

Item No 04:-

19/01619/FUL

**Little Paddocks
Kilham Lane
Shipton Oliffe
Cheltenham
Gloucestershire
GL54 4HX**

Item No 04:-**Conversion of Former Poultry Barn to Two Holiday Accommodation Units with Internal Connectivity at Little Paddocks Kilham Lane Shipton Oliffe Gloucestershire GL54 4HX**

Full Application 19/01619/FUL	
Applicant:	Mr R Hughes
Agent:	Corinium Planning Services
Case Officer:	Andrew Moody
Ward Member(s):	Councillor Robin Hughes
Committee Date:	11th September 2019
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Principle of Conversion
- (b) Design and Landscape Impact
- (c) Access
- (d) Public Right of Way
- (e) Community Infrastructure Levy (CIL)

Reason for Referral:

The applicant, Councillor Robin Hughes, is Ward Member for the Sandywell Ward.

1. Site Description:

The application site is located on the southern edge of the village of Shipton Oliffe, and is approximately 40 metres from the boundary of the Shipton Conservation Area. The proposal relates to an existing rural building, constructed from concrete blockwork with timber cladding with a fibre cement roof, located to the south-west of the applicant's property.

The site is within the Cotswolds Area of Outstanding Natural Beauty, whilst a Public Right of Way runs immediately to the northern side of the building. The site is located outside any development boundary allocated in the Cotswold District Local Plan.

2. Relevant Planning History:

11/03148/FUL: Erection of single storey extensions, replacement of timber boarding with stone and external alterations (part retrospective). Permitted 19.08.2011

12/01113/AGFO: Replacement farm machinery store. Prior approval not required 10.04.2012

14/02565/AGFO: Replacement agricultural machinery store. Prior approval not required 04.07.2014

14/03236/FUL: Retention of relocated farm track and new vehicular access together with associated landscaping and partial re-alignment of Public Right of Way. Permitted 10.09.2014

19/02661/PROROW: Proposed Diversion - Shipton Oliffe Footpath KSN7. Awaiting determination

3. Planning Policies:

NPPF National Planning Policy Framework
 DS4 Open Market Housing o/s Principal/non-Pr
 EC6 Conversion of Rural Buildings
 EC11 Tourist Accommodation
 EN1 Built, Natural & Historic Environment
 EN2 Design of Built & Natural Environment
 EN4 The Wider Natural & Historic Landscape
 EN5 Cotswold AONB
 EN8 Bio & Geo: Features Habitats & Species
 EN15 Pollution & Contaminated Land
 INF4 Highway Safety
 INF5 Parking Provision

4. Observations of Consultees:

Biodiversity Officer: No comment

5. View of Town/Parish Council:

Shipton Parish Council:

"The Parish Council supports the application to convert an agricultural building to single let holiday accommodation tailored for disabled people.

However we encourage the committee to consider clauses that prevent scope creep specifically:

1. Change from single holiday let to more dense letting
2. Change from holiday let to dense permanent accommodation."

6. Other Representations:

3 representations Objecting to the proposal have been received, raising the following points: -

- i) footpath diversion should be considered separately, no justification has been provided
- ii) traffic generation and the impact upon users of Kilham Lane
- iii) no facilities such as shops, cafes or restaurants in the village

1 representation in Support of the proposal has been received, raising the following points: -

- i) no objection to the diversion of the public right of way

1 representation neither Objecting to or Supporting the application has been received, raising the following points: -

- i) queries why the buildings cannot be for permanent accommodation as there is a need for smaller properties?
- ii) can the building be limited to holiday use only?
- iii) should 4 car parking spaces be provided rather than the 2 referred to in the application?

7. Applicant's Supporting Information:

Planning and Design & Access Statement
 Proposed Plans

8. Officer's Assessment:

The application proposes the conversion of an existing former poultry building into two holiday lets, one with two bedrooms, the other with one. The units would be inter-connecting to allow the building to be let to one group.

The building subject to this application is in sound condition, having been constructed in the mid-20th century with concrete blockwork clad with timber boarding. The building is rectangular in form, and has a low pitched roof and doorways at both gable ends. The side elevations both have a line of 10 windows, the majority of which would be re-used as part of the conversion, albeit that some larger glazed openings would be provided recessed behind the existing outer wall of the building to allow additional light into the building. The roofing material would be replaced by natural blue slate, whilst the external timber cladding would be replaced like-for-like.

