

# Public Document Pack



**COTSWOLD**  
DISTRICT COUNCIL

29 June 2021

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## PLANNING AND LICENSING COMMITTEE

A meeting of the Planning and Licensing Committee will be held in the Council Chamber, at the Council Offices, Trinity Road, Cirencester on **Wednesday, 7 July 2021 at 10.00 am.**

Rob Weaver  
Chief Executive

To: Members of the Planning and Licensing Committee

(Councillors Ray Brassington, Patrick Coleman, Joe Harris, Stephen Hirst, Sue Jepson, Julia Judd, Juliet Layton, Andrew Maclean, Dilys Neill, Gary Selwyn, Steve Trotter and Clive Webster)

Recording of Proceedings – The law allows the public proceedings of Council, Cabinet, and Committee Meetings to be recorded, which includes filming as well as audio-recording. Photography is also permitted.

As a matter of courtesy, if you intend to record any part of the proceedings please let the Committee Administrator know prior to the date of the meeting.

# AGENDA

1. **Apologies**
2. **Substitute Members**  
To note details of any substitution arrangements in place for the Meeting.
3. **Declarations of Interest**  
To receive any declarations of interest from Members and Officers, relating to items to be considered at the meeting.
4. **Minutes (Pages 5 - 10)**  
To confirm the minutes of the meeting of the Committee held on 9 June 2021.
5. **Chair's Announcements (if any)**
6. **Schedule of Applications (Pages 11 - 104)**  
To consider and determine the applications contained within the enclosed schedule:

Application No	Description	Ward Councillor(s)	Case Officer / Page No:
20/04147/FUL	Conversion of existing Grade II Listed Coln House into 7no residential units (C3), demolition of modern teaching blocks and outbuildings, erection of 17 no new residential units within former school grounds, soft and hard landscaping and drainage works at Coln House School, Horcott Road, Fairford	Councillors Steve Trotter and Stephen Andrews	Martin Perks Page 13
20/04148/LBC	Conversion of existing Grade II Listed Coln House into 7no residential units (C3) and associated works at Coln House School, Horcott Road, Fairford	Councillors Steve Trotter and Stephen Andrews	Martin Perks Page 57
21/01379/FUL	Erection of a 22 metre high monopole supporting 6 no. antennas and a transmission dish at the top of the pole, an equipment cabinet at ground level and development ancillary	Councillor David Cunningham	Andrew Moody Page 73

	thereto at New Farm, Daylesford, Adlestrop, Moreton-In-Marsh		
21/02121/FUL	Variation of Conditions 2 (approved plans) and 3 (roofing materials) re permission 19/01619/FUL - Conversion of Former Poultry Barn to Two Holiday Accommodation Units with Internal Connectivity at Little Paddocks, Kilham Lane, Shipton Oliffe, Cheltenham	Councillor Robin Hughes	Andrew Moody  Page 91

**7. Sites Inspection Briefing**

Members for Tuesday 3 August 2021, at 10am (if required):

Councillors Ray Brassington, Patrick Coleman, Sue Jepson, Dilys Neill and Clive Webster.

**8. Licensing Sub-Committees (to be held virtually)**

Members for Wednesday 25 August 2021 (if required):

Councillors Julia Judd, Patrick Coleman, Sue Jepson, Juliet Layton and Clive Webster.

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### Minutes of a meeting of Planning and Licensing Committee held on Wednesday, 9 June 2021.

#### Councillors present:

Ray Brassington – Chair  
Patrick Coleman  
Stephen Hirst  
Sue Jepson

Julia Judd – Vice-Chair  
Juliet Layton  
Andrew Maclean  
Dilys Neill

Gary Selwyn  
Steve Trotter  
Clive Webster

Legal Services  
Democratic Services  
Licensing and Business Support  
Development Services

#### **1 Apologies**

No apologies had been received.

#### **2 Substitute Members**

There were no substitute arrangements in place for the meeting.

#### **3 Declarations of Interest**

Councillor Brassington declared a pecuniary interest in schedule item 1, application number 21/01393/FUL, Replacement of the existing 15m lattice tower (17.6m to the top of antennas) with a new 24m lattice tower (top of antennas), accommodating 6no. antennas, 1no. microwave dish, the replacement of 1no. equipment cabinet, along with ancillary works at Communications Site At Haymead Covert Boxwell Farm Leighterton, Gloucestershire. He had been advised by the Interim Head of Legal not to take part in the debate and to leave the meeting while this item was discussed.

#### **4 Minutes**

Councillor Nikki Ind was not present at the previous meeting, although was listed as being present.

#### **5 Chair's Announcements (if any)**

The Chair announced that Tony Curry, previous Councillor of the Council, had passed away this week after a long illness, he was a well know resident of Cirencester and did a lot for the town. Councillor Jepson also spoke in memory of Tony. A one minute silence was observed in his honour.

## **6 Gambling Act 2005 Statement of Principles (Policy) Review 2021**

Under the Gambling Act 2005 a statutory review needed to be carried out every few years on the Statement of Principles. The draft policy was being presented to Committee for confirmation and a consultation of 12 weeks with the trade would take place before being presented to Full Council later in the year. The only change to the Policy was the removal of the name Publica and replaced with Cotswold District Council.

There were queries from Members relating to the reference to shared partnership working; this was being taken out as the Policy was to be identified as Cotswold District Council; the effective date at the end of the document should have been 31 January 2022, when the consultation exercise had taken place with the trade; consultation would take place with GAM Care, Citizens Advice Bureau, the community partnership team within the Council, in order for them to forward the consultation to the groups they work closely with, Parish and Town Council, Gloucestershire Police and a list of statutory consultees.

RESOLVED that following consideration of the draft Statement of Principles at Annex A to the report, a consultation exercise to seek the views of the trade and relevant stakeholders on the revised Policy be approved.

**Record of Voting - for 11, against 0, abstention 0, absent 0.**

## **7 Licensing Act 2003 - Review of the Statement of Licensing Policy**

The Statement of Licensing Policy, was presented, following consultation on the draft policy, and a minor amendment had been made in relation to the proof of age identity documents.

RESOLVED that the revised statement of Licensing Policy in Annex A of the report be presented to Full Council for approval.

**Record of Voting - for 11, against 0, abstention 0, absent 0.**

## **8 Schedule of Applications**

**21/01393/FUL**

### **Communications Site At Haymead Covert, Boxwell Farm, Leighterton, Gloucestershire**

As the Chair had declared a pecuniary interest he left the meeting for this item. The Vice-Chair, Councillor Julia Judd, took the Chair.

Councillor Coleman congratulated Councillor Judd for becoming Vice-Chair of the Committee and thanked her for taking on the role. Councillor Judd, responded that she wanted to do her best for the Committee, for the Council and for the Cotswolds.

**Replacement of the existing 15m lattice tower (17.6m to the top of antennas) with a new 24m lattice tower (top of antennas), accommodating 6no. antennas, 1no. microwave dish, the replacement of 1no. equipment cabinet, along with ancillary works at Communications Site At Haymead Covert Boxwell Farm Leighterton Gloucestershire.**

There were no public speakers. The Ward Member was not present.

The Senior Planning Officer gave his presentation, the site was adjacent to the A46, there was currently a mast on the site, which would be replaced with the mast which was the subject of the application, and would be a few metres to the south west of the existing mast.

In response to various questions it was reported that the mast would be shared with Telephonica. The lattice work would be painter grey, the existing mast would stay until the new mast was in use.

A proposition that the application be approved, was duly seconded.

Approved as recommended.

**Record of Voting - for 11, against 0, abstention 0, absent 0.**

**21/00616/FUL**

**2,3,4,6,7,8 & 11, Tally Ho Lane, Guiting Power, Gloucestershire, GL54 5TY**

**Installation of external wall insulation to No. 2, 3, 4, 6, 7, 8, & 11 Tally Ho Lane,  
Guiting Power at 2,3,4,6,7,8 & 11 Tally Ho Lane Guiting Power Gloucestershire  
GL54 5TY**

The case officer gave his updates and drew attention to information he had received relating to the insulation and proposed materials and how the cladding would age, further objections had been received which he summarised for Committee.

Written submissions were read out on behalf of Guiting Power Parish Council, and Bromford. An objector was invited to speak.

The Ward Member was invited to speak.

In response to various questions it was reported that the buildings were not listed buildings; no guidelines for retro fitting solid wall cladding in the Cotswolds was available; the cladding, it was believed, would not be breathable entirely; there were no fine details proposed, while the sites are sensitive in relation to the conservation area, the buildings were not sensitive enough to secure details by condition; any roof alterations was not part of this application; details to improve energy performance, in relation to loft insulation and windows, air source heat pumps had been installed already; the cladding would last up to 30 years and with good maintenance would last up to 60 years; the finish would weather and blend over time with a Cotswold stone house; planning officers deal with Bromford when planning applications were submitted; the case officer and the conservation officer had been in consultation over this application; the cost of the development would not be a material consideration.

The Team Leader summarised the concerns of Members in relation to the details of the cladding; energy efficiency and appearance and suggested that Members could consider deferring the application for more details to make a decision.

A proposition that the application be deferred, was duly seconded, for more information and officers to be at the meeting in order to be able to answer questions.

A proposition that a site inspection briefing took place was put forward, although a visit could only be undertaken to the application site and no other sites which had already had cladding applied to buildings.

A vote was taken to determine whether to defer the application.

**RESOLVED to defer the application in order for officers to obtain further information and details.**

**Record of Voting - for 11, against 0, abstention 0, absent 0.**

A discussion took place as to whether a site visit could be arranged to visit a property which had already been clad. The Head of Legal advised that Members that visiting a private property would be beyond the remit of this Committee and it would be in a private capacity if Members wanted to visit the property.

## **21/00617/FUL**

### **Installation of external wall insulation to No. 3 & 5 Pear Tree Close, Lower Swell GL54 1JA**

A representative of the Lower Swell Parish Council and an objector were invited to address the Committee.

The case officer gave updates drawing attention to the energy efficiency, and read out a letter relating to technical details, he also gave a presentation to Committee.

The Ward Member, Councillor Neill, was invited to speak.

In response to various questions it was reported that some details relating to insulation and air source heat pumps; no sufficient to put cavity wall insulation in the properties; additional information could be obtained.

A proposition that the application be deferred, was duly seconded to obtain further details and to ensure no harm would be made to the cottages.

A proposition was put forward to hold a Site Inspection Briefing; officers would ask the agenda/application to supply a sample panel. Councillor Neill clarified that this would enable Members to be able to understand the impact of the cladding on the existing building and see this on previous buildings.

The Head of Legal advised the propositions could be amended, if Members were wanted to defer and go on site.

The Members who had proposed and seconded to defer the application and proposed a site inspection briefing agreed that the proposal should be amended to defer the application and hold a site inspection briefing of the Panel.

**RESOLVED to defer the application and hold a site inspection briefing panel, in order for officers to obtain further information and details.**

**9 Sites Inspection Briefing (Members for Wednesday 30 June 2021)**

Sites Inspection Briefing (Members for Wednesday 30 June 2021).

**10 Licensing Sub-Committee (Members for Wednesday 21 July 2021)**

A Licensing Sub-Committee was arranged for 16 June 2021, which had been arranged remotely. The Head of Legal advised that these meetings could continue remotely. Councillor Coleman wanted to put on record that these should be held in the Council Chamber in future.

The Meeting commenced at 2.00 pm and closed at 4.30 pm

Chair

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## PLANNING AND LICENSING COMMITTEE 7th July 2021

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### SCHEDULE OF APPLICATIONS FOR CONSIDERATION AND DECISION (HP)

- **Members are asked to determine the applications in this Schedule. My recommendations are given at the end of each report. Members should get in touch with the case officer if they wish to have any further information on any applications.**
- **Applications have been considered in the light of national planning policy guidance, the Development Plan and any relevant non-statutory supplementary planning guidance.**
- The following legislation is of particular importance in the consideration and determination of the applications contained in this Schedule:
  - **Planning Permission:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 - special regard to the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest.
  - **Listed Building Consent:** Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 - special regard to the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest.
  - **Display of Advertisements:** Town and Country Planning (Control of Advertisements) (England) Regulations 2007 - powers to be exercised only in the interests of amenity, including any feature of historic, architectural, cultural or similar interest and public safety.
- The reference to **Key Policy Background** in the reports is intended only to highlight the policies most relevant to each case. Other policies, or other material circumstances, may also apply and could lead to a different decision being made to that recommended by the Officer.
- Any responses to consultations received after this report had been printed, will be reported at the meeting, either in the form of lists of **Additional Representations**, or orally. Late information might result in a change in my recommendation.
- The **Background Papers** referred to in compiling these reports are: the application form; the accompanying certificates and plans and any other information provided by the applicant/agent; responses from bodies or persons consulted on the application; other representations supporting or objecting to the application.

**PLANNING AND LICENSING COMMITTEE 7th July 2021**  
**INDEX TO APPLICATIONS FOR CONSIDERATION AND DECISION**

Parish	Application	Schedule No.
Fairford	Coln House School Horcott Road Fairford Gloucestershire 20/04147/FUL Full Application	01
Fairford	Coln House School Horcott Road Fairford Gloucestershire 20/04148/LBC Listed Building Consent	02
Adlestrop	New Farm Daylesford Adlestrop Moreton-In-Marsh 21/01379/FUL Full Application	03
Sipton	Little Paddocks Kilham Lane Sipton Oliffe Cheltenham 21/02121/FUL Full Application	04



**Item No 01:-**

**20/04147/FUL**

**Coln House School  
Horcott Road  
Fairford  
Gloucestershire  
GL7 4DB**

### Item No 01:-

**Conversion of existing Grade II Listed Coln House into 7no residential units (C3), demolition of modern teaching blocks and outbuildings, erection of 17 no new residential units within former school grounds, soft and hard landscaping and drainage works at Coln House School Horcott Road Fairford Glos GL7 4DB**

<b>Full Application 20/04147/FUL</b>	
Applicant:	Gloucestershire County Council
Agent:	Quattro Design Architects Ltd
Case Officer:	Martin Perks
Ward Member(s):	Councillor Steve Trotter Councillor Stephen Andrews
Committee Date:	7th July 2021
<b>RECOMMENDATION:</b>	<b>PERMIT</b>

#### **Main Issues:**

- (a) Residential Development in a Development Boundary
- (b) Affordable and Self-Build/Custom Build Housing
- (c) Design and Impact on the Special Architectural and Historic Interest of a Listed Building
- (d) Impact on the Character and Appearance of Fairford Conservation Area
- (e) Access and Parking
- (f) Impact on Residential Amenity
- (g) Arboricultural Impact
- (h) Flooding and Drainage

#### **Reasons for Referral:**

This application has been referred to Planning and Licensing Committee following a request from Councillor Andrews. See attached reason.

