

Item No 03:-

19/02620/FUL

**Banks Farm
Upper Oddington
Moreton-In-Marsh
Gloucestershire
GL56 0XG**

Item No 03:-

Conversion of agricultural building to 2 x dwellings at Banks Farm Upper Oddington Moreton-In-Marsh Gloucestershire GL56 0XG

Full Application 19/02620/FUL	
Applicant:	Mr Harold Smith
Agent:	Stable Architecture Ltd
Case Officer:	Alison Williams
Ward Member(s):	Councillor Julian Beale
Committee Date:	13th November 2019
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Principle
- (b) Impact on the AONB and setting of the Conservation Area
- (c) Neighbouring Amenity
- (d) Highways
- (e) Drainage
- (f) Impact on Ecology and Biodiversity

Reasons for Referral:

Councillor Beale has asked for the application to be considered by the Planning and Licensing Committee as he considers that "the Highway access as proposed and already used for existing properties is on a narrow, blind bend whereas there is what would appear to be a preferable alternative on the other side of the Farmhouse. I believe it would be to the benefit of all for this option to be considered by Members."

1. Site Description:

The application site comprises a detached steel framed agricultural building. It is positioned in an elevated position to the south west of Banks Farm House. The land continues to rise to the south. To the north of the building there is a new build dwelling and north of that a linear barn conversion into 2 dwellings. To the east and west are agricultural fields. The village of Upper Oddington is to the north.

The building is located within the Cotswolds AONB and the Oddington Conservation Area boundary abuts the site along the eastern side.

The proposals seek to convert the existing steel framed and concrete block portal framed building into two dwellings. The proposals would remove the two off-shoots from the building on the eastern and western elevations.

The existing building measures approximately 24.1m in width and 18.7m in depth, there is a further single storey element on the western elevation that measures 3.9m in width and 9m in length. The building is 3.7m to eaves and 8.2m to the ridge.

The concrete blockwork extends to the eaves approx 3.5m on all elevations apart from the north eastern elevation where there are open bays. This blockwork would be retained and clad with vertical timber cladding left to silver and weather naturally.

The converted barn would reduce in overall footprint with the removal of the two side wings resulting in a building measuring 19.6m in width and 18.9m in length. The 200mm increase in length is as a result of the external cladding. The eaves height would also reduce to 3.2m and the overall ridge height of the building would reduce slightly to 8.1m through the use of a different roofing material to that currently used.

Glazing would be installed at full height within two sections on the north eastern and south western elevations. Two metal framed 3 panel roof lights would be installed on the north east and south west roof slopes at high level similar to agricultural roof lights. The opening on the north wester elevation would be stepped back 1.45m from the elevation to reduce any potential for light spill and glare. On the south eastern elevation 4 single windows and a panel window would be installed.

The proposals would create 2 x 3 bedroom properties. Parking would be contained within a stone walled area to the North West and provide 2 parking spaces per dwelling with turning area.

The proposed barn conversion would be served by the existing farm track which also serves one of the barn conversions and the recently completed dwelling.

2. Relevant Planning History:

CD.4561 Covered Yard - Permitted 3/05/1968
CD.4561/B - Hay store and isolation boxes - permitted 8/10/1964
CD.4561/C - erection of a bulk bin to provide storage for cattle cake - Permitted 8/12/1977
(CD.7988/A) 95.02106 - Demolition of outbuildings and extension attached to dwelling. New extension and refurbishment to dwelling.- Permitted 25/03/1996
(CD.7988) 95.02131- Extension to dwelling -Permitted 13/03/1996
(CD.7988/B) 96.00225 - Repair and refurbishment of outbuildings - Permitted 7/03/1996
(CD.7988/C) 96.00226 - Demolition of farm buildings- Permitted 12/03/1996
(CD.7988/D) 96.00362 - Use of outbuilding as garage, store and guest accommodation - Permitted 17/04/1996
(CD.7988/E) 96.00394 - Alterations to outbuildings to form garage, store and guest accommodation - Permitted 2/05/1996
(CD.7988/F) 96.00555 - Adaption of existing replacement softwood window frames - Permitted 16/07/1996
(CD.7988/G) 96.00899 - Garden room extension to dwelling - Permitted 1/07/1996
(CD.4561/F) 96.02162 - Extension to provide replacement milking parlour and covered collecting yard - Permitted 09/01/1997
(CD.4561/G) 97.01094 - extension to provide replacement milking parlour and covered collecting yard - Permitted 3/07/1997
(CD.4561/H) 00.00618 - Steel framed, single side opening, agricultural general services building, to replace old timber framed building with corrugated sheets - Permitted 2/05/2000
05/00867/FUL - Conversion of traditional barns to form five residential units. Demolition of farm sheds and construction of nine dwellings - Refused
05/01674/FUL - Conversion of traditional barns to 3 no. residential units. Erection of stable, alterations to existing dutch barn and to access. Demolition of farm sheds (part resubmission) - Permitted
07/00374/FUL - Conversion of barns to two dwellings, extension and alterations, demolition, alterations to accesses - permitted
10/01042/FUL - Conversion of barn to Dwelling (revision to 07/00347/FUL) - Permitted
15/02898/FUL - Extensions to dwelling and change of use of land from agricultural to domestic to create parking area for dwelling - Permitted
15/04464/FUL - Demolition of barn and erection of dwelling -Permitted
17/04368/NONMAT - Non-material amendment to application 15/04464/FUL for additional excavation of embankment, minor repositioning of windows, and repositioning of front door - Permitted

3. Planning Policies:

NPPF National Planning Policy Framework
EN2 Design of Built & Natural Environment
DS3 Small-scale Res Dev non-Principal Settle
EN4 The Wider Natural & Historic Landscape
EN5 Cotswolds AONB
EN8 Bio & Geo: Features Habitats & Species
INF4 Highway Safety
INF5 Parking Provision
EN14 Managing Flood Risk
EC6 Conversion of Rural Buildings

4. Observations of Consultees:

Highways Officer - No objection subject to conditions

Conservation Officer - No objection subject to conditions

Biodiversity Officer - No objection subject to conditions

5. View of Town/Parish Council:

Parish Council - Object to the proposals in relation to impact on the highway. They also list a number of conditions they would seek to impose if permission were to be granted.