(a) Principle of Conversion

The building subject to this application is a single storey former poultry building sited to the south-west of the applicant's property, approximately 70 metres distant, and is adjacent to another modern farm building constructed in 2013/14.

Section 6 of the NPPF refers to supporting a prosperous rural economy, with paragraph 83 stating 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.

Local Plan Policy EC6 relates to the 'Conversion of Rural Buildings', which states that:

The conversion of rural buildings to alternative uses will be permitted provided:

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

The building is considered to be structurally sound, and as it is currently not in agricultural use, it is considered that its conversion to an alternative use would not prejudice farming operations. In addition, the existing farm building to the south-west to be retained is used for the storage of farm machinery, with no livestock at the site that may impact upon the amenity of future occupiers of the proposed holiday accommodation.

Local Plan Policy EN11 relates to 'Tourist Accommodation' and at Part 3 of the Policy states that:

Proposals for self-catering accommodation, will only be permitted where it:

- a. is provided through the conservation and conversion of existing buildings, including agricultural buildings; or
- b. is appropriately located within Development Boundaries.

Being the conversion of an existing building, the proposal is considered to accord with this policy and therefore the principle of the development is supported.

(b) Design and Landscape Impact

Policy EN1 of the Cotswold District Local Plan states that new development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by, amongst other things; ensuring the protection and enhancement of existing natural and historic environmental assets and their settings in proportion with the significance of the asset; ensuring design standards that complement the character of the area and the sustainable use of the development.

Policy EN2 states that development will be permitted which accords with the Cotswold Design Code (Appendix D). Proposals should be of design quality that respects the character and distinctive appearance of the locality.

Policy EN5 of the Local Plan 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.

Paragraph 170 of the National Planning Policy Framework requires the planning system to recognise the intrinsic character and beauty of the countryside. Paragraph 172 of the National Planning Policy Framework states that great weight should be given to conserving landscape and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty.

In terms of landscape impact, the site is within the Cotswolds AONB; however, as the proposal relates to the conversion and visual enhancement of an existing building and its surroundings, it is considered that the proposed works would not materially impact upon landscape character, particularly considering that there is an extant approval to erect a much larger agricultural storage building in replacement for the building subject to this application.

There are no objections to the proposed conversion works which are considered to be acceptable and would not detract from the agricultural character of the building. The proposal therefore accords with the NPPF and Policies EN1, EN2 and EN5 of the Local Plan.

(c) Access

Policy INF4 of the Local Plan, 'Highway safety' requires that development:

- a. is well integrated with the existing transport network within and beyond the development itself, avoiding severance of communities as a result of measures to accommodate increased levels of traffic on the highway network;
- b. creates safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoids street clutter and where appropriate establishes home zones;
- c. provides safe and suitable access and includes designs, where appropriate, that incorporate low speeds;
- d. avoids locations where the cumulative impact of congestion or other undesirable impact on the transport network is likely to remain severe following mitigation; and
- e. has regard, where appropriate, to the Manual for Gloucestershire Streets or any guidance produced by the Local Highway Authority that may supersede it.

Policy INF5 'Parking Provision' requires at Part 1 of the policy that:

'Development will make provision for 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 at Appendix F.'

The means of access to the site would be by way of the existing stone track leading to the south-east onto Kilham Lane. Having regard to parking, there is considered to be sufficient space around the building for the parking of vehicles, and whilst the comments made by objectors are noted, it is considered that the additional traffic generated by two holiday lets would not materially impact upon highway safety considering the lawful agricultural use of the building.

The proposal therefore accords with Policies INF4 and INF5 of the Local Plan, in addition to Section 9 of the NPPF.

(d) Public Right of Way

There is a Public Right of Way that runs immediately along the northern side of the building subject to this application, and Members should be aware that the impact of the development upon the users of this right of way is material to the determination of the application.

Notwithstanding this, there is a concurrent application to divert the Public Right of Way to a different route further away from the building (19/02661/PROROW) that is currently within the public consultation period. The determination of this application does not have to be made at the same time as the current planning application. However, it should be noted that the applicant's intention is to divert users of the Public Right of Way along an alternative route.

(e) Community Infrastructure Levy (CIL)

This application is CIL liable and there will be a CIL charge payable. Section 143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive, in payment of CIL is a material 'local finance consideration' in planning decisions.