#### **I. Site Description:**

This application relates to a parcel of land measuring approximately 0.95 hectares in size located in the western part of the town of Fairford. The site is located within Fairford Development Boundary.

The application site is occupied by a Grade II listed building and an associated range of post war modular buildings, hard surfaces and grassed areas. The site is presently vacant. However, it was last used by Gloucestershire County Council as a school providing county wide residential and day places for children and young people aged 9-16 with Social, Emotional and Mental Health needs (SEMH). The school closed in March 2017.

The majority of the north-western boundary of the site adjoins Milton Street which is one of the main roads running through the centre of Fairford. The aforementioned boundary measures approximately 110m in length and is defined by the principal elevation of Coln

House, stone boundary walls and a bus shelter. A playground area located adjacent to Milton Street and to the north-east of Coln House is elevated approximately 1m above Milton Street. A further section of the north-western boundary of the site measuring approximately 43m in length is set back approximately 37m from Milton Street. The aforementioned boundary extends along the rear of residential properties and Fairford United Church. The aforementioned church and two of the dwellings (Annerley and The Manse) are designated as Grade II listed buildings.

The south-west boundary of the site adjoins Horcott Road. It measures approximately 75m in length and is defined by the side elevation of Coln House and high and low level stone walls. A car parking area is located adjacent to the south-western boundary and is visible from Horcott Road.

The south-eastern boundary of the site adjoins playing fields and is relatively open. The northern eastern boundaries of the application site adjoin residential properties.

The site is located partly within Fairford Conservation Area (CA). Coln House School and the land to its rear (south-east) are located within the CA. The modular buildings and playgrounds to the north-east are located outside the CA. The boundary of the CA extends along the north-western and north-eastern edges of the application site.

A Group Tree Preservation Order covers a section of the south-western part of the application. An Area Tree Preservation Order extends along the northern boundary of the application site.

The site is located within a Flood Zone 1.

## **2. Relevant Planning History:**

### **Application Site**

- CT.0056/F Erection of 1 No. Elliott demountable classroom. Permitted 1985
- CT.0056/G Provision of Elliott-Medway hall. Permitted 1995
- CT.0056/H LBC upgrading and replacement of doors and screens for fire precautions. Permitted 1997
- CT.0056/J Construction of replacement school buildings and associated works. Refused 1999 Glos County Council Application Withdrawn 2000
- CT.0056/L Alterations to boundary walls. Permitted 2001
- CT.0056/M Alterations to boundary walls. Permitted 2001
- CT.0056/P Internal alterations to science laboratory. Permitted 2001
- 08/00348/CPO Provision of replacement Elliott classroom accommodation. Permitted 2008
- 08/01756/CPO Provision of replacement Elliott classroom block. Permitted 2008
- 09/01586/LBC Stonework repairs to porch. Permitted 2009
- 16/02149/LBC Re-building of section of stone wall to Milton Street. Permitted 2016

Applestone Court to south-west

- 20/03972/FUL Conversion of former school building to 4no residential (C3) units with stair core extension and associated hard and soft landscaping. Permitted. February 2021

### **3. Planning Policies:**

- DS2 Dev within Development Boundaries
- EN1 Built, Natural & Historic Environment
- EN2 Design of Built & Natural Environment
- EN4 The Wider Natural & Historic Landscape
- EN7 Trees, Hedgerows & Woodlands
- EN8 Bio & Geo: Features Habitats & Species
- EN10 HE: Designated Heritage Assets
- EN11 HE: DHA - Conservation Areas
- EN14 Managing Flood Risk
- EN15 Pollution & Contaminated Land
- INF2 Social & Community Infrastructure
- INF3 Sustainable Transport
- INF4 Highway Safety
- INF5 Parking Provision
- H1 Housing Mix & Tenure to meet local needs
- H2 Affordable Housing

### **4. Observations of Consultees:**

- Gloucestershire County Council Highways: No objection
- Gloucestershire County Council Lead Local Flood Authority: No objection
- Gloucestershire County Council Archaeology: No objection
- Gloucestershire County Council Community Infrastructure: Financial contribution requested towards primary and secondary education
- Historic England: No comments
- Tree Officer: No objection
- Conservation Officer: No objection

### **5. View of Town/Parish Council:**

Response dated the 21st January 2021 to plans originally submitted:

'1) *Loss of Community Infrastructure*

Loss of a community facility when it has not been demonstrated that there is no local demand for the facility or demand for an appropriate, alternative community use for the facility (or replacement facilities or services are provided in and appropriate alternative location), contrary to CDLP policy INF2. The school did previously serve a function as community facility as well.

GCC has suggested that Fairford Town Council could take over the adjacent former playing field on a long-term basis. However, since discussions last year it has failed to pursue key questions we have raised about the terms on which we could do this with the Department for Education, who would be required to give their consent, or give necessary assurances about access and the potential for developing ancillary facilities among other things, which would be relevant to the sustainability of such an arrangement. There could be a need for access (and facilities) on the former school site itself. We are therefore not in a position to support this proposal.

We would expect Gloucestershire County Council as a responsible public authority to do much better than this, rather than effectively stripping a public asset and giving no benefit to the local community in return. We note that GCC has already reaped significant financial benefits (including New Homes Bonus payments) from recent large housing developments in Fairford without offering or consulting the community on how these proceeds should be spent for local benefit in accordance with the intent of National policy on this.

## 2) Design

The proposal for 3 houses of 'contemporary' design at the eastern side of the development is contrary to CDLP policy EN2. The proposed design is of no particular architectural or environmental merit to justify this. Specifically, it does not require building standards that help to address the Climate Emergency.

## 3) Impact on Heritage and Landscape/Townscape

The proposal for the 3 'contemporary' houses at the eastern side of the development will harm the setting and significance of Fairford United Church (Grade II listed) as well as this part of the Fairford Conservation Area, and is therefore contrary to CDLP policies EN10 and EN11.

The modern houses, which would be on essentially greenfield land (apart from some former temporary structures, now removed), would obscure views of the United Church from the open land from the south and destroy its semi-rural setting. They would also be prominent in views from the Playing field and Horcott Road towards the centre of the town, detracting from views of the tower of the Grade I listed St Mary's Church above a wooded landscape. It should be noted that the playing fields are identified as an "important setting of the settlement" in the Study of Land Surrounding Key Settlements in Cotswold District (White Consultants, 2000). The design of any houses sited here needs to be sensitive to this, preferably blending into the landscape on what is a 'soft edge' of the town, not looking like modern barn conversions or Water Park 'pavilions' and trying to make a 'statement'.

The unsightly mess GCC have allowed to develop with modular buildings etc (essentially temporary) on the site, largely unscreened from the south, is no basis for judging the visual merits of what new development they might propose now.

The proposed '2018 Cotswold Design Code' design of the other new houses (apart from the 'contemporary' ones) is not consistent with other buildings either in Coln House itself or along Milton

Street and as far as we are concerned is just more of the rather mediocre design we have seen of recent new developments both west and east of the town. Deep-footprint modern buildings with steep roof angles (which are functionally unnecessary if slate covering is used) result in disproportionately high rooves and are out of keeping with most traditional buildings in the immediate area, i.e. along Milton Street and Waterloo Lane.

### 3) Archaeology

The report on a partial archaeological evaluation in 1999 concluded (among other things):

"From the small area sampled in the evaluation it is not possible to suggest what form the structures would have taken, but further archaeological excavation may provide evidence for the layout of timber structures" ... "Features were recorded across the whole of the evaluated area, suggesting an extensive Anglo-Saxon settlement on the western edge of Fairford. The pottery suggests that the site is possibly contemporary with the early Anglo-Saxon cemetery to the north, but there may also be pottery from the later Anglo-Saxon period." ... "Any groundworks penetrating to more than 0.32m in depth would destroy significant archaeological deposits."

We would therefore suggest that a full archaeological investigation is needed before any development. This may provide significant finds of national as well as local interest.

### 4) The additional market housing is not needed in Fairford.

This is already provided for quite adequately by housing site allocations in the Local Plan and the emerging Fairford Neighbourhood Plan as well as other windfall sites developable under policy DS2 of the Local Plan.

If there is a need for more housing that is already being provided for (which the Inspector on the recent Totterdown Lane appeal does not agree there is), it is particularly for smaller units and affordable accommodation.

There are potential implications for the risk of sewage flooding in the Horcott area, where this has been a problem in the past, since the recent uprating for the development south of Cirencester Road did not take account of this additional development. The adequacy of the capacity would need to be confirmed with the sewage undertaker (Thames Water).

### Other Comments

The continued sustainability of Fairford depends on maintaining an appropriate balance of housing, economic activity and community facilities, and we would expect GCC as a responsible local authority to give this due consideration. Its economic strategy continues to be focused on Gloucester, Cheltenham and the M5 corridor to the detriment of other areas.

Coln House School was an important employer in the town, and we are disappointed that no consideration seems to have been given to including at least some potential office space for local small businesses within the buildings as part of the proposals, as has been suggested in our response to the public consultation and the draft Fairford Neighbourhood Plan, to compensate for this loss. The school office was located in the building immediately adjacent to the cross-roads, and this is clearly a less environmentally desirable location for a large private dwelling as is proposed.

*Alternatively, the site has also been suggested as a possible one for community facilities (to replace the one lost to a speculative planning application on London Road), potentially including a replacement or additional doctors' surgery, if the existing one no longer has sufficient capacity to serve the needs of the growing town in the future, or other community use.*

*The site is particularly well located in this respect for those living at the western end of the town and in Horcott. The current proposals would effectively sterilise these possibilities for the Coln House site itself, although other limited possibilities for sports or community related facilities may be feasible on the adjoining playing fields.*

*As we said in our response to the public consultation, we also think it would be helpful if pedestrian access towards the town centre from the Coln House site could be provided either directly onto Milton Street or via Waterloo Lane, to give a shorter route, rather than relying on a route via the entrance on Horcott Road.'*

### **Response dated the 7th June 2021**

*'Fairford Town Council strongly disagree with parts of the Conservation & Design Officer's report (27 May) and the recommendation.*

*The attached photo view is more representative of the 'setting' of Fairford United Church (and St Mary's from this direction) than the 'Indicative Street View'. This will still be significantly impacted by the new design and layout of the 3 'contemporary' houses.*

*While the reduction in scale of both the proposed 'contemporary' buildings and the central block is to be welcomed, so that they no longer compete with and detract from the setting and significance of the heritage buildings to the same extent, what they have ended up with looks like 'more of the same' from the new estates, which in no way meets the requirement of CDLP policies EN2 and EN4 to consider the local character of the particular context.*

*The proposed 3 'contemporary' houses neither follow "an authentic vernacular and traditional approach, in line with the local architectural character" nor are they "designed in a high quality contemporary and innovative manner, which reflects and respects local character" (CDLP para 10.2.11).*

*It should also be pointed out that the new central block design now has the undesirable (and non-vernacular) tall slate roofs mentioned previously, because of the wide plan depth, making them more prominent in the townscape and almost inevitably leading to loft conversions and a 2 1/2 (i.e. effectively 3) storey result unless PDR are restricted as part of any permission. There are plenty of examples of low-pitched slate roofs on 18th/19th century terraced cottages and other houses in the older parts of Fairford (as well as the United Church itself), as the Conservation & Design Officer should be aware.*

*The Conservation & Design Officer's report is now contradictory in parts, because the comments on the original design have been retained along with the new additions.'*

## **6. Other Representations:**

### **5 objections and 1 general comment received to plans originally submitted:**

Main grounds of objection were:

- i) The town has changed for a small semi-rural town to become urban and increasingly sprawling. What was once a characterful Cotswold town is being overtaken by new builds which have started to affect the attractiveness of the many listed buildings.
- ii) The volume of traffic on Milton Street, Horcott Road and Coronation Street has increased significantly causing often dangerous queueing, frayed tempers and damage to cars. Removing existing parking is not an option as due to the nature of the older properties there is often no off road parking and the existing parking supply is insufficient. The junction is difficult to navigate at rush hour and pushes overflow traffic around the unsuitable mill pond route which is turn is damaging the environment and posing risk to children who use the route for school.
- iii) Flooding is becoming a real problem and further building will make this worse. The drainage system around Horcott Road, Coronation Street and Milton Street is simply not sufficient to provide for the existing houses. Adding more properties will aggregate this further.
- iv) The proposed houses will look directly into the upper floor of our house causing privacy issue. The aspect over the single storey buildings on site will disappear and we will not be able to see the playing field and open aspect towards Horcott.
- v) The existing town infrastructure is stretched and facilities are limited. Additional facilities promised as a part of earlier developments have not come to fruition. In a time of increased need for medical services increasing the stretched supply further is potentially dangerous.
- vi) Much wildlife still lives in and around the proposed site. The development will push this away to new habitats.
- vii) We support the comments made by the town council in questioning the need for more building. Newer sites are often bought by landlords for financial gain and do not serve the local community. Larger houses re-sell quickly and residence can be transitory and not supporting the infrastructure of the town itself.
- viii) The needs of local residents for a sustainable infrastructure and the need to protect the character and attractiveness of the town need to upheld over commercial gain.
- ix) This is a conservation area populated with beautiful Grade II listed properties. These proposals are not in any way in keeping with the surroundings and will devalue an important part of this historic town.
- x) The level of traffic is causing a decrease in air quality.
- xi) An excess of new house building has already taken place in Fairford causing an unacceptable overload of the sewage system.
- xii) Loss of community infrastructure.
- xiii) Adverse impact on heritage and townscape.
- xiv) Any development of the Coln House site should definitely not exacerbate existing problems. New residents and their visitors must have enough parking within the development not to have to try to use Milton Street. If a Coln House site development included a road along the back of our property and adjoining ones, we and our neighbours would be able to gain rear access. This would have the double benefit of reducing the pressure on local on-road parking and making it possible for us to charge (and, therefore, run) electric vehicles. We understand that this final point is in line with the Cotswold



District Council's recent Electric Vehicle Charging Strategy (mentioned in the Cabinet Meeting Notes of the meeting on January 4th 2021), which is designed to be the first step in the development of a comprehensive Sustainable Transport Strategy for the district.

xv) I am objecting specifically to the development of the 17 new houses, not the 7 properties that would use the existing old building. Fairford has seen huge building development over the last 10 years or so, which has changed the feel of the market town. There is simply no need for more new houses of this type.

xvi) It is starter homes that are needed for hard-working locals to be able to afford their first home.