6. Other Representations:

5 letters of objection have been received which raise concerns regarding landscaping around the car parking area, tarmac of the drive and speed restrictions to the drive, drainage, lighting

1 Letter of general comment was received

7. Applicant's Supporting Information:

Ecological Assessment
Speed Survey
Site visibility
Structural Report
Design and Access Statement

8. Officer's Assessment:

(a) Principle

The application site is a detached modern steel framed barn located approximately 62m south of the road that runs through the village of Upper Oddington. Whilst the building is in an elevated position above the village it is well related to the village and is considered to be located within the village. The village of Upper Oddington, together with the adjoining village of Lower Oddington, are considered to represent Non-Principal Settlements for the purposes of the Local Plan. Policy DS3 of the Cotswold District Local Plan sets out that in non-principal settlements small-scale residential development in principle is acceptable.

In the context of Policy DS3, the proposal is for the conversion of a modern barn to 2 dwellings and is therefore considered to represent small scale residential development. The proposal would provide additional living accommodation which has the potential to assist services and facilities in the village and in nearby settlements such as Stow-on-the-Wold, as supported by the NPPF.

In addition, Local Plan policy EC6 Conversion of Rural Buildings states that the conversion of rural buildings to alternative uses will be permitted 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.

Furthermore, proposals should be physically capable of being converted in terms of their size, soundness and structural stability, without recourse to extensive rebuilding, alteration or extension.

The applicant has set out within the supporting statement that the building is now surplus to requirements as a result of its village centre location and concerns received from local residents regarding farm vehicle and animals being brought through the village to the building; he no longer uses the building other than for incidental storage of spare farming equipment. As such, the building is considered to be surplus to requirements and its conversion would not prejudice the ongoing viability of the farming operations. Given the size of the building, its conversion to a business use would likely result in high numbers of vehicle movements, which given its proximity to the village and neighbouring residential units, would not be compatible.

The proposals would not extend the building but would actually reduce its footprint through the removal of the two single storey extensions. The barn is a steel frame portal building with concrete block work to the eaves on 3 sides. It is clad at the upper level with metal sheeting and has a metal sheet roof. The proposed works required to facilitate the conversion would retain the structural blockwork and steel frame and the exterior clad in vertical timber left to silver and weather. The roof would be powder coated metal sheets. The existing building does not require additional structural works to fix the cladding or roofing to the building. Internally a mezzanine floor would be created through the central section of the building. Whilst this would require a new structure to be created internally it does not affect the capability of the building being converted and is not tantamount to a new build.

It is therefore considered that the building complies with Policy EC6 and the works are considered to fall within the remit of conversion. Notwithstanding this, the building is considered to be located within the settlement of Upper Oddington and is small scale development in accordance with Policy DS3.

(b) Impact on the AONB and setting of the Conservation Area

The application site is located within the Cotswolds AONB and the conservation area boundary abuts the site, as such, consideration also needs to be given to the setting of the designated heritage asset.

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) wherein the Council is statutorily required to have regard to the purpose of conserving and enhancing the natural beauty of the landscape (S85(1) of the Countryside and Rights of Way Act 2000).

Paragraph 170 of the NPPF states that planning policies and decision should contribute to and enhance the natural and local environment by 'protecting and enhancing valued landscapes' and 'recognising the intrinsic character and beauty of the countryside'.

Paragraph 172 of the NPPF states that 'great weight should be given to conserving and enhancing landscape and scenic beauty in ... Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.'

Policy EN2 Design of the Built and Natural Environment

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

Policy EN4 The Wider Natural and Historic Landscape states:

1. Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas.
2. Proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets.

Policy EN5 Cotswolds Area of Outstanding Natural Beauty (AONB) states:

1. In determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.
2. Major development will not be permitted within the AONB unless it satisfies the exceptions set out in National Policy and Guidance.

The Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area, in accordance with Section 72(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

Section 16 of the NPPF requires that local planning authorities take account of the desirability of sustaining and enhancing the significance of heritage assets. Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

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.

Section 12 of the NPPF makes it clear that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development. The Council's adopted Local Plan 2011-2031 is consistent with the NPPF and under Policy EN2 (The Built Environment) requires development to accord with the Cotswold Design Code.

Policy EN10 states that in considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset's conservation. Development proposals that sustain and enhance the character, appearance and significance of the designated heritage assets (and their settings), and put them to viable uses, consistent with their conservation, will be permitted. Proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm.

Policy EN11 states that development proposals, including demolition, that would affect Conservation Areas and their settings, will be permitted provided they: preserve and where appropriate enhance the special character and appearance of the Conservation Area.

The site is located within the Landscape Character Area 17a Vale of Bourton in the Pastoral Lowland Vale which characterises the area as a dispersed pattern of development following lanes. The Oddington Conservation Area appraisal sets out in relation to this part of the conservation area "that further along the road, the grassy bank becomes less steep and dominating. The land has opened up as a middle distance views become more apparent. These afford views of the modern farm buildings on this side of the otherwise traditional farmstead of Banks Farm. It goes on to state that "worthy of particular attention at Banks Farm is the multi-functional range of farm buildings arranged in a continuous line with its gable end facing onto the road. Beyond this, past a large well weathered Dutch barn is the farmhouse standing well back behind a spacious garden contained by a stone wall with gate between formal pillars." The lines of traditional farm buildings have been converted into residential use since the Conservation Area statement.