9. Conclusion:

The proposal would bring a disused agricultural building back into use as holiday accommodation. This would provide economic benefits to the wider area whilst securing the long term use of the building. The conversion works would protect the agricultural character of the building and the scheme would not result in harm to the AONB.

the comments made by the Parish Council and local residents are noted, however for the reasons stated above the conversion of the building into holiday use is considered to be acceptable having regard to national and local planning policies, whilst the impact upon highway safety is also considered acceptable in view of the lawful agricultural use of the building.

The application is considered to accord with the policies in the Development Plan, in addition to the NPPF, which are not outweighed by other material planning considerations. The recommendation is for planning permission to be granted.

10. Proposed conditions:

1. 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.

2. The development hereby approved shall be implemented in accordance with the following drawing numbers: 1448(SK)001(B) and 1448(SK)002(A) and the unnumbered Location Plan.

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

3. The roof slopes of the development hereby permitted shall be covered with natural blue slate and shall be permanently retained as such thereafter.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials that are appropriate to the site and its surroundings. It is important to protect and maintain the character and appearance of the area in which this development is located.

4. The external timber cladding shall not be treated in any way and shall be left to weather and silver naturally and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

5. Before occupation, full details of the provision of bat and bird boxes shall be submitted to the Local Planning Authority for approval. The details shall include a technical drawing showing the types of features, their location(s) within the site and their positions on the elevations of the building, 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 additional roosting for bats and nesting birds as a biodiversity enhancement, in accordance with the EC Wild Birds Directive, Policies EN1, EN2, EN7, EN8 and EN9 of the Cotswold District Local Plan 2011-2031, paragraphs 170 and 175 of the National Planning Policy Framework and Part 3 of the Natural Environment and Rural Communities Act 2006.

6. Prior to its installation, a scheme shall be submitted to and agreed in writing by the Local Planning Authority which specifies the provisions to be made for the level of illumination of the site and the control of light pollution. The scheme should be implemented and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent light pollution in accordance in accordance with Cotswold District Local Plan Policy EN15.

7. Prior to the first use/occupation of the development hereby approved, parking and manoeuvring facilities within the site shall be provided fully in accordance with details that have been first agreed in writing by the Local Planning Authority and the parking and manoeuvring facilities shall be retained fully in accordance with the details thereafter.

Reason: In the interests of highway safety, and in order to ensure that the development complies with Cotswold District Local Plan Policy INF4.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or replacing it, no buildings, extensions, means of enclosure or hardstandings shall be erected, constructed or sited in the application site, other than those permitted by this Decision Notice.

Reason: To ensure an appropriate level of control of any additional buildings or structures within the application site, in accordance with Cotswold District Local Plan Policies EN2 and EN4, and the provisions of the NPPF.

9. Notwithstanding Classes C2 and C3 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 or any other change of use permitted by any subsequent Order, the units shall be occupied as holiday accommodation only and for the avoidance of doubt they shall not be occupied as permanent, unrestricted accommodation, second homes or a principal or primary place of residence.

Reason: This is development which is only permitted at this location because it provides holiday accommodation. This needs to be carefully controlled, in accordance with the provisions of the NPPF and Cotswold District Local Plan Policies DS4 and EC11.

Informatives:

Please note that the proposed development set out in this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). A CIL Liability Notice will be sent to the applicant, and any other person who has an interest in the land, under separate cover. The Liability Notice will contain details of the chargeable amount and how to claim exemption or relief, if appropriate. There are further details on this process on the Council's website at www.cotswold.gov.uk/CIL

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LITTLE PADDOCKS KILHAM LANE SHIPTON OLIFFE

Scale: 1:2500

Organisation: Cotswold District Council

Department:

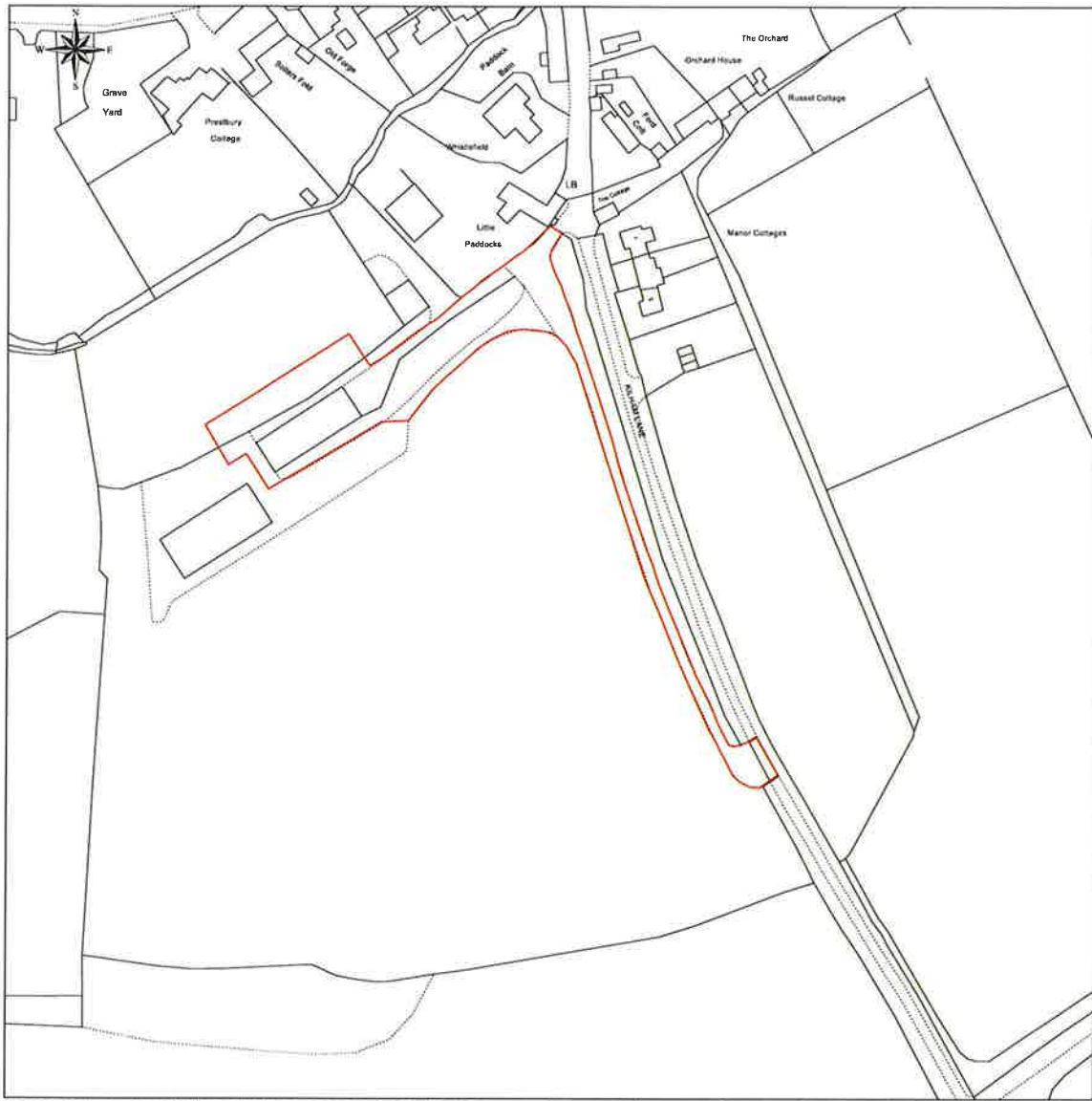
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COTSWOLD
DISTRICT COUNCIL



Site Plan #673544



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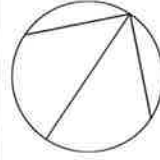
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LITTLE PADDOCKS
CHANGE OF USE TO HOLIDAY LETS