#### General Comments

i) For and behalf of Fairford Rugby Football Club. We as a club agree with the Fairford Town Council Objection and in particular point 1, regarding loss of community resource. I, on behalf of the club which is an active part of the town community would strongly support community use and development of the site by the developers for the benefit of all sports clubs and the community within Fairford.

#### **No responses to amended plans**

#### **7. Applicant's Supporting Information:**

- Ecological Appraisal
- Design and Access Statement
- Flood Risk Assessment
- Technical Report: Historic Building Survey
- Heritage Statement
- Archaeological Evaluation
- Planning Statement
- Transport Statement
- Tree Survey

#### **8. Officer's Assessment:**

##### **Background and Proposed Development**

The application site was used previously for education purposes in connection with the adjacent Applestone Court which is located to the south-west of the application site. Both school sites were closed by Gloucestershire County Council (GCC) in 2017 with the result that this application site and the Applestone Court site are now vacant.

By way of background, the applicant's Planning Statement states

*'Coln House, with next-door Applestone Court, is part of the former Coln House School. The school provided countywide residential and day places for children and young people aged 9-16 with Social, Emotional and Mental Health needs (SEMH). Coln House School formally closed on 31 March 2017 following a statutory process carried out by Gloucestershire County Council (GCC) which began in 2016; both the location of the school and its buildings were not suitable for meeting the more complex needs of the children.'*

*Since Coln House School was closed GCC has been developing options to look at focussing on more bespoke provision to meet the needs of children and young people (CYP) with SEMH in Gloucestershire, with a focus to offering more local provision to where they live. A key part of this strategy is the construction of a bespoke 75 place free school designed specifically to meet SEMH needs with a more therapeutic and holistic approach (rather than purely academic as was previously offered by Coln House School). The School will open in 2022 and will be more readily accessible to where the greatest area of need is located across Cheltenham and Gloucester. The new school will complement the existing additional multi agency support for mainstream schools and independent providers in meeting the needs of children and young people with SEMH needs.'*

GCC is now looking to convert this site and the adjacent Applestone Court site into residential use. A separate planning application (20/03972/FUL) has been approved for the conversion of Applestone Court to 4 dwellings. This application relates solely to the conversion of Coln House School and the erection of new housing within its grounds.

The applicant is seeking to convert the Grade II listed Coln House into 7 dwellings. The proposed dwellings will comprise 1 x one bed apartment, 2 x two bed apartments, 1 x two bed house, 1 x three bed maisonette, 1 x five bed house and 1 x six bed house. It is also proposed to erect 17 new build dwellings in the grounds of the school in place of existing modular buildings. The proposed dwellings will be 2 storey units and will comprise 2 x 1 bed apartments, 1 x two bed dwelling, 11 x three bed dwellings and 3 x four bed dwellings.

The applicant is seeking to remove a number of post war modular buildings to enable the erection of the new build housing.

With regard to the principal listed building, the proposed conversion will primarily involve internal alterations to the building. External alterations primarily consist of the removal of external fire escape staircases, the re-instatement of a door to give access to a cycle store, the re-roofing of a conservatory and the replacement of a second storey fire escape door with a sash window to match existing. With regard to internal changes, the applicant is seeking to retain historic features. A number of new internal partitions are proposed, in addition to the removal of modern partitions. A new staircase will be introduced to access the second floor.

With regard to the new build dwellings, Plots 1-14 will be arranged in a U-shaped form around a central courtyard. Plots 15-17 will be located to the east of the Plots 1-14.

Plots 1-4 will take the form of a terrace and will be set back approximately 42m to the east of Horcott Road and approximately 26m to the south-east of the principal listed building. The front of the terrace will face to the east and it will measure approximately 26m in length by 7.9m in height.

Plots 5-12 will be arranged in 2 terraces, each containing 4 dwellings. The terraces will be separated by an access path measuring approximately 1.6m in width. The front of the dwellings will face to the south. In combination, the terraces will measure approximately 53.5m in length. The height of the dwellings within the terrace will measure between approximately 7.6m and 8.7m. The terraces will be set back approximately 20m from Milton Street to the north. The western end of the terrace will be located approximately 10m from the listed building.

Plots 13 and 14 will lie to the south-east of Plots 9-12 and will face to the west. The frontage of the aforementioned plots will measure approximately 16.5m. The height of the units will be approximately 7.7m.

Plots 15-17 will comprise 3 detached dwellings and will be located in the north-eastern part of the application site. The proposed units will each measure approximately 8m in height. A 3 bay garage building measuring approximately 9.8m long by 4.4m in height will serve the aforementioned dwellings.

The external walls of Plots 1-14 will be constructed in natural stone. The roofs will be covered with blue slate. The external walls of Plots 15-17 will be constructed in a mix of natural stone and timber cladding. The roofs will be covered with a grey standing seam metal sheeting.

A total of 60 car parking spaces (plus 3 garage spaces) will be provided as part of the development. Vehicular access to the development will be via the existing school access onto Horcott Road to the south-west.

The size and design of the proposed dwellings has been amended following discussions with Officers. Plots 1-4 have been changed from a terrace of 4 dwellings to a terrace of 2 dwellings and 2 apartments in order to lessen the impact of the proposal on a protected beech tree and to prevent overshadowing by the aforementioned tree. Plots 5-12 have been reduced in size and split into 2 terraces rather than a single terrace. A number of the original units included a third storey which has now been removed. Plots 15-17 have been reduced in size and re-positioned to form a line of dwellings rather than a group of buildings set around a cul-de-sac. The applicant has also agreed to use natural stone rather than re-constituted stone for the external walls of the dwellings.

### **(a) Residential Development in a Development Boundary**

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 an application is therefore the current development plan for the District which is the Cotswold District Local Plan 2011-2031.

The application site is located within Fairford Development Boundary as designated in the aforementioned Local Plan. New development in such locations is primarily covered by the following Local Plan policy:

#### **Policy DS2 Development Within Development Boundaries**

*'Within the Development Boundaries indicated on the Policies Maps, applications for development will be permissible in principle.'*

The introduction of residential development onto the site is acceptable in principle. Notwithstanding this, in order for a scheme to be acceptable it also has to accord with other policies in the Local Plan. The following paragraphs and sections will cover the other issues arising from the proposed development.

The site has an established use as an educational facility. It therefore constitutes a social/community facility for the purposes of Local Plan Policy INF2: Social and Community Infrastructure. Criterion 2 of Policy INF2 states:

*'2. Planning permission for development which results in the loss of a local community facility or service, including an open space, will be permitted provided:*

*a.it is demonstrated that there is no local demand for the facility or service, or demand for an appropriate, alternative local community use for the facility; or*

*b. replacement facilities or services are provided in an appropriate alternative location having regard to the requirements of Clause 1 above.'*

The school was closed in 2017 and has therefore been vacant for a number of years. It is surplus to GCC requirements. GCC is intending to provide alternative facilities at a site near Gloucester which will address the county's needs in relation to the education services previously provided on this site. In addition, no proposals have come forward to develop the site for alternative education or social/community facilities in the period since the school closed. It is considered that there is no reasonable demand for the existing facility as either an education facility or an alternative community facility. It is considered that the proposal does not conflict with the requirements of Policy INF2.

It is noted that Fairford Town Council is in the process of producing a Neighbourhood Plan. Paragraph P16.3 of the draft plan states that *'Proposals for a change of use of Coln House School, as shown on the Policies Map, from its established C2 (residential institutions) use will only be supported if they comprise the reuse and/or conversion of the site to include B1 business and/or community uses'*. However, the plan is currently at the Regulation 14 pre-submission stage. It has not yet reached the Regulation 16 publicity stage. As such, it can be attributed very limited weight at the present time. Paragraph 48 of the National Planning Policy Framework (NPPF) states that *'the more advanced its preparation, the greater the weight that may be given'*. Planning Practice Guidance (PPG) also explains that *'where the local planning authority publishes notice of a referendum, the emerging neighbourhood plan should be given more weight, while also taking account of the extent of unresolved objections to the plan and its degree of consistency with NPPF.'* (PPG Paragraph: 007 Reference ID: 41-007-20190509). At the time of writing this report, the Neighbourhood Plan has not reached the aforementioned publicity stage. Consequently, the Local Plan is the most recently adopted plan (2018). The PPG states that *'should there be a conflict between a policy in a neighbourhood plan and a policy in a local plan or spatial development strategy, section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan'* (PPG Paragraph: 044 Reference ID: 41-044-20190509).

Whilst the comments of the Town Council regarding the development of the site for community purposes are noted, the proposal does not conflict with Local Plan Policy DS2 or the provisions of Local Plan Policy INF2 with regard to the loss of community facilities.

In addition to the above, paragraph 118 c of the National Planning Policy Framework (NPPF) states that planning decisions should *'give substantial weight to the value of using suitable brownfield within settlements for homes and other identified needs.'* The aforementioned guidance is a significant material consideration.

The concerns raised by Cllr Andrews about the potential loss of playing fields to the south-east of the site are noted. In response to the concerns raised, the applicant states:

*'The former school playing fields are not affected by the proposals. GCC has granted under licence use of the fields for a number of years to Fairford Rugby Club and Fairford Youth Football Club. This use will be protected under the terms of The Secretary of State for Education's consent for disposal of the remainder of the site under S77 of The School Standards and Framework Act.*

*GCC initiated discussions with Fairford Town Council in 2018 following closure of the school with a view to the Town Council taking over management of the playing fields for use by the local community under a long lease. These discussions are ongoing.*

*In any event the former school playing fields will remain available for use by the local community under the terms of the S77 consent and under the management of either the Town Council or GCC.'*

The playing fields and open space lying to the south-east of the application site are protected by other legislation and agreements that fall outside the scope of the planning system. GCC is required to maintain the land for recreational purposes unless it obtains the separate agreement of the Secretary of State for Education. It is considered that the development of the current application site can be dealt with independently of the land to the south-east without prejudicing the availability of the playing fields as a recreational space.

## **(b) Affordable and Self-Build/Custom Build Housing**

This application seeks permission for more than 10 dwellings and is therefore subject to the requirements of Local Plan Policy H2: Affordable Housing. Policy H2 seeks to secure up to 30% on-site affordable housing provision. However, in considering the level of affordable provision on the site, it is also necessary to have regard to national guidance and, in particular, the Vacant Building Credit (VBC). Paragraph 026 (Reference ID:23b-026-20190315) of the Planning Practice Guidance (PPG) is a significant material consideration and states:

*'National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace.'*

The current proposal will enable the re-use of a redundant building and the removal of a number of other buildings. The guidance on VBC establishes that the floorspace of the existing and removed buildings can be offset against the floorspace of the proposed development. In the case of this proposal, the floorspace of existing development is approximately 2391sq metres and the floorspace of the amended scheme is approximately 2730 sq metres. The overall increase in floorspace results in a requirement to provide 0.89 affordable dwellings. As the figure is below 1, it is considered reasonable to accept a financial contribution in lieu of on-site provision. A figure of £116,812.50 has been agreed with the applicant and is considered to be acceptable.

In addition to the above, the proposed development will be required to provide 1 self-build/custom house build plot. This is in accordance with Local Plan Policy H1 which seeks to secure 5% provision on schemes of more than 20 dwellings.

### **(c) Design and Impact on the Special Architectural and Historic Interest of a Listed Building**

This application involves the conversion of a Grade II listed building and the erection of development within its curtilage.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Considerable weight and importance must be given to the aforementioned legislation.

The following policies and guidance are considered applicable to this application:

Local Plan Policy EN1 Built, Natural and Historic Environment states:

*'New development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by:*

- a. Ensuring the protection and enhancement of existing natural and historic environmental assets and their settings in proportion with the significance of the asset;*
- b. Contributing to the provision of multi-functional green infrastructure;*
- c. Addressing climate change, habitat loss and fragmentation through creating new habitats and the better management of existing habitats;*
- d. Seeking to improve air, soil and water quality where feasible; and*
- e. Ensuring design standards that complement the character of the area and the sustainable use of the development.'*

Local Plan 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.'*

Local Plan Policy EN4 The Wider Natural and Historic Landscape states:

1. i '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 EN10 Designated Heritage Assets states:

1. *'In considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset's conservation. The more important the asset, the greater the weight should be.'*

2. *Development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted.'*

3. *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. Any such assessment will take account, in the balance of material considerations:*

- *The importance of the asset;*
- *The scale of harm; and*
- *The nature and level of the public benefit of the proposal.'*

Paragraph 193 of the National Planning Policy Framework (NPPF) 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.'*

Paragraph 194 states *'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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*

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, including securing its optimum viable use.'*

The principal listed building predominantly dates from the early 19th Century, although part of the building dates from the 18th Century. The building is located in the northern part of the site adjacent to the A417. The building is 2-3 storeys in height and has a formal, institutional appearance. It is constructed in natural stone and is characterised by hipped roofs and sash windows. The area of the site around the building reflects its previous educational use and consists of hard/grassed surfaces, parking areas and modular school buildings.