The design proposed for the conversion is considered to be well thought out, particularly in terms of achieving light within the building without excessive external impact, through the setting back of full height glazing thereby reducing the potential for light spill.

The blank treatment of the North West elevation is welcomed as this gable end is prominent in views from the road running through the village past the site.

The use of timber cladding is proposed for the walling treatment of the building. It is noted that under the permitted development rights afforded to the current agricultural building that the existing metal cladding could be replaced with alternative cladding as could the roofing material. In visual terms, the use of timber cladding would be considered acceptable. The cladding or replacement roofing material is not structural and is purely cosmetic.

It is acknowledged that the barn is large and in an elevated and prominent position. It is only unobtrusive at present as it is associated with the farm for which it was built and as a result the eye tends to skip over it. Whilst the materials proposed are modern, they are in keeping with the use and tradition of the farm and the building appears ancillary to the latter. The use of timber cladding left to silver and weather naturally would be reflective of its former agricultural use without being overly domestic in appearance.

Garden areas to serve the units have been indicated on the western side which seems appropriate as this would be relatively screened from most views by the building itself. Any boundary walling/fencing should be reflective of its agricultural setting and not overly domestic in appearance. Landscaping (including fencing) would be controlled by condition and a landscaping plan would be required.

As such, the proposed conversion is considered to be sympathetic to the existing building and the character and appearance of the area. The proposed materials are reflective of the former agricultural use and are considered appropriate. Samples of materials and finish would be required by condition. Likewise it is considered reasonable to remove permitted development rights for additional alterations to the dwellings and any new outbuildings to ensure any future development is sympathetic to its setting within the AONB and adjacent to the conservation area.

(c) Neighbouring Amenity

Paragraph 127 of the NPPF seeks to create places with a high standard of amenity for existing and future users. 'The Design Code (Appendix D) referred to in Policy EN2 of the Local Plan also sets out guidance with regard to residential amenity. The principles set out within the code requires development to respect the amenity of dwellings, giving due consideration to issues of garden space, privacy, daylight and overbearing effect".

The Design Code Key Design Considerations for Specific Development Proposals for residential extensions, outbuildings and new dwellings 1 (p) sets out that To ensure adequate privacy, the minimum distance between facing windows of one and two storey dwellings should be no less than 22m and, for buildings higher than two storeys, no less than 28m.

The proposed conversion has been designed to ensure that the proposals would not result in overlooking or loss of privacy of neighbouring properties. The North West elevation treatment proposed a setback opening that would have a recessed wall panel at full height with glazing to the internal sides. As such no glazing would be visible from this elevation which faces towards the nearest residential properties which are located to the North West. The other elevations would face out over fields and therefore would not impact upon amenity.

The design code also sets out that to ensure adequate garden space, the size of a private garden should relate to the size and nature of the property. Each unit would be served by a west facing front garden and the main gardens would be to the south and east. The front unit would have a garden equating to approximately 110sqm. The rear units main useable area of the garden would equate to approximately 70sqm with the land rising to the boundary of the amenity space. They are commensurate to the size of the units and contain the curtilage of the proposed dwellings so that the impact on the character and amenity of the area is maintained.

Concerns have been raised about the potential for changes in the overall height and size of the building through the new timber cladding to the walls and the new metal sheet roof. It should be noted that the building is currently clad with metal sheet panels above the concrete blockwork. While the cladding would now run over the outside of the existing concrete blocks, the increase in size would be limited to the thickness of the timber cladding and would not result in such a material increase of the building that would impact detrimentally on the amenity of neighbouring residents. The existing metal sheet roof would be replaced with a new metal sheet roof; again any increase in height would be marginal and would not impact detrimentally on the amenity of neighbouring residents. As such it is not considered necessary to require levels plans.

Concerns have been raised regarding the headlights from cars shining as they enter and exit the parking spaces. The parking bays are to be enclosed by a 2m high stone wall to the northern and north western boundaries which would screen any cars lights when parked. Any light spill when entering or exiting the spaces would be limited to glimpsed views at distance as the cars turned and would not result in an adverse impact on amenity or the character of the area. The wall would measure 2m in height to the top of the cock and hen cap when measured from the neighbours side and from the car park side would measure approx 1.92m in height.

(d) Highways

The NPPF does not set minimum or maximum parking standards however it sets out at para 105 that local planning authorities should take into account, the accessibility of the development, the type, mix and use of development, the availability of and opportunities for public transport, local car ownership levels; and an overall need to reduce the use of high-emission vehicles.

Local Plan policy INF4 (Highway Safety) supports development that is well integrated with the existing transport network and beyond the application site, avoiding severance resulting from mitigation and severe impact upon the highway network. Developments that create safe and secure layouts and access will be permitted.

Local Plan policy INF5 (Parking Provision) requires development to make provisions for residential vehicle parking where there is clear and compelling evidence that such provision is necessary to manage the local road network.

The proposals seek to utilise the existing farm access track that serves the building. A speed survey and visibility splay plan was provided on the 13th September which the Gloucestershire Highways Authority have reviewed and raise no objections, subject to conditions relating to securing the vehicle access and parking/turning arrangements.

Parking is shown as two car parking spaces per dwelling and this is considered to be commensurate to the size of each unit, and the spaces and turning shown on the plans is considered acceptable.