plans ahead by **emapsite™**

North Point



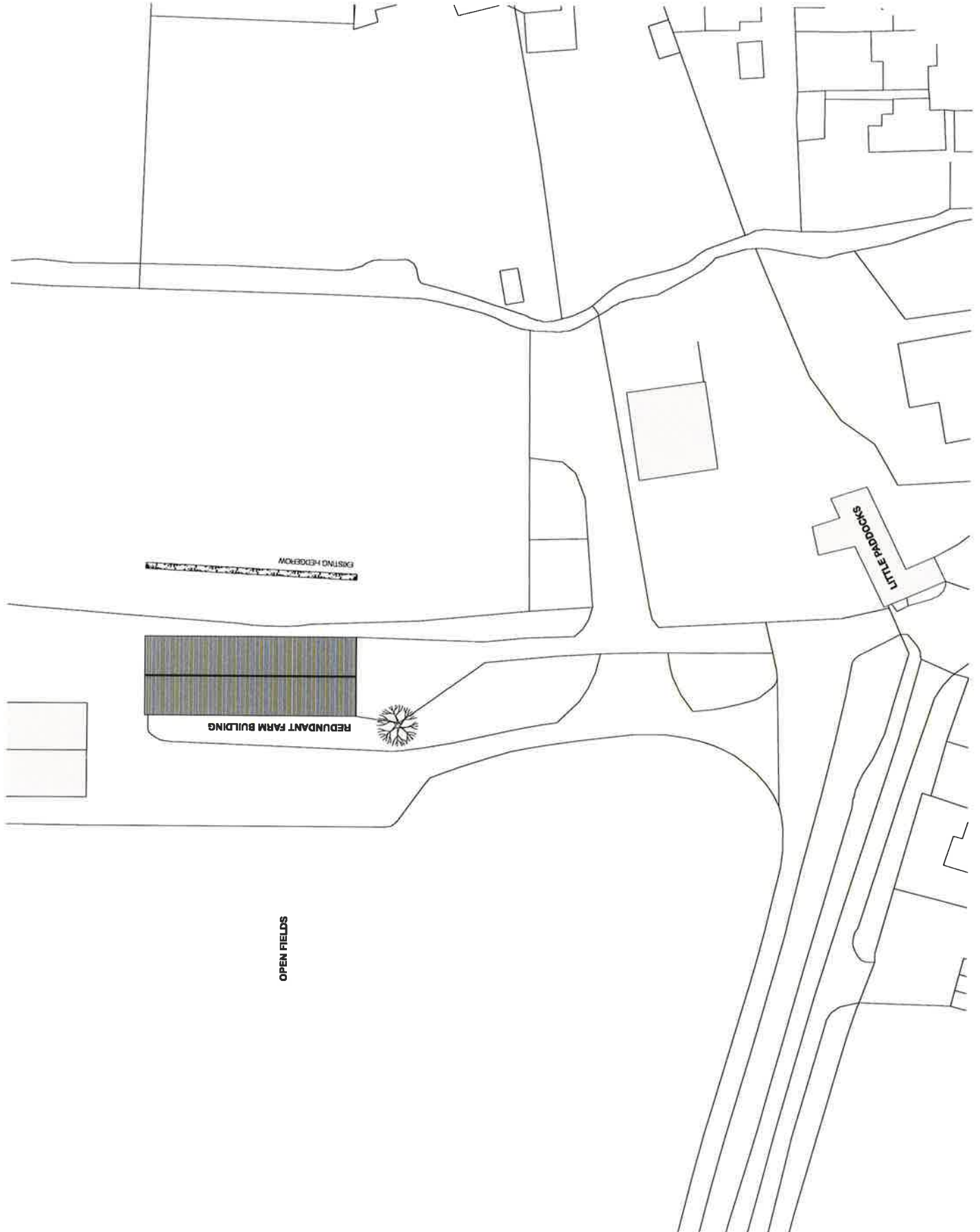
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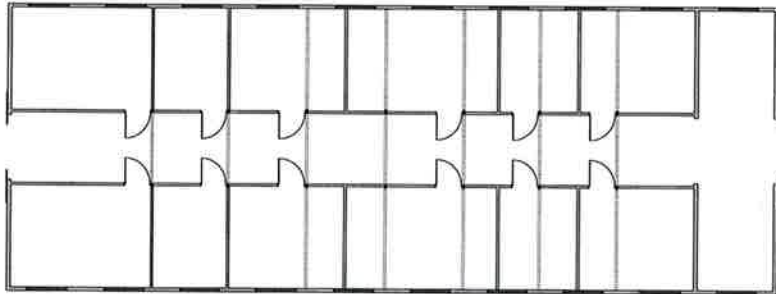
Site Plan

