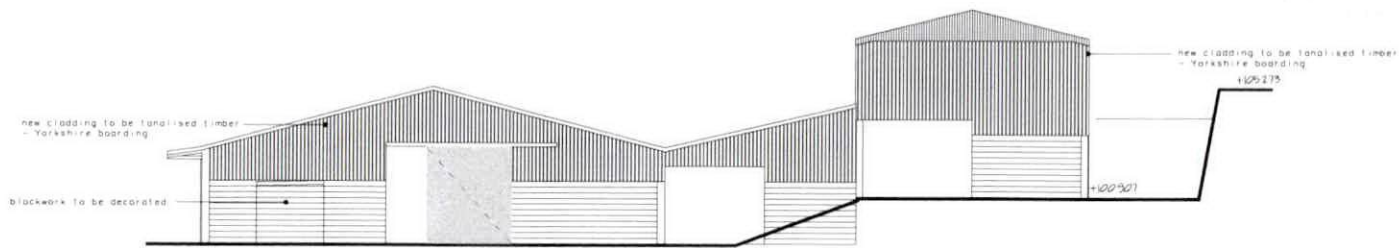
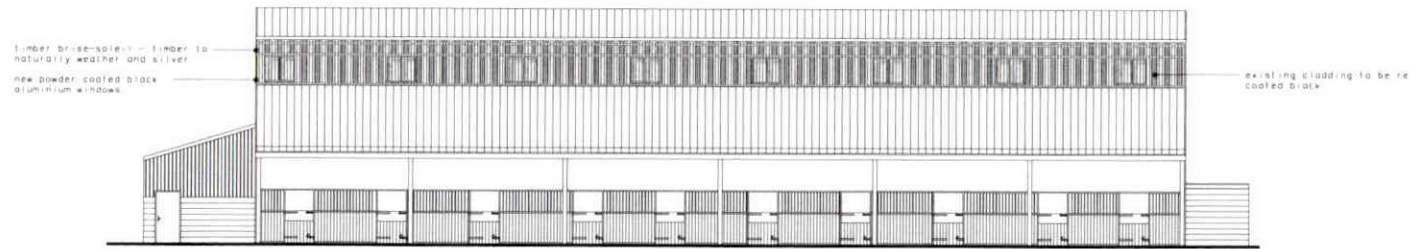
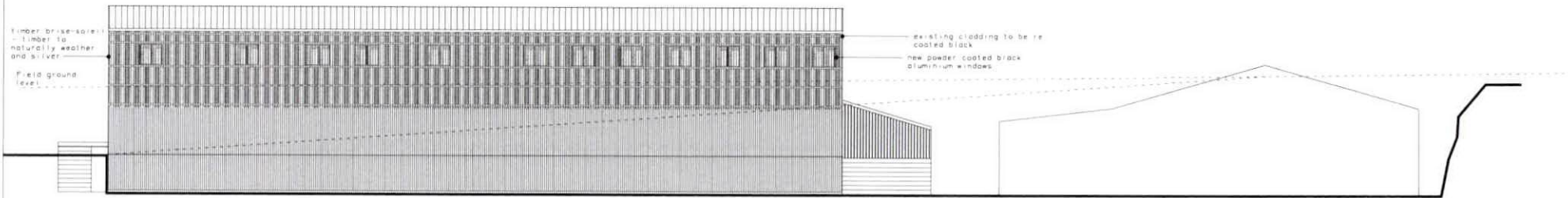
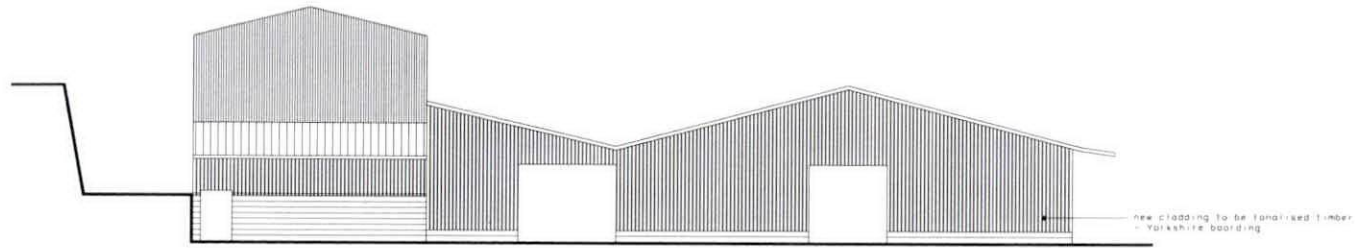
- ▮ Architectural & Engineering Design
- ▮ Project Management
- ▮ Surveying
- ▮ Turnkey Packages

Client
 Mr & Mrs R Lowe
 Care of Agent

Job Title
 Convert Barns To A
 National Hunt Training Yard
 Ravenswell Farm
 Withington
 GL54 4DD

Drawing Title
 Existing Elevations
 Machinery Barn

Scale 1 : 100 @ A1	
Date July 2018	Drawn By
Dwg. No. AG20390 / 151	Rev. A



42



Rev	Date	Revisions
vvd	02/08	Planning Updates

NOTES:
 All dimensions must be checked on site.
 Agrarian Ltd, believes that the above information is correct. The contractor shall check all dimensions on the drawings against those on site, before commencing any work. Agrarian Ltd, will not be held liable for any inaccuracies based on the plans after the commencement of work.

Agrarian

Head Office
 Wilginton, Berkshire,
 Gloucestershire, GL13 9JN.
 Tel: 01453 511825
 Fax: 01453 810498
 Email: enq@agrarian-uk.com
 Web: www.agrarian-uk.com
 Regional Offices
 # Cardiff # Kent # London

- # Architectural & Engineering Design
- # Project Management
- # Surveying
- # Turnkey Packages

Client
 Mr & Mrs R Lowe
 Care of Agent

Job Title
 Convert Barns To A
 National Hunt Training Yard
 Ravenswell Farm
 Withington
 GL54 4DD

Drawing Title
 Proposed Elevations
 Machinery Barn

Scale 1 : 100 @ A1

Date July 2018 Drawn By

Dwg. No.
 AG20390 / 251

Rev.
 B