Concerns have been raised by the Parish Council and neighbours regarding the need for speed restriction measures on the road. The road would be in private ownership and would serve a total of 4 residential units (including the 2 proposed in this conversion). Given the nature of the road being on an incline leading up to the residential properties the risk of speeding is unlikely. Likewise, on the approach down the hill past the existing two properties to the highway, users are unlikely to reach such speeds that would give rise to pedestrian or highway safety. It is understood that there is not an issue of speeding or safety from the current two dwellings that already use the private access. As such it is not considered reasonable or necessary to require any speed restriction measures.

An alternative access has been suggested by the Ward Member which would utilise the farm house access and require the driveway to be extended through the orchard area to the rear of the farmhouse garden to then access the barn. It is acknowledged that this is not the proposed access however it is worth commenting in relation to the concerns raised by the Ward Member that the access that serves the farm house is also located on the same bend albeit a little further around, which moves the reduced visibility to the other side. In addition the extension of the existing farmhouse access would result in a driveway running at an elevated position through the orchard which would result in harm to the character and appearance of the conservation area in this location. As such, even if this was an option for the access, it would not be considered acceptable given the landscape harm that would result by extending the farmhouse drive in relation to the impact on the AONB and the conservation area.

(e) Drainage

The site is located in Flood Zone 1 the least likely to flood. The proposals would reduce the overall footprint of the building and as such surface water drainage risk would not increase and if anything would be reduced given that the area currently covered by the single storey lean to's would be reverted to garden and allow for additional drainage. The parish council raised the request for surface water and foul drainage details to be provided during the application determination however given the proposals are for the reduction in footprint of the building which would result in an improvement to existing surface water drainage that the details of surface water drainage can be suitably controlled by condition. In relation to foul drainage this is dealt with by the sewage provider.

As such it is considered that the proposals would not result in an increased risk of flooding within the area and that surface water drainage can be suitably controlled by planning condition.

(f) Ecology

The application was accompanied by an ecological survey which identified the site as low potential for protected species. The report includes various proposals for mitigation. These are not shown on the submitted plans but are considered reasonable and acceptable mitigation measures. It is considered reasonable to condition these elements to ensure that suitable mitigation/enhancements are achieved as part of the development.

9. Conclusion:

The proposals would sympathetically convert an existing building to create 2 dwellings. The proposals would not give rise to harm to amenity, the AONB, conservation area, Highway safety, Drainage or ecology. The proposals are considered to accord with national and local policy and are therefore recommended for approval.

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 number(s):

5853-03 Site Location Plans, 6783-02 Floor Plan, 6783-01a Proposed, 6783-04 Parking sections

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

3. The dwellings hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.4m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 22.5m distant in both directions (the Y points). The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.26m and 2.0m at the Y point above the adjacent carriageway level.

Reason: To avoid an unacceptable impact on highway safety by ensuring that adequate visibility is provided and maintained 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 paragraphs 108 and 110 of the National Planning Policy Framework.

4. Prior to the occupation of the development hereby permitted, the vehicular access shall be laid out and constructed in accordance with the submitted plans with any gates situated at least 5.0m back from the carriageway edge of the public road and hung so as not to open outwards towards the public highway and with the area of driveway within at least 5.0m of the carriageway edge of the public road surfaced in bound material, and shall be maintained thereafter.

Reason: To reduce potential highway safety impact by ensuring that a safe and suitable access is laid out and constructed that minimises the conflict between pedestrians, cyclists and vehicles in accordance with paragraph 108 and 110 of the National Planning Policy Framework.

5. The dwellings hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plan [drawing no. 6783-01, 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.

6. Prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site to demonstrate the infiltration rate. Three tests should be carried out for each soakage pit as per BRE 365 with the lowest infiltration rate (expressed in m/s) used for design. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved.

Reason: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (The Cotswold Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Practice Guidance). If the surface water design is not agreed before works commence, it could result in abortive works being carried out on site or alterations to the approved site layout being required to ensure flooding does not occur.

7. Prior to the first use of the development hereby approved, a comprehensive landscape scheme shall be approved in writing by the Local Planning Authority. The scheme must show the location, size and condition of all existing trees and hedgerows on and adjoining the land and identify those to be retained, together with measures for their protection during construction work. It must show details of all planting areas, tree and plant species, numbers and planting sizes. The proposed means of enclosure and screening should also be included, together with details of any mounding, walls and fences and hard surface materials to be used throughout the proposed development.

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

8. The entire landscaping scheme shall be completed by the end of the planting season immediately following the completion of the development or the site being brought into use, whichever is the sooner.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy EN4.

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

Reason: To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy EN2.

10. The development shall not be brought into use or occupied until a Cotswold stone with cock and hen capping to the northern and western boundary of the car parking area has been constructed in accordance with details (including details of capping) that have first been submitted to and approved in writing by the Local Planning Authority. The wall shall then be maintained in accordance with the approved details.

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

11. Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling and roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

12. Prior to the first occupation of the development hereby permitted, the windows and doors, shall be finished in a colour to be first submitted to and approved in writing by the Local Planning Authority and shall thereafter be permanently retained in the approved colour unless otherwise agreed in writing by the Local Planning Authority.

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.