Date March 2019

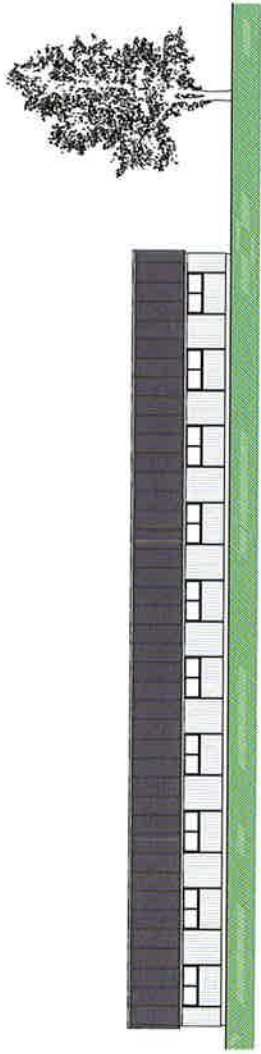
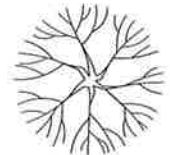
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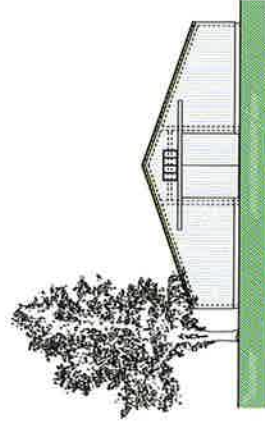
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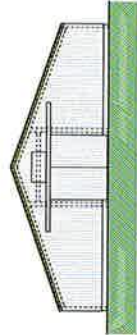
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NORTH WEST ELEVATION (SIDE)

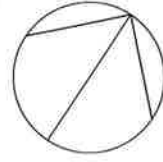


NORTH EAST ELEVATION (GABLE)



SOUTH WEST ELEVATION (GABLE)

North Point



Job
Little Peedocks
Sharon OH, CLS4-4K
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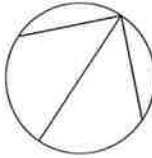
Plan & Elevations

Date March 2019

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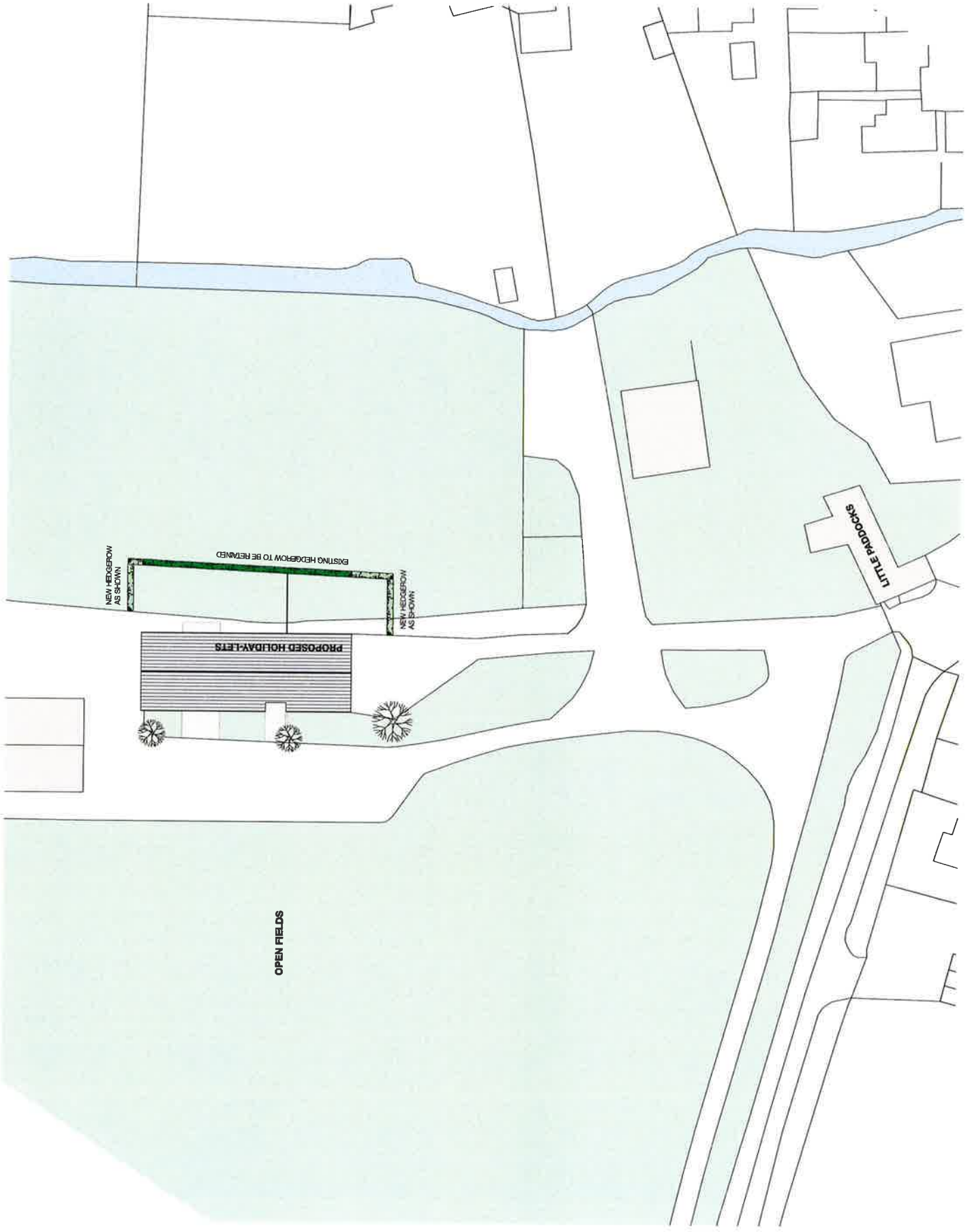
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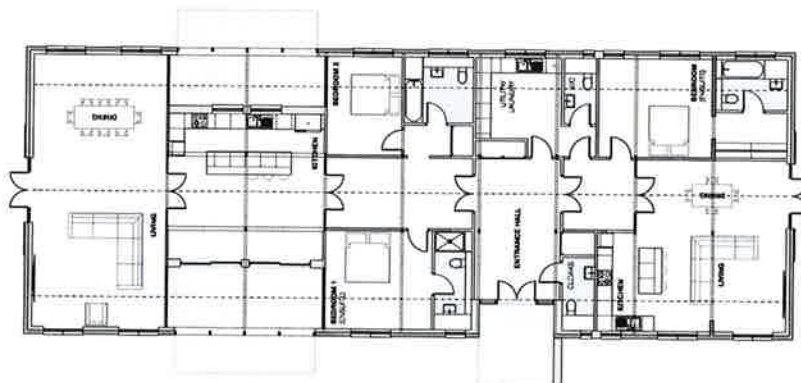
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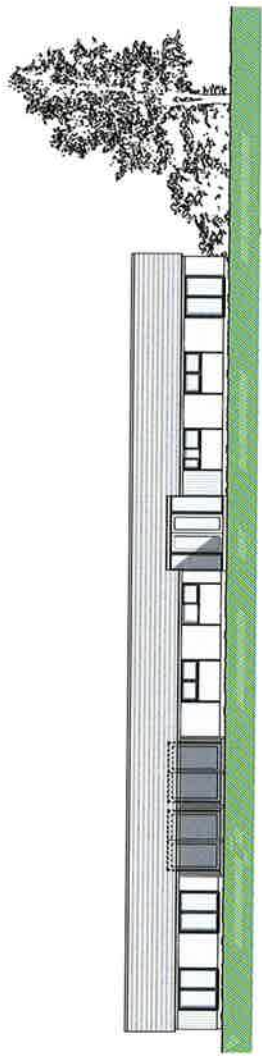
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PROPOSED
 Site Plan