The submitted scheme seeks to convert the listed building to 7 dwellings consisting of a mix of dwellinghouses and apartments. The scheme has sought to utilise much of the internal layout of the building and to retain historic features and room layouts where possible. A number of modern partitions are to be removed and new partitions introduced in certain

areas. An internal staircase will be installed in the western part of the building to facilitate access from the first floor to the second floor of the building. The applicant has agreed to retain a historic partition on the ground floor following discussions with the Conservation Officer. With regard to external changes, the applicant is proposing to remove two external fire escapes, to replace a second floor fire escape door with a sash window and to add slate to the roof of a conservatory building.

It is considered that the proposed alterations respect the historic character and appearance of the building. The floor layout of the building means that is capable of conversion without having an adverse impact on features of historic or architectural importance. The removal of the fire escapes and fire door are also considered to enhance the appearance of the building. Land to the rear of the building will be landscaped and turned into private and communal garden space. The landscaping will replace existing hard surfaced areas and is considered to represent a betterment in terms of the building's setting.

With regard to the new build development, the proposed scheme will remove a number of post war modular buildings and associated playgrounds and school infrastructure. The majority of the proposed dwellings will be set around a central courtyard and will have the appearance of traditional terraces. Amendments to the design of the scheme also mean that the scale and mass of Plots 5-12 has been reduced. The aforementioned plots therefore appear more subservient to the principal listed building than those originally proposed.

The roof pitches of the dwellings have been reduced to reflect the pitches typically seen on houses with blue slate roofs. The roof pitches are approximately 38 degrees. Blue slate is typically used on pitches of below 45 degrees. Stone tiles tend to be used on pitches of over 45 degrees. In addition, the gable depths of a number of dwellings have also been reduced. Plots 1-4, 5, 12 and 13-14 have spans of approximately 5.8m and 6.8m, which is considered to be a traditional gable depth. Plots 6-11 have wider depths of approximately 8.8m. However, the end gables are joined by narrower spanned properties which break up the mass and width of the wider spans. The proportions of the proposed dwellings are considered appropriate for the site and its setting.

The arrangement and design of Plots 1-14 is considered to respond sympathetically to their setting within the grounds of a listed building. In addition, the aforementioned plots have a relatively plain and uniform appearance which is considered to reflect the character of traditional Cotswold terraces and which is not unlike a development of almshouses.

Plots 15-17 are more modern in appearance. However, they are set further away from the principal building and will be separated from it by Plots 1-14. Following a reduction in the size of the plots, the units are considered not to detract from the setting of Coln House. The dwellings are located adjacent to the Grade II listed Fairford United Church. Two other listed buildings (The Manse and Annerley) are located adjacent to the north-western boundary of the site. The re-positioning of Plot 15 to the east reduces the impact of development on the aforementioned dwellings and retains views through to the buildings. It is noted that Plots 15-17 will lie to the rear of the church. However, the setting of the church is already affected by existing educational development. Its historic context has therefore been compromised to a certain extent. Residential development also lies to the either side of the building. On balance, it is considered that Plots 15-17 will not have an adverse impact on the setting of the listed church.



With regard to the design of Plots 15-17, Paragraph D.29 of the Cotswold Design Code states that *'original and innovative proposals that reinforce a sense of place and help raise the standard of design generally are welcomed. A contemporary design should make strong local references and respect elements of the Cotswold vernacular, in order to maintain the architectural distinctiveness of the area'*. It is considered that the design of Plots 15-17 references traditional building forms in a modern manner and is appropriate for this particular part of the application site.

The proposed scheme incorporates green space and new landscaping within the development which are considered to enhance the appearance of the site.

It is considered that the proposed scheme will sustain and enhance the character and setting of the listed building and secure the long term viable use of the building as a heritage asset. The proposal is considered to accord with Local Plan Policies EN1, EN2, EN10 and guidance in Section 16 of the NPPF.

#### **(d) Impact on the Character and Appearance of Fairford Conservation Area**

The western and northern parts of the application site are located within Fairford Conservation Area (CA).

With respect to any buildings or other land in a conservation area, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Considerable weight and importance must be given to the aforementioned legislation.

In addition, to Local Plan Policies EN1, EN2, EN4 and EN10 and guidance contained in Section 16 of the NPPF previously referred to in this report, the following Local Plan policy is also applicable to this proposal:

Local Plan Policy EN11 Designated Heritage Assets - Conservation Areas states:

*'Development proposals, including demolition, that would affect Conservation Areas and their settings, will be permitted provided they:*

- a. Preserve and where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, materials and the retention of positive features;*
- b. Include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the Conservation Area;*
- c. Will not result in the loss of open spaces, including garden areas and village greens, which make a valuable contribution to the character and/or appearance, and/or allow important views into or out of the Conservation Area.*

The application site occupies a roadside position adjacent to the main road leading through the town. The northern boundary of the site is defined by the principal listed building and stone walls. The site is elevated approximately 1m above the level of Milton Street. The

western boundary of the site lies adjacent to Horcott Road. It is defined by the western elevation of the listed building and roadside stone walls.

The character of the existing site is heavily influenced by its recent educational use. The hard and soft landscaping, modular buildings and parking areas all reflect its established use. Moreover, land to the south-east of the site is currently used as playing fields and has an educational/recreational character.

With regard to the area of the site within the CA, the land is defined by the Grade II listed Coln House and associated parking space. Two roadside trees and a beech tree are also prominent features within the CA. The proposed scheme seeks to replace a parking area with new soft landscaping including tree planting. The proposal will therefore remove areas of hard surfacing and replace them with an increased level of green infrastructure. The existing trees will also be retained and the listed building will retain its existing external appearance. Overall, it is considered that the proposal will result in an enhancement of the character and appearance of this part of the CA.

With regard to the area of the site adjacent to the CA, the proposal will result in the removal of a number of post war modular buildings and their replacement with dwellings of a traditional design constructed in natural stone. The new build elements will be located outside the CA. Plots 1-14 will have a relatively plain and simple character, which in combination with their terraced form and courtyard arrangement, is considered to respond sympathetically to traditional building patterns. The setback positions of the respective dwellings from Milton Street and Horcott Road also means that the buildings will not appear unduly prominent when viewed from public vantage points. The new build houses will have the appearance of traditional terrace development when viewed from the aforementioned roads. It is considered to represent a form of development which is respectful of the building types lying alongside the main road leading through the centre of this part of the settlement. The size, scale and design of the proposed dwellings is also considered to respond more sensitively to the CA than the existing former educational buildings and associated development that currently lie adjacent to the heritage asst.

Plots 15-17 are located in the north-eastern corner of the site and will be subject to limited public view. The change to the size and layout of the aforementioned plots is considered to reduce their impact on the adjacent CA and not to have an adverse impact on its setting, especially when taking into consideration the existing character and appearance of the application site.

When viewed from the playing fields to the south-east and from the approach into the town along Horcott Road, also to the south-east, the proposed development will be seen in context with existing development in the town. In addition, the proposal will not result in an encroachment of development into the open space to the south-east. The 2 storey form of the new housing is considered not to be out of scale with existing development in the vicinity of the site. A group of four 2 storey post war dwellings are already located between the playing fields and the south-eastern boundary of the application site. The setting of the town when viewed from the south-east is therefore already influenced by existing residential development. It is considered that the proposed development will not have an adverse impact on the setting of the CA.

The buildings proposed for removal are considered not to be of any historic or architectural significance and no objection is raised to their demolition/removal.

Overall, it is considered that the proposed development will enhance the character and appearance of the CA in accordance with Local Plan Policies EN1, EN2, EN4, EN10 and EN11 and guidance contained in Section 16 of the NPPF.

#### **(e) Access and Parking**

The proposed development will be served by an existing vehicular access located on Horcott Road to the south-west. The entrance is currently characterised by an entrance apron measuring approximately 11m in width which narrows to a width of approximately 4-4.5m. A 1m high stone wall extends from the highway to the aforementioned entrance point. The applicant is seeking to remove a section of the wall measuring approximately 2-3m in length in order to increase the width of the access. The proposed access width is considered suitable to accommodate passing vehicles and larger service vehicles. Access visibility along the lane is also considered satisfactory and to meet the minimum requirement of 43m in each direction. The internal layout of the site can accommodate the Council's refuse vehicles.

The vehicular entrance point is located approximately 80m to the south-east of the junction of Horcott Road with the A417. The junction also serves Coronation Street to form a crossroads. Access visibility from Horcott Road is partly restricted to the east by roadside buildings. However, when considering accessibility, it is also necessary to have regard to the established use of the site and the level of traffic that could be generated by the existing educational use compared to the proposed residential scheme. For example, the submitted Transport Statement indicates that the former school use generated 82 two way vehicle movements in the peak AM period from staff and pupil drop off movements. The proposed residential use is predicted to generate 13 two way movements in the same period. The proposed development is predicted to generate fewer vehicle movements than the established use of the site.

Comments regarding increased traffic movements arising from other development in the Fairford area are noted. However, as previously stated the current proposal will generate fewer vehicle movements than the established use of the site and is therefore considered to represent a betterment in terms of traffic generation. Whilst vehicular activity on the local road network may increase as a result of other developments, the current proposal will not increase vehicle movements above that which could be generated by the established educational use.

The site is within reasonable walking and cycling distance of a range of services and facilities within the town. Bus stops are also present on the A417 to the north-west of the site. Future occupiers of the development will not therefore be dependent on the use of the private motor vehicle to undertake day to day activities.

With regard to car parking, the proposed scheme will provide 60 car parking space and 3 garage spaces. The proposed parking will serve the 24 proposed dwellings and 4 existing dwellings located adjacent to the south-eastern boundary of the site. The proposed level of car parking meets the guidelines set out in the Council's Parking Toolkit as recommended in Local Plan Policy INF5.

Comments from local residents relating to the creation of a vehicular access through the site to the rear of their dwellings to the south of Milton Street are noted. However, no such access currently exists and there is no requirement in policy terms for the applicant to create such an access to serve other dwellings on third party land. The proposal will not result in the creation of displacement parking on the public highway and will not cause a highway safety issue in this respect. Whilst it is noted that residents of existing adjacent properties who park on the main public highway have a difficulty in charging electric vehicles, it would not be reasonable to address an existing problem unrelated to this development through this planning application.

It is considered that the proposed development can be undertaken without having an adverse impact on access, highway safety or parking. Gloucestershire County Council Highway Officers raise no objection to the application. The application is considered to accord with Local Plan Policies INF4 and INF5.

#### **(f) Impact on Residential Amenity**

The proposed dwellings will be provided with an area of outdoor garden space commensurate with the size of the respective units. Outdoor space will also be provided for the proposed apartment units. It is considered that an adequate level of outdoor space will be provided as part of the development scheme in accordance with guidance in the Cotswold Design Code.

The floor areas of the proposed units meets the minimum space requirements set out in the nationally described space standards as advised by Local Plan Policy H1.

The distance between facing windows of dwellings within the scheme and in relation to existing properties adjacent to the site is in excess of the 22m minimum distance set out in the Cotswold Design Code. The proposed development does not breach the guidelines on light set out in BRE document IP23/12 Site Layout Planning for Daylight.

The proposed development is considered to be acceptable in terms of its impact on residential amenity.

#### **(g) Arboricultural Impact**

The south-western and north-western parts of the application site are subject to group and area Tree Preservation Orders (TPO) respectively. The south-western TPO covers 2 beech trees and a false acacia. The north-western TPO extends over an area of roadside vegetation that lies between an existing playground and the A417.

With regard to the south-western area, Officers initially had concerns about the proximity of Plots 1-4 to an attractive beech tree that was located to the rear of Coln House School. There were concerns that the canopy spread of the tree could cause loss of light and overshadowing to future residents of the aforementioned dwellings. In response, the applicant has reduced the length of Plots 1-4 in to ensure that a greater degree of separation of achieved between the tree and future occupants of the respective dwellings.

With regard to the north-western area TPO, the proposed development is set back sufficient from the protected area in order to avoid any harm to trees within the designated area.

The Council's Tree Officer has assessed the proposal and raises no objection to the application subject to conditions covering compliance with recommendations in the submitted arboricultural report and the installation of tree protection measures prior to construction. The proposal is considered to accord with Local Plan Policy EN7.

#### **(h) Flooding and Drainage**

The application site is located within a Flood Zone 1 which is the lowest designation of flood zone and one in which new residential development can be acceptable in principle.

The proposed development seeks to remove a number of hard surfaces which will result in a reduction in the amount of impermeable surfaces within the site. In addition, infiltration tests indicate that on-site infiltration can be used on the site. An attenuation basin will be created in the courtyard area in addition to soakaways serving individual dwellings and the creation of additional soft landscape areas.

Gloucestershire County Council in its role as Lead Local Flood Authority has assessed the application and raises no objection to the proposal.

It is considered that the proposed development can be undertaken without having an unacceptable impact on flooding and drainage in accordance with Local Plan Policy EN14.

#### **Other Matters**

Gloucestershire County Council Archaeology has assessed the application and notes that archaeological evaluations in 1999 and 2018 noted the presence of features associated with Anglo-Saxon settlement remains. GCC recommends that *'a programme of archaeological investigation is made a condition of planning permission'*. Subject to the attachment of such a condition, GCC Archaeology has no objection to the application.