13. The 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 EN2.

14. No external windows, doors and screens including finish and reveal depths, eaves detail, head & cill treatments and rooflights shall be installed in the development hereby approved, until their design and details have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

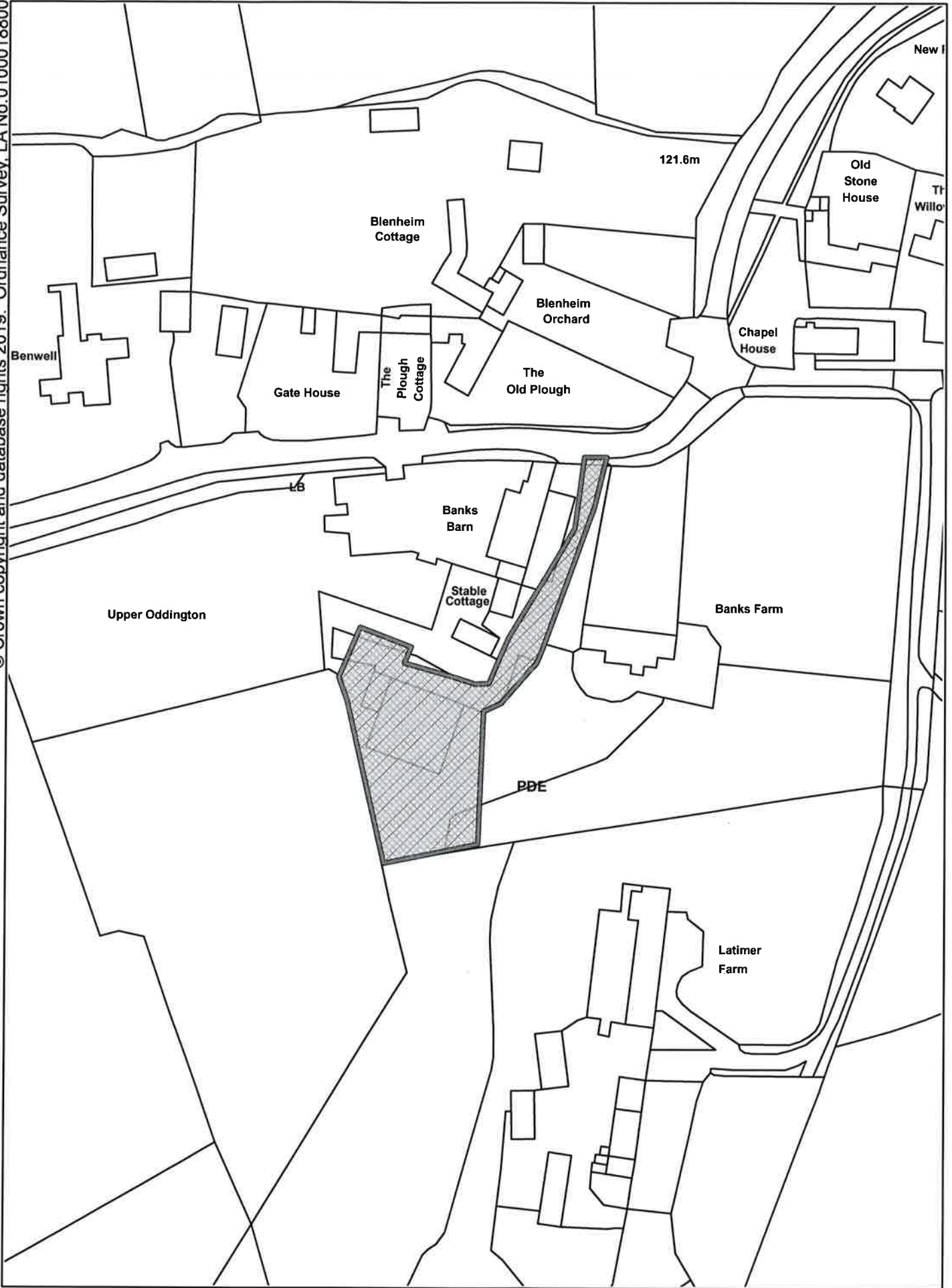
Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

15. The development shall be completed in accordance with the recommendations in Section 5 of the Swift Ecology report (Preliminary bat roost assessment - June 2019). All the recommendations shall be implemented in full accordance with the timescales laid out in the recommendations of the above report and thereafter permanently maintained.

Reason: To ensure that the species and habitats are protected (and enhanced) 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 2011-2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

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.