Date: March 2019
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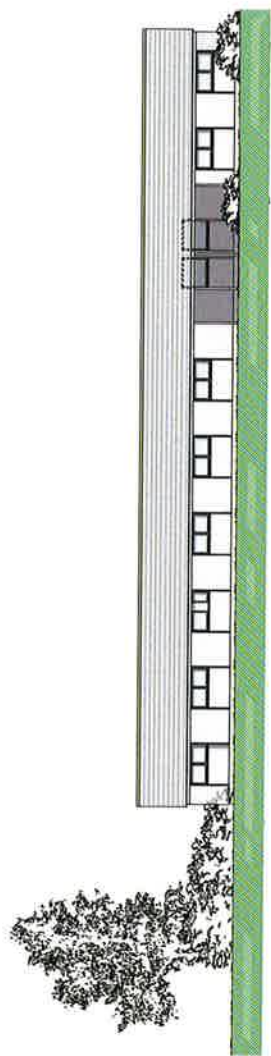




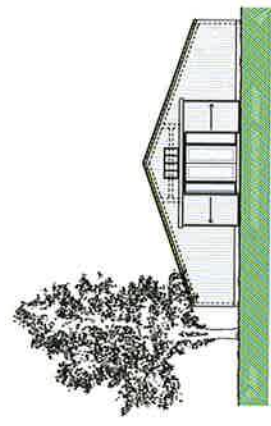
FLOOR PLAN



SOUTH EAST ELEVATION (SIDE)



NORTH WEST ELEVATION (SIDE)