This application is accompanied by an Ecological Appraisal which has undertaken surveys of the site and the interior of buildings. No evidence of protected species was found within the application site. In addition, features such as trees and boundary planting will be retained. Additional soft landscaping will be introduced as part of the scheme and measures such as the installation of bird and bat boxes can be secured by way of condition. It is considered that the proposed development can be undertaken without having an adverse impact on protected species or their habitat. The proposal will also bring about biodiversity enhancements. It is considered that the proposal accords with Local Plan Policy EN8.

Gloucestershire County Council Community Infrastructure has identified that primary and secondary education infrastructure will need to be improved to accommodate the child places arising from the proposed. It has recommended that contributions of £142,308.13 to primary education and £126,703.32 to secondary education are secured. The contributions are considered to be directly related to the development proposed and necessary to make the development acceptable in planning terms. The proposed contribution requests are therefore considered reasonable having regard to paragraphs 56 of the NPPF and 122 of the Community Infrastructure Levy Regulations 2010.

This application is liable for a payment under the Community Infrastructure Levy (CIL) 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:**

Overall, it is considered that the proposed development represents the sustainable re-development of a redundant brownfield site. The scheme will secure the viable long term use of a listed building and also bring about enhancements to the setting of the conservation area. In addition, the proposal is considered not to have an adverse impact in terms of highway safety, parking, residential amenity, flooding and drainage or protected species. It is therefore recommended that the application is granted permission.

## **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 carried out in accordance with the following drawing number(s):

5875-P-130 A  
5875-P-131  
5875-P-132  
5875-P-175  
5875-P-176  
5875-P-1200 B  
5875-P-1201 C  
5875-P-1202 B  
5875-P-1203 B  
5875-P-1204  
5875-P-1205  
5875-P-1206

5875-P-1600 C  
5875-P-1700 B  
5875-P-1701 C  
5875-P-1702 B  
5875-P-1703 B  
5875-P-1704 B  
5875-P-1705 B  
5875-P-1706

5875-P-1205

5875-P-1750 C

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

3. 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 Policies EN2, EN10 and EN11, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

4. Prior to the construction of any external wall of the development hereby approved, a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel and shall be permanently retained as such thereafter. The panel shall be retained on site until the completion of the development.

**Reason:** To ensure that in accordance with Cotswold District Local Plan Policies EN2, EN10 and EN11, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

5. All door and window frames in the new build dwellings hereby permitted shall be recessed a minimum of 75mm into the external walls of the building 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 Policies EN2, EN10 and EN11.

6. No bargeboards, exposed rafter feet or eaves fascias shall be used in the proposed development.

**Reason:** To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies EN2, EN10 and EN11.

7. No new external windows and doors including finish, head and cill treatments, eaves & verge details, chimneys, porches, bay windows, garage doors, fencing and railings, gates, new boundary walling including capping shall be installed/inserted/constructed 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 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 Policies EN2, EN10 and EN11.

8. Prior to the first occupation of each new build dwelling hereby permitted, external windows and doors in each respective dwelling shall be finished in their entirety in a colour/finish that has first been approved 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 Policies EN2, EN10 and EN11.

9. Prior to the first occupation of the development hereby approved, a comprehensive landscape scheme shall be approved in writing by the Local Planning Authority. 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 Policies EN2, EN4, EN10 and EN11.

10. The entire landscaping scheme shall be completed by the end of the planting season (1st October to 31st March the following year) 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 Policies EN2, EN4, EN10 and EN11.

11. 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 Policies EN2, EN4, EN10 and EN11.

12. Prior to the commencement of any works on site (including demolition and site clearance), the tree protection as detailed on Tree Protection Plan 21011.502 A 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.

13. The works shall be completed in accordance with the arboricultural recommendations laid out in the consultancy report: Arboricultural Survey, Impact Assessment, Tree Protection Plan and Method Statement by MHP Ref: 21011\_COLN HOUSE SCHOOL, FAIRFORD\_TS AIA TPP AMS\_V2.

All of the recommendations shall be implemented in full according to any timescales laid out in the recommendations, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To safeguard the retained/protected tree/s in accordance with Cotswold District Local Plan Policy EN7.

14. Prior to the first occupation of the development hereby permitted, electric vehicle charging points shall be installed fully in accordance with details and a scheme to be agreed in writing by the Local Planning Authority.

The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and Manual for Gloucestershire Streets. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging points shall be of the same specification or a higher specification in terms of charging performance.

**Reason:** To promote sustainable travel and healthy communities in accordance with Local Plan Policy INF3.

15. Prior to the first occupation of the development hereby permitted, the vehicular accesses 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 highway and hung so as not to open outwards towards the public highway, and shall be retained as such thereafter.

**Reason:** In the interest of highway and pedestrian safety, and to ensure vehicles are able to pull clear of the adopted highway and avoid becoming an obstruction to oncoming traffic in accordance with Local Plan Policy INF4.

16. No building hereby permitted shall be occupied until car/vehicle parking areas and turning spaces have been completed in accordance with the approved plans and the areas shall thereafter be kept free of obstruction and available for the parking of vehicles associated with the development.

**Reason:** To ensure that there are adequate parking facilities to serve the development constructed to an acceptable standard in accordance with Local Plan Policies INF4 and INF5.

17. Prior to the commencement of the development hereby permitted details of a construction management plan or construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall include but not be restricted to:

- i) Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- ii) Routes for construction traffic;
- iii) Any temporary access to the site;
- iv) Locations for loading/unloading and storage of plant, waste and construction materials;
- v) Method of preventing mud and dust being carried onto the highway;
- vi) Arrangements for turning vehicles;
- vii) Arrangements to receive abnormal loads or unusually large vehicles; and
- viii) Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

**Reason:** In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development. It is important that these details are agreed prior to the commencement of development as any on site works could have implications for highway safety having regard to Local Plan Policy INF4.

18. The development hereby approved shall not be brought into use until 4 accessible car parking spaces have been provided in a location to be agreed in writing by the Local Planning Authority and thereafter shall be kept available for disabled users as approved.

**Reason:** To provide safe and suitable access for all users in accordance with Local Plan Policy INF5.

19. The development shall be completed in accordance with the recommendations in Section 4 of the Ecological Appraisal report dated 20th September 2020 (ref. 1899, version 1.1) prepared by All Ecology Ltd, as submitted with the planning application, including precautionary mitigation measures for bats, nesting birds and small mammals (such as hedgehogs). All the recommendations shall be implemented in full according to the specified timescales.

**Reason:** To ensure that bats, birds and hedgehogs are protected in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended, Policy EN8 of the Cotswold District Local Plan 2011-2031, Circular 06/2005, paragraphs 170 to 175 of the National Planning Policy Framework and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

20. Before the first occupation of any of the dwellings hereby permitted, a scheme for biodiversity enhancement shall be submitted to, and agreed in writing by, the Local Planning Authority and thereafter implemented, retained in accordance with the approved scheme. The scheme shall include the incorporation of bat, bird, bee and hedgehog boxes, hedgehog gaps beneath fences, deadwood piles for invertebrates, native hedgerow (or tree/shrub) planting, the creation of a wildlife pond (where possible) and the creation of wildflower meadow or species-rich tussocky grassland areas. The scheme shall include, but not limited to, the following details:

- i. Description, design or specification of the type of features or measures to be undertaken;
- ii. Materials and construction to ensure long lifespan of the feature/measure;
- iii. A drawing(s) showing the location and, where appropriate, the elevation of the features or measures to be installed or undertaken;
- iv. Confirmation of when the features or measures will be installed within the construction or operational phases of the development permitted; and
- v. A 10-year biodiversity management plan.

**Reason:** To provide biodiversity enhancements in accordance with Policy EN8 of the Cotswold District Local Plan, paragraphs 170(d), 174 (b) and 175(d) of the National Planning Policy Framework and in order for the council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

21. No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

**Reason:** It is important to agree a programme of archaeological work in advance of the commencement of development, so as to make provision for the investigation and recording of any archaeological remains that may be destroyed by ground works required for the scheme. The archaeological programme will advance understanding of any heritage assets which will be lost, in accordance with paragraph 199 of the National Planning Policy Framework

22. Notwithstanding the provisions of Schedule 2 Part 1 Class A and Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or replacing it, no extensions or outbuildings shall be erected or constructed within the application site other than those permitted by this Decision Notice.

**Reason:** In order to preserve the setting, character and appearance of a Grade II listed building and Fairford Conservation Area, in accordance with Cotswold District Local Plan Policies EN2, EN4, EN10 and EN11.

23. 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 walls, fences, gates, gate piers or other means of enclosure shall be erected or constructed within the application site other than those permitted by this Decision Notice.

**Reason:** In order to preserve the setting, character and appearance of a Grade II listed building and Fairford Conservation Area, in accordance with Cotswold District Local Plan Policies EN2, EN4, EN10 and EN11.

#### **Informatives:**

1. 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](http://www.cotswold.gov.uk/CIL)

2. The Lead Local Flood Authority (LLFA) will consider how the proposed sustainable drainage system can incorporate measures to help protect water quality, however pollution control is the responsibility of the Environment Agency.

3. Future management of Sustainable Drainage Systems is a matter that will be dealt with by the Local Planning Authority and has not, therefore, been considered by the LLFA.

4. Any revised documentation will only be considered by the LLFA when resubmitted through [suds@gloucestershire.gov.uk](mailto:suds@gloucestershire.gov.uk) e-mail address.

5. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. It will be expected that the developer will demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk) Please refer to the Wholesale; Business customers; Groundwater discharges section

6. The development hereby approved and any associated highway works required, is likely to impact on the operation of the highway network during its construction (and any demolition required). You are advised to contact the Highway Authorities Network Management Team at [Network&TrafficManagement@gloucestershire.gov.uk](mailto:Network&TrafficManagement@gloucestershire.gov.uk) before undertaking any work, to discuss any temporary traffic management measures required, such as footway, Public Right of Way, carriageway closures or temporary parking restrictions a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.
7. You are advised that as a result of the proposed layout and construction of the internal access road, the internal access road will not be accepted for adoption by the Highway Authority under Section 38 of the Highways Act 1980.
8. The development will be bound by Sections 219 to 225 (the Advance Payments Code) of the Highways Act 1980, unless and until you agree to exempt the access road.
9. The exemption from adoption will be held as a Land Charge against all properties within the application boundary.
10. It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full.
11. Future external works to the listed building following its conversion may have an impact on bats. It is recommended that the applicant commissions a bat survey prior to undertaking any such works.

20/04/147/Am

NOTES

The purpose of these designations is to identify the land which is to be developed and to show the proposed boundaries of the development. The boundaries shown are for information only and do not constitute a guarantee of accuracy. The client is responsible for verifying the accuracy of the information provided.

REVISIONS

Rev 1: Initial design - 01/01/19  
Rev 2: 13.08.19 - DC - CC  
Rev 3: 13.08.19 - DC  
Ownership boundary added

DRAWING TITLE

Existing Site Layout

PROJECT

Coln House School

CLIENT

Gloucestershire County Council

SCALE

1:500@A1

DATE

Sept 2019



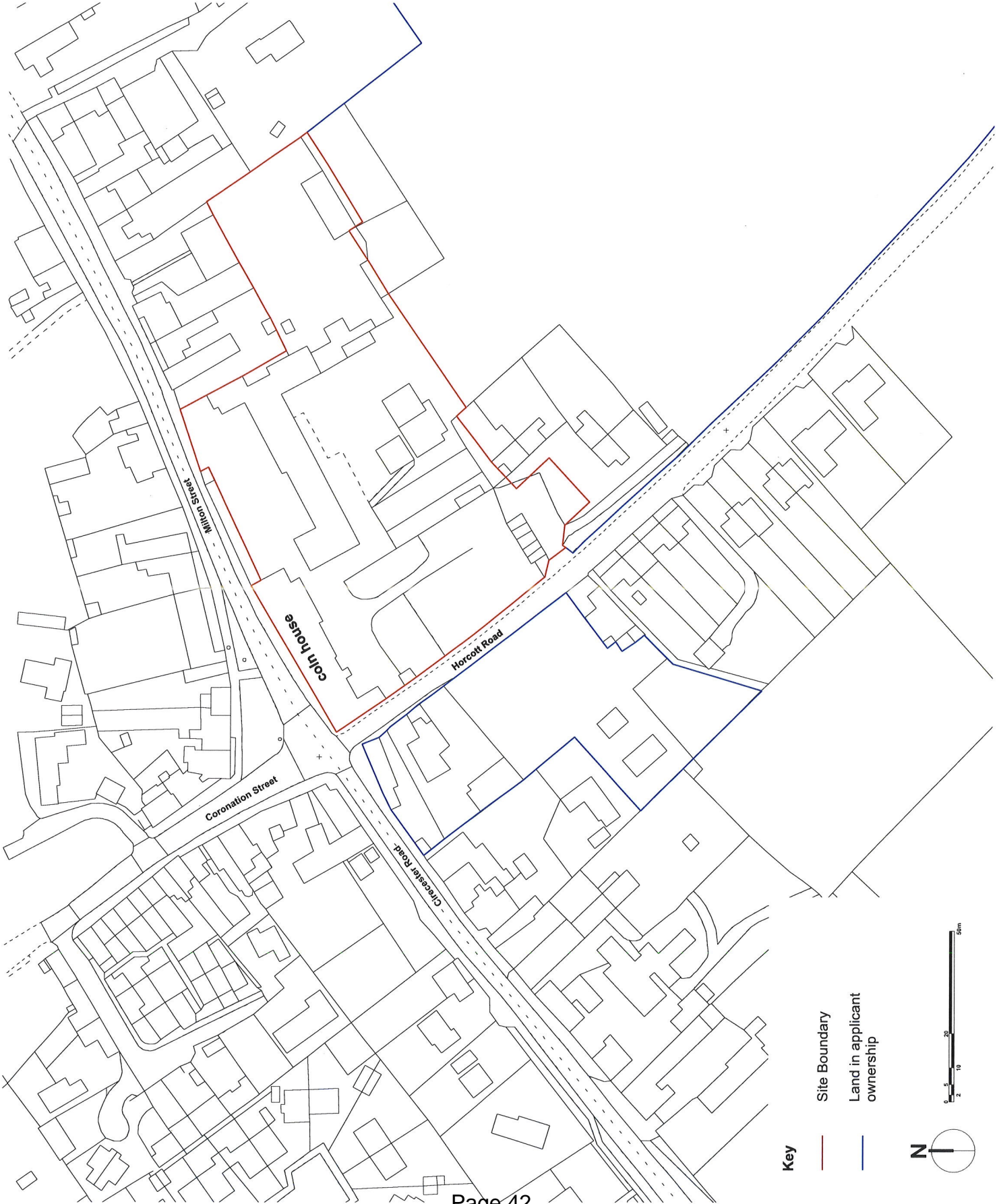
DRAWING NO.