BANKS FARM UPPER ODDINGTON

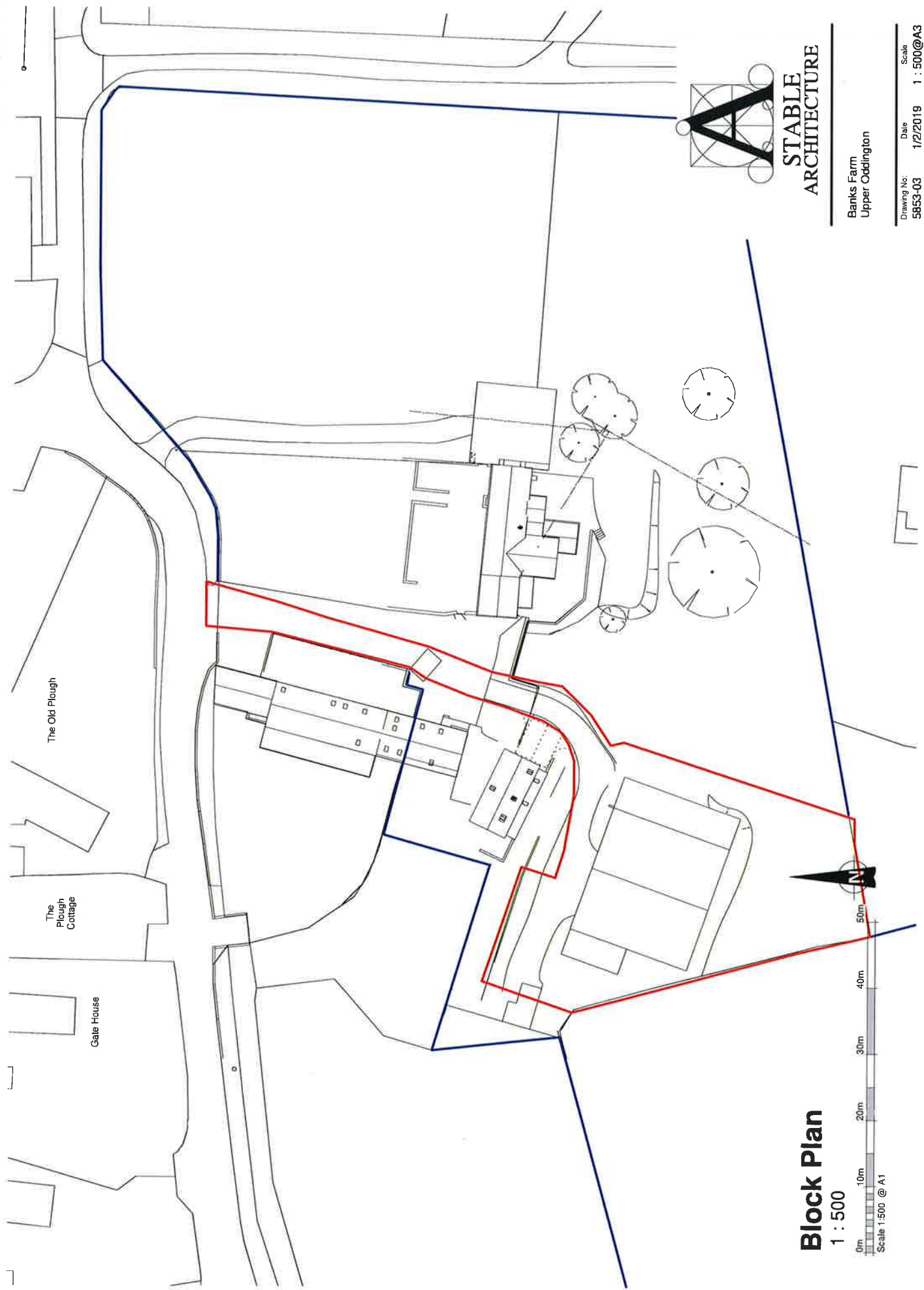
Organisation: Cotswold District Council

Department:

Date: 31/10/2019

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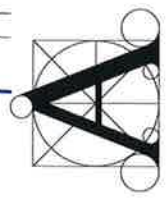