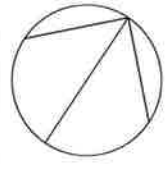


NORTH EAST ELEVATION (GABLE)



SOUTH WEST ELEVATION (GABLE)

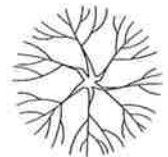
North Point



Arch: Partridge
 Linc. Parsons
 Shoop, Olin, G.J., MKK
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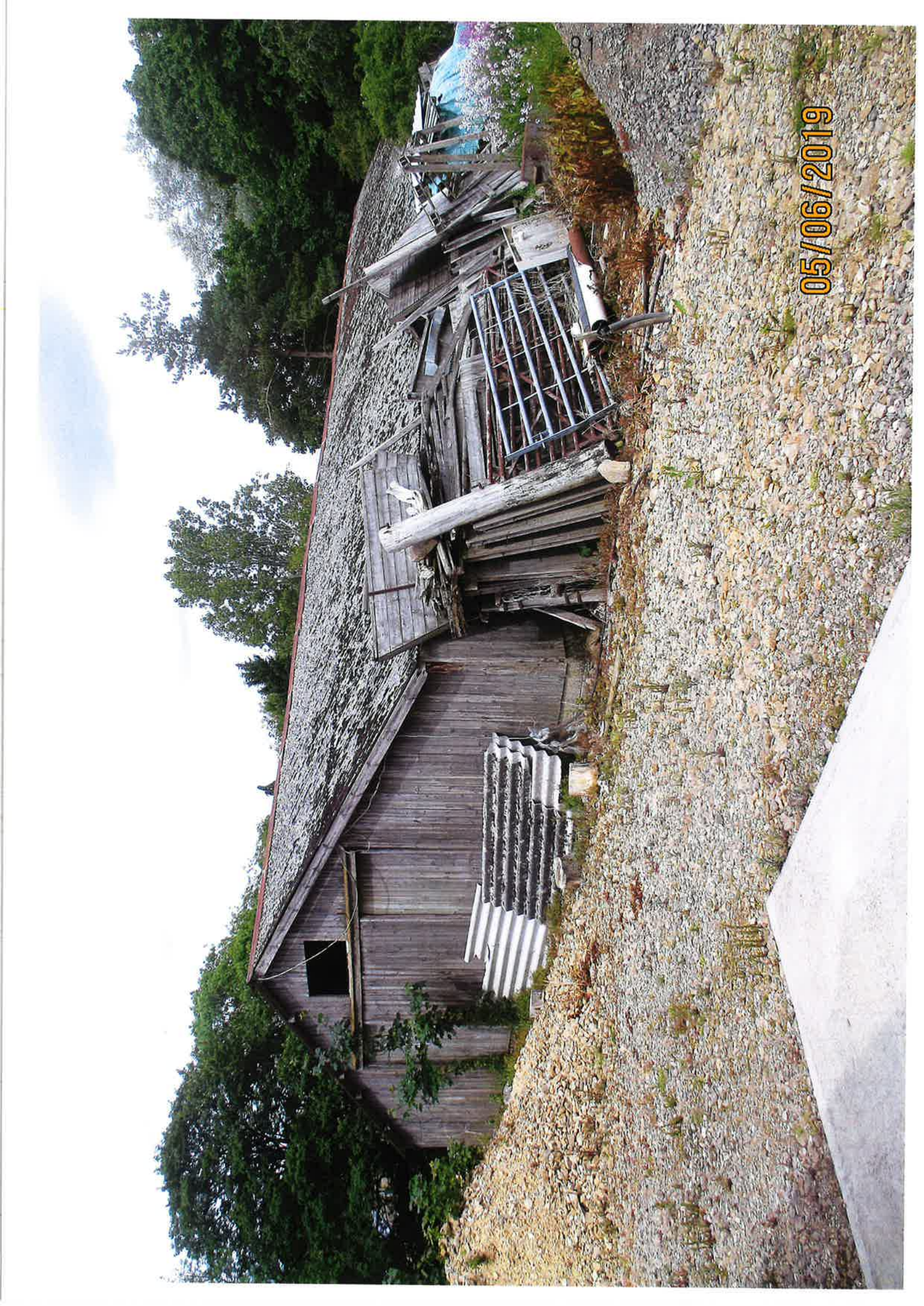
Plan and Elevations

Date	March 2019
Scale	1 : 100 at A1
Drawing No.	1446(S)002(A)





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82

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83

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