5875-P-101

REV

A

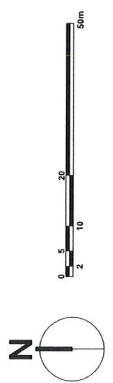
Matthews Warehouse High Orchard Street  
Gloucester QGL 50Y T: 01452 424234



Key

Site Boundary

Land in applicant ownership





















This drawing is  
should not be  
permission. On  
Check all dimen  
to the Architect

## REVISIONS

**REVISIONS**  
REV: DATE - DRAWN - CHECKED: NOTES

[illegible]

## DRAWING TITLE

### Proposed Site Layout

## PROJECT

Coln House School

## CLIENT

Gloucestershire County Council

SCALE 1:200@A1

DATE Sept 2019



DRAWING NO. REV

5875-P-110 H

Mathews Warehouse, High Orchard Street  
Gloucester Quays, GL2 5QY T (01452) 424234







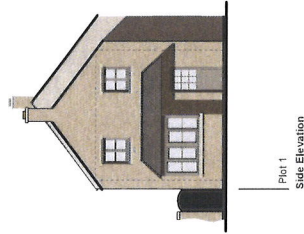
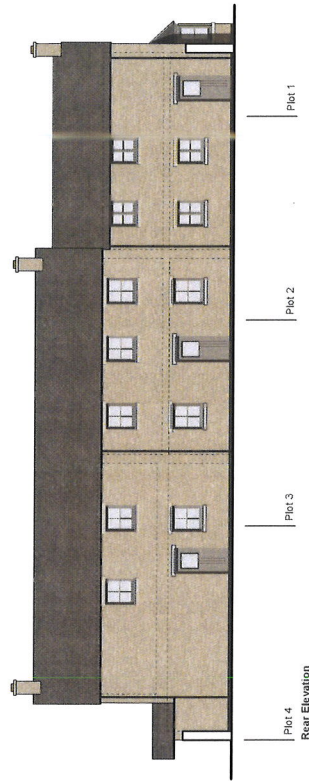
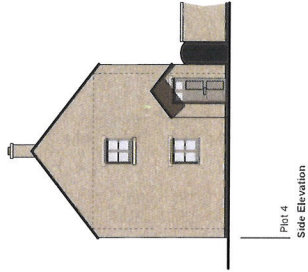
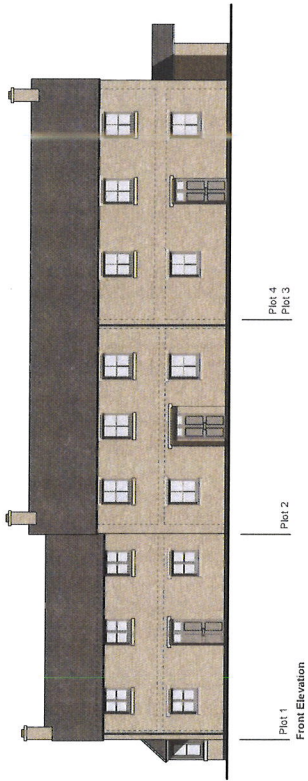
NOTES

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REVISIONS

REV DATE DRAWN CHECKED NOTES  
A 23.08.19 - DC - CC:  
Drawing created  
B 13.08.20 - DC:  
Revised in line with revised floor plan  
1200RevA  
B 08.03.21 - DC:  
Revised in line with revised floor plan  
annex space within shade of trees to rear.  
Materials palette revised in line with conservation  
officers comments.

- Key
- Natural blue slate tiles
  - Natural stone walling
  - Light grey window frames
  - Grey PVC



DRAWING TITLE

Proposed Elevations:  
Plots 1 - 4

PROJECT

Colin House,  
Fairford

CLIENT

Gloucestershire County  
Council

SCALE

1:100@A1

DATE

Sept 2019



DRAWING NO.

5875-P-1700

REV

B

Matthews, Warminster, High Orchard Street  
Gloucester Quays, GL2 5QY T: 01452 494234



NOTES

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REVISIONS

REV DATE DRAWN - CHECKED NOTES

- 23.05.19 - DC - CC: Drawing created.
- A: 10.03.21 - DC: Elevations updated in line with revised floor plan 1201RevA.
- B: 10.03.21 - DC: House types revised to reduce overall mass. Materials palette revised in line with conservation area guidelines.
- C: 22.03.21 - DC: Third storey removed from 2nd central units to reduce overall height.

Key

- Natural blue slate tiles
- Natural stone walling
- Light grey window frames
- Grey RWG



DRAWING TITLE

Proposed Elevations:  
Plots 5 - 12

PROJECT

Coin House,  
Fairford

CLIENT

Gloucestershire County  
Council

SCALE 1:100@A1

DATE Sept 2019



DRAWING NO.

5875-P-1701

REV

C

Matthews Warminster, High Orchard Street  
Gloucester Q10 1JY T: 01452 424294

Key

- Natural blue slate tiles
- Natural stone walling
- Light grey window frames
- Grey RWG

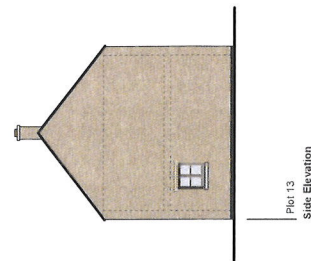
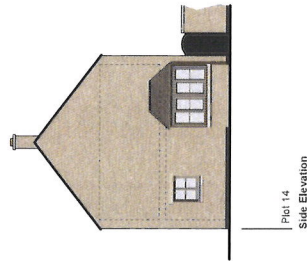
NOTES

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REVISIONS

REV DATE DRAWN - CHECKED NOTES

- 23.05.15 - DC - CC:  
Drawing created.  
Elevations updated in line with revised floor plan 1302RvA.  
1302RvA - DC.  
Elevations updated in line with revised floor plan 1302RvA.  
Materials shall be revised in line with consultation officers comments.



DRAWING TITLE

Proposed Elevations:  
Plots 13 - 14

PROJECT

Coin House,  
Fairford

CLIENT

Gloucestershire County  
Council

SCALE

1:100@A1

DATE

Sept 2019



DRAWING NO.

5875-P-1702

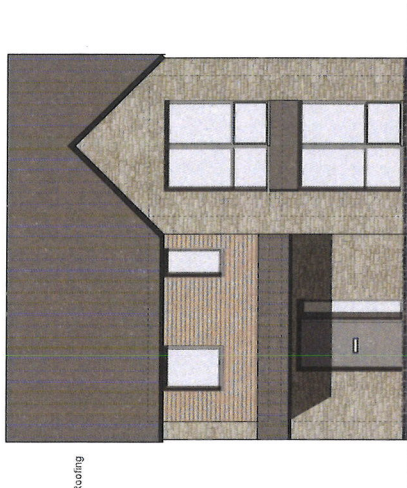
REV

B

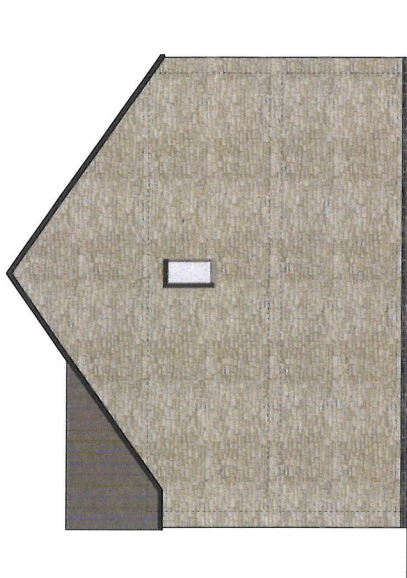
Matthews Workshop, High Orchard Street  
Gloucester Quay, GL2 5GY T: 01459 424294

Key

-  Light Grey Stone
-  Horizontal Timber Cladding
-  Blue brick
-  Grey Standing Seam Metal Roofing
-  Light Grey window frames



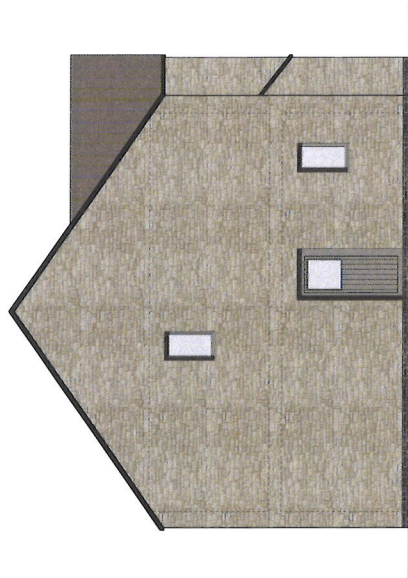
Plot 15  
Front Elevation



Plot 15  
Side Elevation



Plot 15  
Rear Elevation



Plot 15  
Side Elevation

NOTES

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REVISIONS

REV DATE DRAWN CHECKED NOTES

- 25.09.19 - DC - CC:  
Drawing created.  
House type revised following conservation officers comments.  
- 03.11.19 - DC:  
Plot 15 revised.

DRAWING TITLE

Proposed Elevations:  
Plot 15

PROJECT

Coln House,  
Fairford

CLIENT

Gloucestershire County  
Council

SCALE

1:50@A1

DATE

Sept 2019



DRAWING NO.

5875-P-1703

REV

B

Matthews Workshop, High Orchard Street  
Gloucester Qays, GL2 5QY T: (01452) 42434



## **20/04147/FUL & 20/04148/LBC Coln House School Fairford**

### **Housing Requirement within Fairford**

The need of the current Local Plan for housing provision in Fairford are fully met, and indeed exceeded, within the nascent Neighbourhood Development Plan (NDP) for Fairford. Although the NDP can be afforded little weight given its stage of development, taken together with the approved Local Plan, there is no requirement or justification for additional housing within Fairford that would support the change of use of any land within the Fairford Development Boundary from its currently approved use to that of residential use on the grounds of there being an unmet housing need.

**Comment:** There is no extant/unplanned requirement for housing in Fairford.

### **Change of Use**

The present Coln House School Site encompasses:

- the Grade II listed Building;
- car parking to its rear;
- a number of originally “temporary” classroom structures;
- a small number of “workers” houses providing accommodation for School Staff; and,
- a large area of sports field.

This planning application does not include the entire site and specifically excludes the large area of sports field that is integral to the site as a whole.

As things stand at present, the viability of the sports field is dependent upon issues relating to access, parking and other facilities provided from within the application site. In excluding the Sports field from the application site, and in not considering the impact of the proposed development upon the continued use of the sports field, it is quite likely that the future use of this community facility will be blighted should this application, which seeks approval for change of use of the application site from community use to residential use, be approved.

**Comment:** There should be no change of use for the whole of the application site until an assessment has been made and agreed on the viability of the future use of the sports field. In order that any use of the application area that might be needed to ensure the viability of the sports field is recognised in the use, design and layout of any Planning Application.

### **Impact upon the Conservation Area**

Matters relating to interpretation of the relative harm of the design in the context of its impact upon public views of the edge of the Fairford Conservation Area across an open sports field that form part of the preserved gap between Horcott and Fairford, the importance of which has been recognised in the refusal of other development applications in that gap, versus the benefit to the public of additional housing.

These points have been addressed by Fairford Town Council in both its earlier objection comment and its most recent objection comment, with the latter submitted in response to the most recent comment from the Conservation Officer. I attach a copy of that latest comment for ease of Reference. Their objection comment highlights the undesirable proposal to inappropriately adopt a standard vernacular form whilst also intruding upon views of the Grade II listed buildings, Annerley and the Manse, that form part of the public benefit of their setting and views into the Conservation Area from the Horcott Road and the Sports Field.

**Comment:** Whilst harm to the views into the Conservation Area and the setting of Listed Buildings has been recognised little or no Public Benefit has been identified in this planning application.

#### **Cumulative Impact**

The application has been made by GCC who are also a statutory consultee in a number of areas, most notably the assessment of GCC Highways which has (e.g.) not considered the cumulative effect of this development on the continued use of the Sport Fields as a community facility, nor the increased traffic at a constricted junction already agreed at 19/094349/SCR and related plans for the increased use of RAF Fairford that will involve an increase in traffic levels along the Horcott Road. GCC Highways make the assumption that there will be no impact in comparison to level of traffic generated by the School when it was operational without recognising the change of circumstances in the intervening period, in particular the increased traffic generated by the planned expansion of the base.

**Comment:** It is in the interests of GCC as the applicant to focus solely upon its intent to gain permission for this development and to ignore any other related matters which it might otherwise have regard to as Local Government Authority whether promoting broader issues such as Public Health, Environment, etc. as well as, in this case, the changed circumstances that means this application, which will have a cumulative impact upon road safety, should be judged on that cumulative, rather than any historic, basis.

#### **Public Interest Test**

As already noted, GCC is in this case the applicant.

Matters considered under delegated powers do not have the reasons for the decisions made published and are to all practical purposes "Exempt".