The Old Plough

The Plough Cottage

Gate House



**STABLE
ARCHITECTURE**

Banks Farm
Upper Oddington

Drawing No: 5853-03
Date: 1/2/2019
Scale: 1 : 500 @ A3



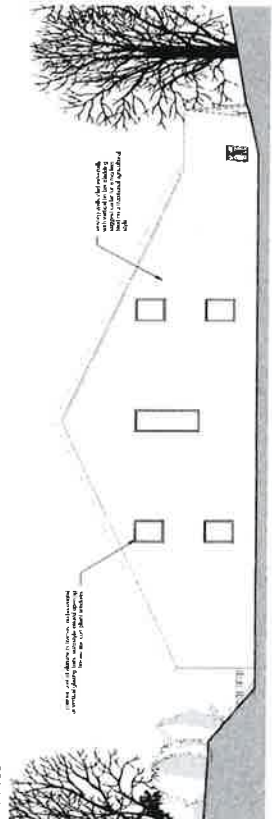
Block Plan

1 : 500

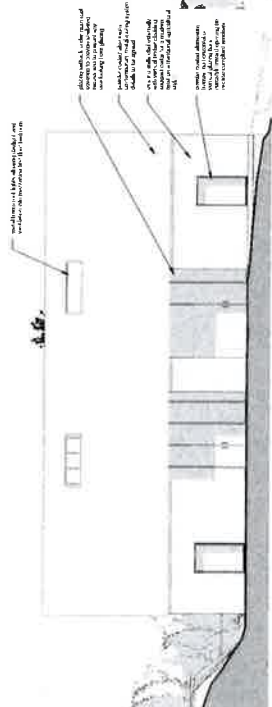
Scale 1:500 @ A1



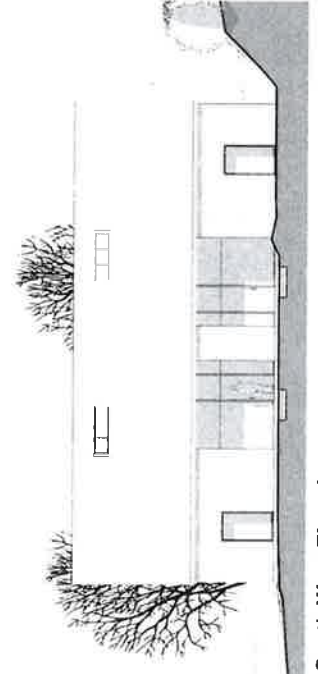
North West Elevation
1 : 100



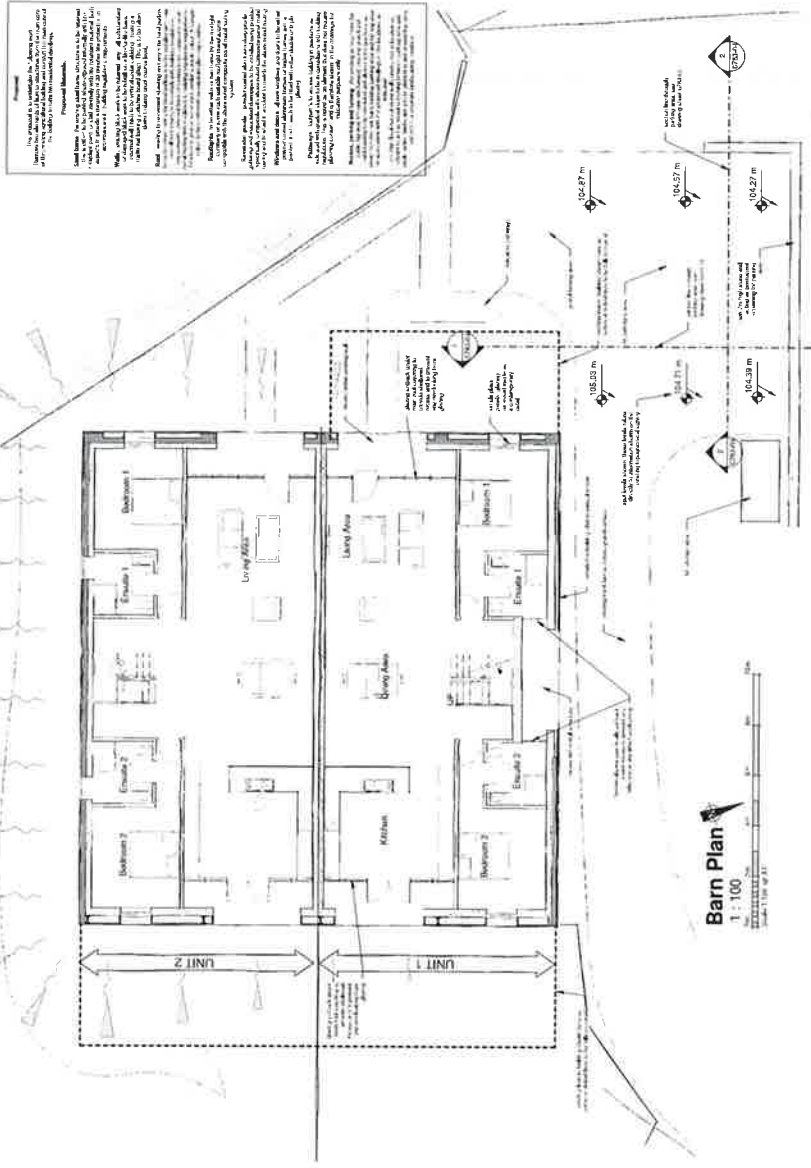
South East Elevation
1 : 100



North East Elevation
1 : 100



South West Elevation
1 : 100



Barn Plan
1 : 100

Proposed Materials:
 Exterior Walls: 1.5" Insulated Concrete Formwork (ICF) with 1/2" Gypsum Board and 1/2" Hardie Board Siding.
 Interior Walls: 5/8" Drywall with 1/2" Hardie Board Siding.
 Ceilings: 5/8" Drywall with 1/2" Hardie Board Siding.
 Floors: 1/2" Hardie Board Siding.
 Roofs: 1/2" Hardie Board Siding.
 Windows: 1/2" Hardie Board Siding.
 Doors: 1/2" Hardie Board Siding.
 Stairs: 1/2" Hardie Board Siding.
 Decks: 1/2" Hardie Board Siding.
 Railings: 1/2" Hardie Board Siding.
 Gutters: 1/2" Hardie Board Siding.
 Downspouts: 1/2" Hardie Board Siding.
 Siding: 1/2" Hardie Board Siding.
 Trim: 1/2" Hardie Board Siding.
 Paint: 1/2" Hardie Board Siding.
 Hardware: 1/2" Hardie Board Siding.
 Lighting: 1/2" Hardie Board Siding.
 Fixtures: 1/2" Hardie Board Siding.
 Appliances: 1/2" Hardie Board Siding.
 Furniture: 1/2" Hardie Board Siding.
 Accessories: 1/2" Hardie Board Siding.

Area Schedule (GIA)

Level	Area (Metric)	Area (Imperial)
1st Floor	1,000.00	3,780.00
2nd Floor	1,000.00	3,780.00
Basement	1,000.00	3,780.00
Roof	1,000.00	3,780.00
Deck	1,000.00	3,780.00
Stair	1,000.00	3,780.00
Garage	1,000.00	3,780.00
Driveway	1,000.00	3,780.00
Yard	1,000.00	3,780.00
Pool	1,000.00	3,780.00
Other	1,000.00	3,780.00
Total	10,000.00	37,800.00

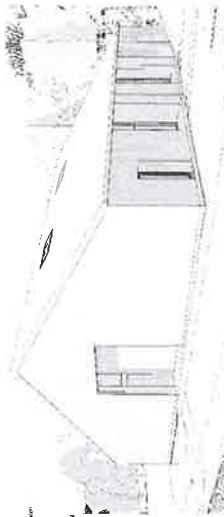
Revised: 12/6/2019
 Proposed
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Job: Banks Farm Upper Oddington
 Client: Banks Farm Upper Oddington