There is a general consideration for all decisions made by the Council to consider the Public Interest when making decisions to either exclude or to involve/fully inform the public in its decision making. Taking into account the application of the Freedom of Information Act 2000 (FOIA) to decision making by the Council, accepted relevant decision making that should involve the public includes cases where:

- The public interest in disclosure is particularly strong where the information in question would assist public understanding of an issue that is subject to current debate.
- The issue has generated public or parliamentary debate.
- Proper debate cannot take place without wide availability of all the relevant information.
- The issue affects a wide range of individuals or companies.
- The public interest in a local interest group having sufficient information to represent effectively local interests on an issue.
- Facts and analysis behind major policy decisions.
- Knowing reasons for decisions.
- Accountability for proceeds of sale of assets in public ownership.
- Openness and accountability for tender processes and prices.
- Public interest in public bodies obtaining value for money.
- Public Health.
- Contingency plans in an emergency.
- Damage to the environment.

In addition, In the introduction to the FOIA the Information Commissioner lists the following public interest factors that would encourage the disclosure of information:

- Furthering the understanding of and participation in the public of the issues of the day.
- Promoting accountability and transparency by public authorities for decisions taken by them.
- Promoting accountability and transparency in the spending of public money.
- Allowing individuals to understand decisions made by public authorities affecting their lives and, in some cases, assisting individuals in challenging those decisions.
- Bringing to light information affecting public safety.

**Comment:** Given the points made above, it is in the Public Interest that this application be considered in Public by the Planning Committee. The public have a right to fully understand the thinking behind any decision that lies solely within the purview of their Local Government Authorities and that is the subject of their legitimate Public Interest given their general and specific objections to it on planning grounds.

Stephen Andrews BSc(Eng)Hon MDA MIET  
Councillor and Chair Overview & Scrutiny Committee  
Cotswold District Council  
Lechlade Kempsford and Fairford South Ward  
Website: [www.cotswold.gov.uk](http://www.cotswold.gov.uk)  
Office: +44 (1285) 719924  
Mobile: +44 (7795) 915902

7<sup>th</sup> June 2021

Enclosure:

Fairford Town Council Comment dated 7<sup>th</sup> June 2021

Fairford Town Council strongly disagree with parts of the Conservation & Design Officer's report (27 May) and the recommendation.

The attached photo view is more representative of the 'setting' of Fairford United Church (and St Mary's from this direction) than the 'Indicative Street View'. This will still be significantly impacted by the new design and layout of the 3 'contemporary' houses.

While the reduction in scale of both the proposed 'contemporary' buildings and the central block is to be welcomed, so that they no longer compete with and detract from the setting and significance of the heritage buildings to the same extent, what they have ended up with looks like 'more of the same' from the new estates, which in no way meets the requirement of CDLP policies EN2 and EN4 to consider the local character of the particular context.

The proposed 3 'contemporary' houses neither follow "an authentic vernacular and traditional approach, in line with the local architectural character" nor are they "designed in a high quality contemporary and innovative manner, which reflects and respects local character" (CDLP para 10.2.11).

It should also be pointed out that the new central block design now has the undesirable (and non-vernacular) tall slate roofs mentioned previously, because of the wide plan depth, making them more prominent in the townscape and almost inevitably leading to loft conversions and a 2 1/2 (i.e. effectively 3) storey result unless PDR are restricted as part of any permission. There are plenty of examples of low-pitched slate roofs on 18th/19th century terraced cottages and other houses in the older parts of Fairford (as well as the United Church itself), as the Conservation & Design Officer should be aware.

The Conservation & Design Officer's report is now contradictory in parts, because the comments on the original design have been retained along with the new additions.



**Item No 02:-**

**20/04148/LBC**

**Coln House School  
Horcott Road  
Fairford  
Gloucestershire  
GL7 4DB**

## Item No 02:-

### Conversion of existing Grade II Listed Coln House into 7no residential units (C3) and associated works at Coln House School Horcott Road Fairford Glos GL7 4DB

<b>Listed Building Consent 20/04148/LBC</b>	
Applicant:	Gloucestershire County Council
Agent:	Quattro Design Architects Ltd
Case Officer:	Martin Perks
Ward Member(s):	Councillor Steve Trotter Councillor Stephen Andrews
Committee Date:	7th July 2021
<b>RECOMMENDATION:</b>	<b>PERMIT</b>

#### Main Issues:

- (a) Design and Impact on the Special Architectural and Historic Interest of a Listed Building

#### Reasons for Referral:

This application accompanies planning application 20/04147/FUL. Councillor Andrews has requested that the applications be referred to Planning and Licensing Committee. See reason attached to application 20/04147/FUL.

#### I. Site Description:

This application relates to a parcel of land measuring approximately 0.95 hectares in size located in the western part of the town of Fairford. The site is located within Fairford Development Boundary.

The application site is occupied by a Grade II listed building and an associated range of post war modular buildings, hard surfaces and grassed areas. The site is presently vacant. However, it was last used by Gloucestershire County Council as a school providing county wide residential and day places for children and young people aged 9-16 with Social, Emotional and Mental Health needs (SEMH). The school closed in March 2017.

The majority of the north-western boundary of the site adjoins Milton Street which is one of the main roads running through the centre of Fairford. The aforementioned boundary measures approximately 110m in length and is defined by the principal elevation of Coln House, stone boundary walls and a bus shelter. A playground area located adjacent to Milton Street and to the north-east of Coln House is elevated approximately 1m above Milton Street. A further section of the north-western boundary of the site measuring approximately 43m in length is set back approximately 37m from Milton Street. The aforementioned boundary extends along the rear of residential properties and Fairford United Church. The aforementioned church and two of the dwellings (Annerley and The Manse) are designated as Grade II listed buildings.

The south-west boundary of the site adjoins Horcott Road. It measures approximately 75m in length and is defined by the side elevation of Coln House and high and low level stone walls. A car parking area is located adjacent to the south-western boundary and is visible from Horcott Road.

The south-eastern boundary of the site adjoins playing fields and is relatively open. The northern eastern boundaries of the application site adjoin residential properties.

The site is located partly within Fairford Conservation Area (CA). Coln House School and the land to its rear (south-east) are located within the CA. The modular buildings and playgrounds to the north-east are located outside the CA. The boundary of the CA extends along the north-western and north-eastern edges of the application site.

A Group Tree Preservation Order covers a section of the south-western part of the application. An Area Tree Preservation Order extends along the northern boundary of the application site.

The site is located within a Flood Zone 1.

## **2. Relevant Planning History:**

### **Application Site**

- CT.0056/F Erection of 1 No. Elliott demountable classroom. Permitted 1985
- CT.0056/G Provision of Elliott-Medway hall. Permitted 1995
- CT.0056/H LBC upgrading and replacement of doors and screens for fire precautions. Permitted 1997
- CT.0056/J Construction of replacement school buildings and associated works. Refused 1999  
Glos County Council Application Withdrawn 2000
- CT.0056/L Alterations to boundary walls. Permitted 2001
- CT.0056/M Alterations to boundary walls. Permitted 2001
- CT.0056/P Internal alterations to science laboratory. Permitted 2001
- 08/00348/CPO Provision of replacement Elliott classroom accommodation. Permitted 2008
- 08/01756/CPO Provision of replacement Elliott classroom block. Permitted 2008
- 09/01586/LBC Stonework repairs to porch. Permitted 2009
- 16/02149/LBC Re-building of section of stone wall to Milton Street. Permitted 2016

### **Applestone Court to south-west**

- 20/03972/FUL Conversion of former school building to 4no residential (C3) units with stair core extension and associated hard and soft landscaping. Permitted. February 2021

## **3. Planning Policies:**

- TNPPF The National Planning Policy Framework

## **4. Observations of Consultees:**

- Historic England: No comments
- Conservation Officer: No objection

## **5. View of Town/Parish Council:**

No response received to LBC application. Response received to accompanying planning application 20/04147/FUL

## **6. Other Representations:**

1 objection received.

'We agree with the objections raised by the Fairford Town Council with regard to:

- Loss of community infrastructure.
- Design.
- Impact on heritage and landscape / townscape.
- Lack of local need for planned housing.

We acknowledge that the site should be developed in some form and believe strongly that the needs and views of neighbouring residents should be listened to, specifically regarding traffic and parking on Milton Street and rear access to a handful of properties (including our own) to allow off-street parking and the possibility of electric car charging.

Milton Street has already become a much busier road since other Fairford housing developments with insufficient room for vehicles to pass each other safely and inadequate parking for local homes. In our opinion, any development of the Coln House site should definitely not exacerbate these problems. New residents and their visitors must have enough parking within the development not to have to try to use Milton Street.

We are currently unable to consider electric vehicles as we have to park on the opposite side of Milton Street to our house, making it impossible to charge them. However, if a Coln House site development included a road along the back of our property and adjoining ones, we and our neighbours would be able to gain rear access. This would have the double benefit of reducing the pressure on local on-road parking and making it possible for us to charge (and, therefore, run) electric vehicles.

We understand that this final point is in line with the Cotswold District Council's recent Electric Vehicle Charging Strategy (mentioned in the Cabinet Meeting Notes of the meeting on January 4th 2021), which is designed to be the first step in the development of a comprehensive Sustainable Transport Strategy for the district.

## **7. Applicant's Supporting Information:**

- Technical Report: Historic Building Survey
- Heritage Statement

## **8. Officer's Assessment:**

### **Background and Proposed Development**

The application site was used previously for education purposes in connection with the adjacent Applestone Court which is located to the south-west of the application site. Both school sites were closed by Gloucestershire County Council (GCC) in 2017 with the result that this application site and the Applestone Court site are now vacant.

By way of background, the applicant's Planning Statement states

*'Coln House, with next-door Applestone Court, is part of the former Coln House School. The school provided countywide residential and day places for children and young people aged 9-16 with Social, Emotional and Mental Health needs (SEMH). Coln House School formally closed on 31 March 2017*



*following a statutory process carried out by Gloucestershire County Council (GCC) which began in 2016; both the location of the school and its buildings were not suitable for meeting the more complex needs of the children.*

*Since Coln House School was closed GCC has been developing options to look at focussing on more bespoke provision to meet the needs of children and young people (CYP) with SEMH in Gloucestershire, with a focus to offering more local provision to where they live. A key part of this strategy is the construction of a bespoke 75 place free school designed specifically to meet SEMH needs with a more therapeutic and holistic approach (rather than purely academic as was previously offered by Coln House School). The School will open in 2022 and will be more readily accessible to where the greatest area of need is located across Cheltenham and Gloucester. The new school will complement the existing additional multi agency support for mainstream schools and independent providers in meeting the needs of children and young people with SEMH needs.'*

GCC is now looking to convert this building and the adjacent Applestone Court site into residential use. A separate planning application (20/03972/FUL) has been approved for the conversion of Applestone Court to 4 dwellings. This application relates solely to the conversion of Coln House School.

The applicant is seeking to convert the Grade II listed Coln House into 7 dwellings. The proposed dwellings will comprise 1 x one bed apartment, 2 x two bed apartments, 1 x two bed house, 1 x three bed maisonette, 1 x five bed house and 1 x six bed house. It is also proposed to erect 17 new build dwellings in the grounds of the school in place of existing modular buildings. However, the aforementioned new build dwellings do not require Listed Building Consent as they will not be attached to a listed building. Planning permission for the new build dwellings is covered by accompanying application 20/04147/FUL.

With regard to the principal listed building, the proposed conversion will primarily involve internal alterations to the building. External alterations primarily consist of the removal of external fire escape staircases, the re-instatement of a door to give access to a cycle store, the re-roofing of a conservatory and the replacement of a second storey fire escape door with a sash window to match existing. With regard to internal changes, the applicant is seeking to retain historic features. A number of new internal partitions are proposed, in addition to the removal of modern partitions. A new staircase will be introduced to access the second floor.

#### **(a) Design and Impact on the Special Architectural and Historic Interest of a Listed Building**

This application involves the conversion of a Grade II listed building and the erection of development within its curtilage.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering whether to grant Listed Building Consent for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Considerable weight and importance must be given to the aforementioned legislation.

Paragraph 193 of the National Planning Policy Framework (NPPF) 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.'

Paragraph 194 states '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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

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, including securing its optimum viable use.'

The principal listed building predominantly dates from the early 19th Century, although part of the building dates from the 18th Century. The building is located in the northern part of the site adjacent to the A417. The building is 2-3 storeys in height and has a formal, institutional appearance. It is constructed in natural stone and is characterised by hipped roofs and sash windows. The area of the site around the building reflects its previous educational use and consists of hard/grassed surfaces, parking areas and modular school buildings.

The submitted scheme seeks to convert the listed building to 7 dwellings consisting of a mix of dwellinghouses and apartments. The scheme has sought to utilise much of the internal layout of the building and to retain historic features and room layouts where possible. A number of modern partitions are to be removed and new partitions introduced in certain areas. An internal staircase will be installed in the western part of the building to facilitate access from the first floor to the second floor of the building. The applicant has agreed to retain a historic partition on the ground floor following discussions with the Conservation Officer. With regard to external changes, the applicant is proposing to remove two external fire escapes, to replace a second floor fire escape door with a sash window and to add slate to the roof of a conservatory building.

It is considered that the proposed alterations respect the historic character and appearance of the building. The floor layout of the building means that it is capable of conversion without having an adverse impact on features of historic or architectural importance. The removal of the fire escapes and fire door are also considered to enhance the appearance of the building. Land to the rear of the building will be landscaped and turned into private and communal garden space. The landscaping will replace existing hard surfaced areas and is considered to represent a betterment in terms of the building's setting.

The proposed scheme incorporates green space and new landscaping within the development which are considered to enhance the appearance of the site.

The Council's Conservation Officer and Historic England have not raised any adverse comments to the proposal.

It is considered that the proposed scheme will sustain and enhance the character and setting of the listed building and secure the long term viable use of the building as a heritage asset. The proposal is considered to accord with guidance in Section 16 of the NPPF.