Drawing No: 5/83-01a
 Date: 12/6/2019
 Scale: 1 : 100@A1



Perspective View 1

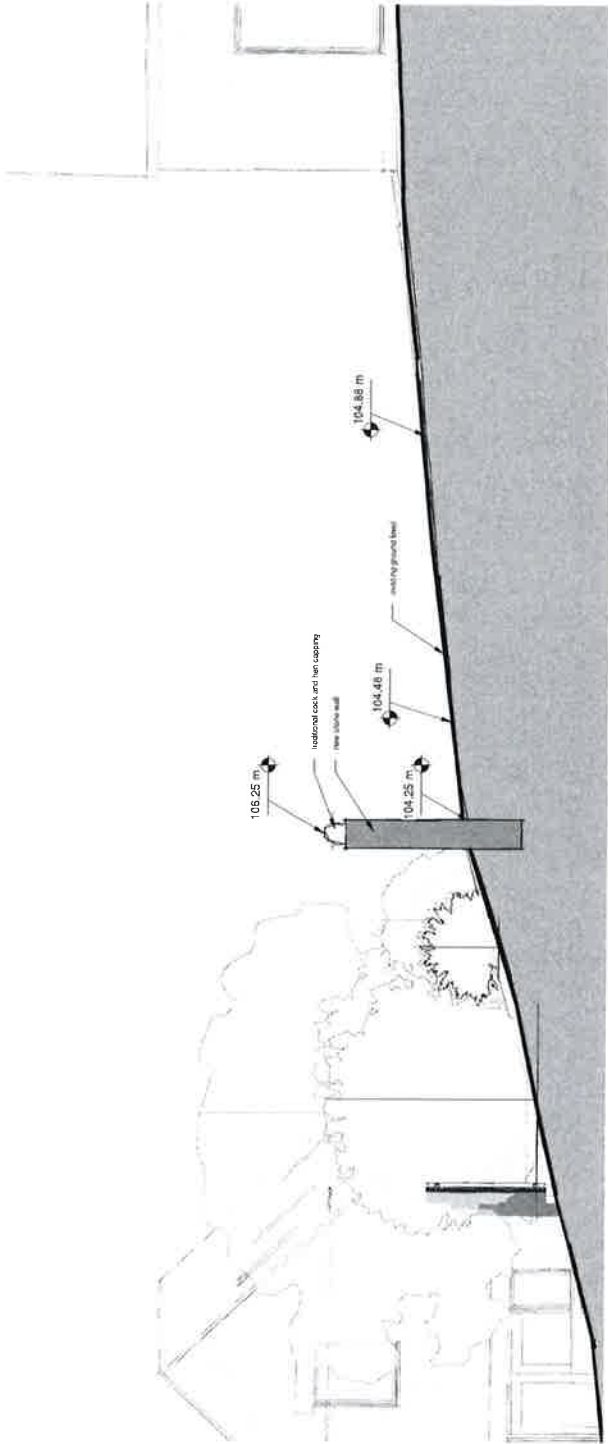


Perspective View 2

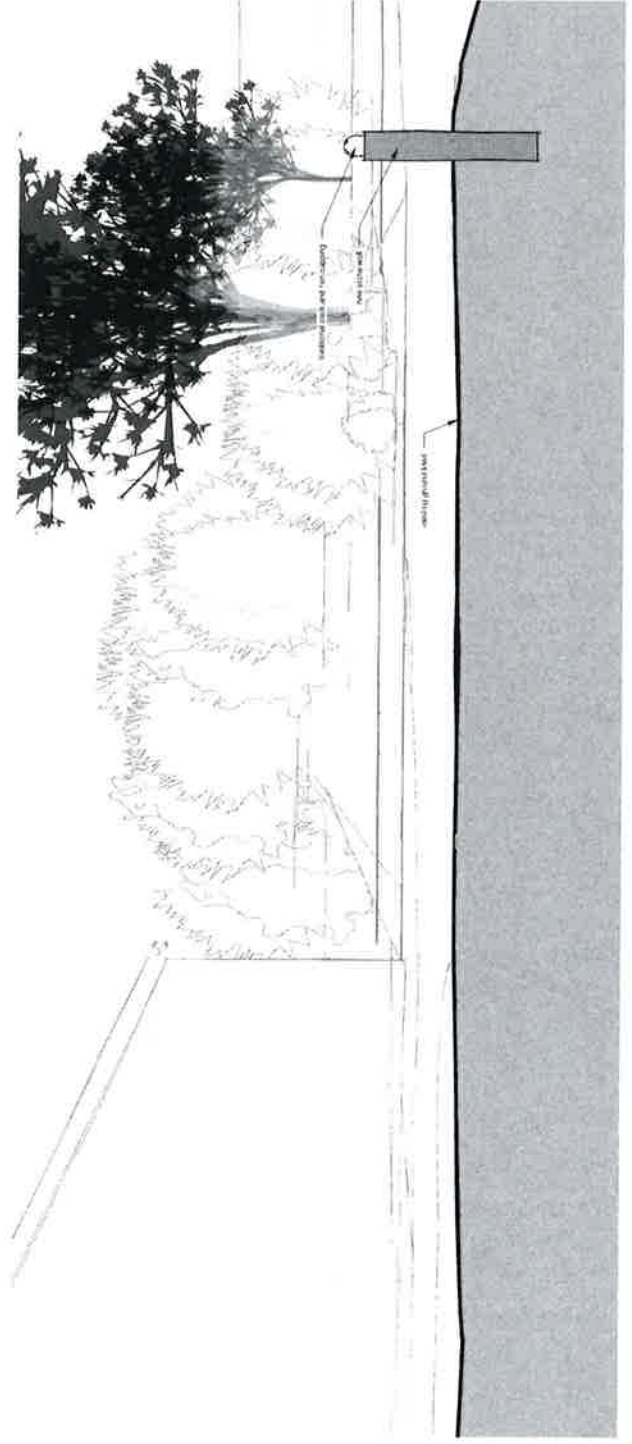


Perspective View 3

Perspective View 4



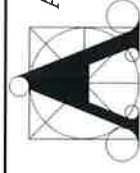
Section 1
1 : 50



Section 2
1 : 50

Rev. Date Revision Notes

Parking Sections



STABLE
ARCHITECTURE

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Job: Banks Farm
Upper Oddington

Client: Banks Farm
Upper Oddington

Drawing No: 6783-04
Date: 15/10/2019
Scale: 1 : 50@A2