The comments of the objector regarding vehicular access and electric vehicle charging are noted. However, they are not matters which fall within the remit of this Listed Building Consent application. The comments will be addressed as part of planning application 20/04147/FUL.

## 9. Conclusion:

Overall, it is considered that the proposed development will preserve the character and appearance of the listed building and will not have an adverse impact on its special architectural or historic interest. It is therefore recommended that consent is 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 granted consent shall be implemented in accordance with the following drawing number(s):

5875-P-130 A, 5875-P-131, 5875-P-132, 5875-P-175, 5875-P-176

**Reason:** For purposes of clarity and for the avoidance of doubt, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

3. 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 and shall be permanently retained as such thereafter.

**Reason:** To ensure that the development will be constructed of materials that are appropriate to the building which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

4. Prior to the construction of any external wall of the development hereby approved, a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar has been erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel and shall be permanently retained as such thereafter. The panel shall be retained on site until the completion of the development.

**Reason:** To ensure that the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the building which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in the light of advice within Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. Retention of the sample panel on site during the work will help to ensure consistency.

5. No new external windows and doors including finish, head and cill treatments where applicable shall be installed/inserted in the development hereby approved until its/their design 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 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 that the design of the aforementioned details are appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. These are important details which need to be undertaken in a manner which ensures that they serve to preserve the special merit of the building.

6. Notwithstanding the details shown in drawing 5875-P-175, the roof of the conservatory shall not be covered in 'slate effect tiles'.

**Reason:** To ensure that the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the building which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in the light of advice within Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

**Informatives:**

1. Unless otherwise specifically described on the submitted plans, external and internal architectural structures, including roof timbers, floors, beams, other features and fittings shall not be removed from the building and shall be retained in their present locations unless the prior written approval of the Local Planning Authority is obtained.

## SE.

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## REVISIONS

[illegible]

## DRAWING TITLE

## Proposed Site Layout

## PROJECT

Coln House School

CLIENT

Gloucestershire County Council

## SCALE

SCALE  
1:200@A1

## DATE \_\_\_\_\_

DATE Sept 2019

## DRAWING NO.

DRAWING NO. REV

5875-B-110

**Fellhows Warehouse, High Orchard Street**  
 Gloucester City, G. 2 5DY T 01452 121923



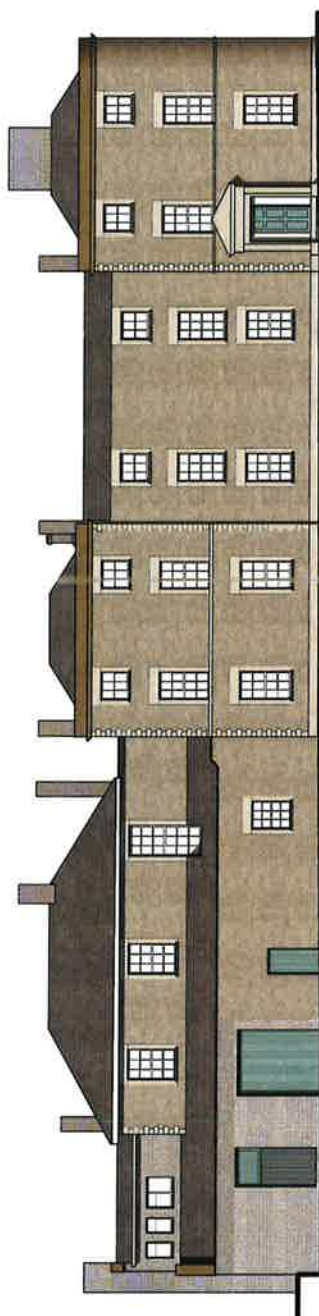
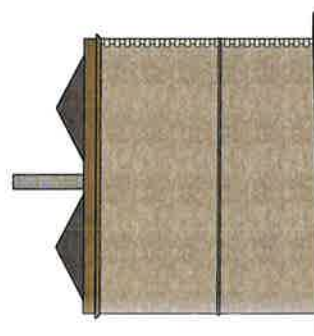
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## REVISIONS

**REVISIONS**  
NEW DATE • DRAWN • CHECKED • MOFTE

10.00.10 - DC - CC  
Drawing created

COLN HOUSE  
FRONT/NORTH-WEST ELEVATIONCOLN HOUSE  
RIDE/SOUTH-WEST ELEVATIONCOLN HOUSE  
REAR SOUTH-EAST ELEVATIONCOLN HOUSE  
SIDE/NORTH-EAST ELEVATION

5250

## DRAWING TITLE

**Existing Elevations:**  
**Coln House**

## PROJECT

Coln House, Fairford

## CLIENT

Gloucestershire County Council

100

SCALE	DATE
1:200@A3	Sept 2019



DRAWING NO.	REV.
-------------	------

**DRAWING NO.**  
**5875-P-170**

Mathews Warehouse High Orchard Street  
Gloucester, Gloucestershire GL2 5QY T (01452) 424234

20104148/LB.



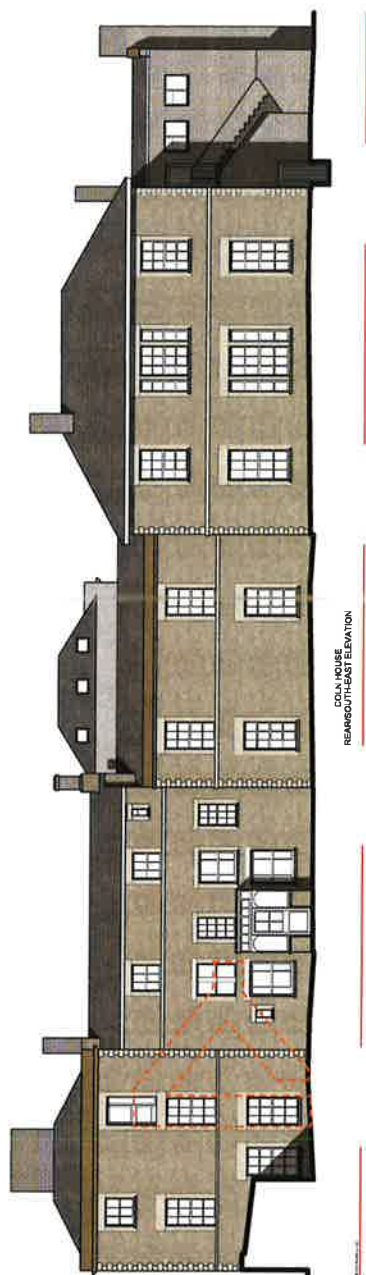
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## REVISIONS

REVISIONS  
REV DATE • DRAWN • CHECKED NOTES

18.09.19 - DC - CC:  
Drawing created.



	
Buff coloured stone	Slate or slate effect roof tiles
	
Red facing brick	Stone detailing

5/21/20

## DRAWING TITLE

Existing Elevations:  
Coln House

## PROJECT

Coln House, Fairford

## CLIENT

Gloucestershire County Council

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1

DATE Sept 2019



DRAWING NO.

5875-P-171

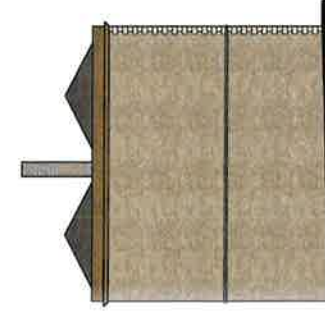
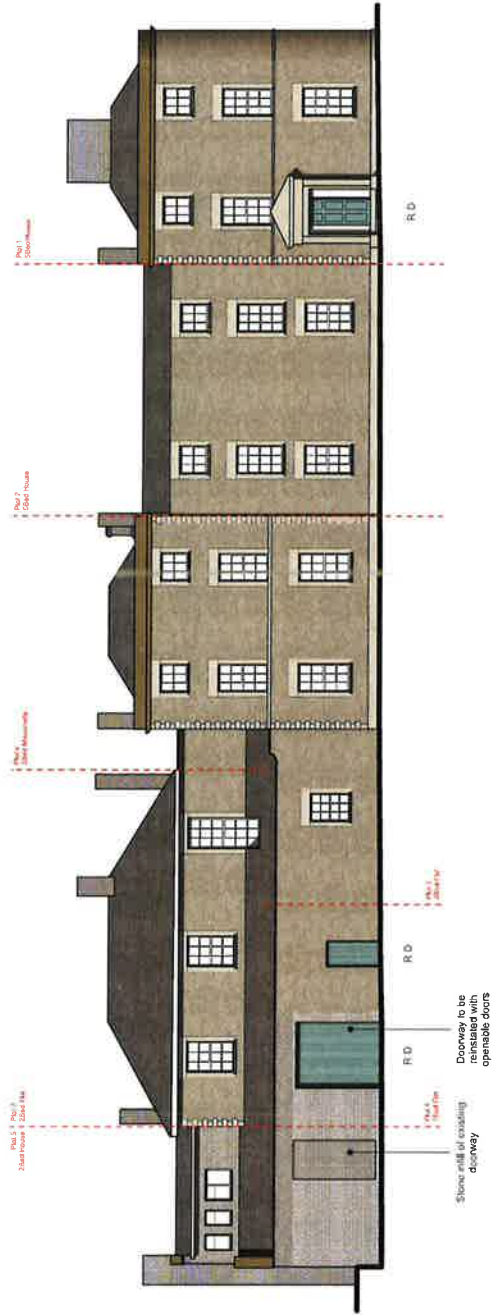
Matthews Warehouse, High Orchard Street  
Gloucester Quays GL2 5QY T (01452) 424234

NOTES

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REVISIONS

1. Initial design  
2. 15.09.19 JDC-CC  
Drawing created



Roof to be replaced with grey slate or slate effect tiles



R D Replacement / refurbished door  
N D Proposed door way

Stone insert to match existing  
Metal railings 900mm high

Note:  
Existing windows to be retained with secondary glazing added to internal facing

PROPOSED

DRAWING TITLE

Proposed Elevations:  
Coln House

PROJECT

Coln House, Fairford

CLIENT

Gloucestershire County Council

SCALE

1:200@A3

DATE

Sept 2019



DRAWING NO.

5875-P-175

REV

-

Matthews Warehouse, High Orchard Street  
Gloucester Q&A's 012 565 42104



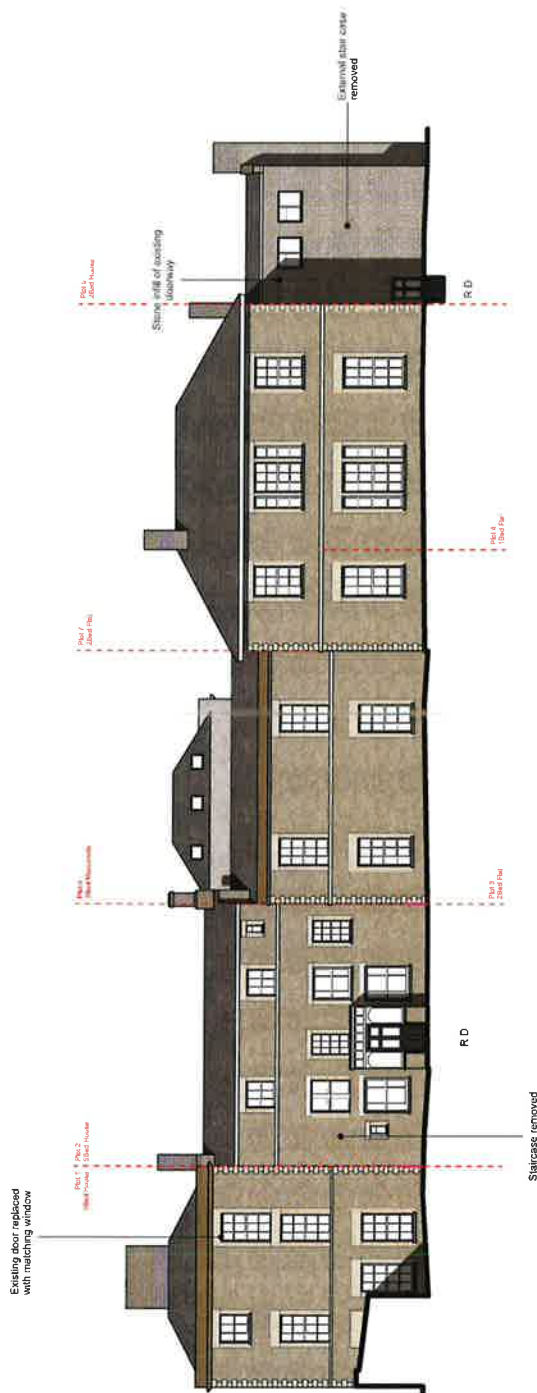
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## REVISIONS

REV. DATE - DRAWN - CHECKED: NOTES

-: 19.09.18 - DC - CC:  
 Drawing created.



R D	Replacement / refurbished door
N D	Proposed door way

Stone insert to match existing  
Metal railings 900mm high

**Note:** Existing windows to be retained with secondary glazing added to internal facing

PR095A

## DRAFTING TITLE

**Proposed Elevations:**  
**Coln House**

## PROJECT

Coln House, Fairford

## CLIENT

**Gloucestershire County Council**

SCALE	1:200@A3
DATE	Sept 2019

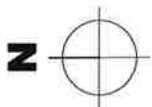


DRAWING NO.	REV
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**5875-P-176**

Mathews Warehouse, High Orchard Street  
Gloucester Quays GL2 5QY T (01452) 424234





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#### REVISIONS

REV 1: 18.08.19 - DC - CC  
Drawing created.



#### DRAWING TITLE

Proposed Floor Plan:  
Cain House School  
First Floor

#### PROJECT

Cain House School  
Redevelopment

#### CLIENT

Gloucestershire County  
Council

#### SCALE

1:200@A3

#### DATE

Sept 2019



#### DRAWING NO.

5875-P-131

#### REV

-

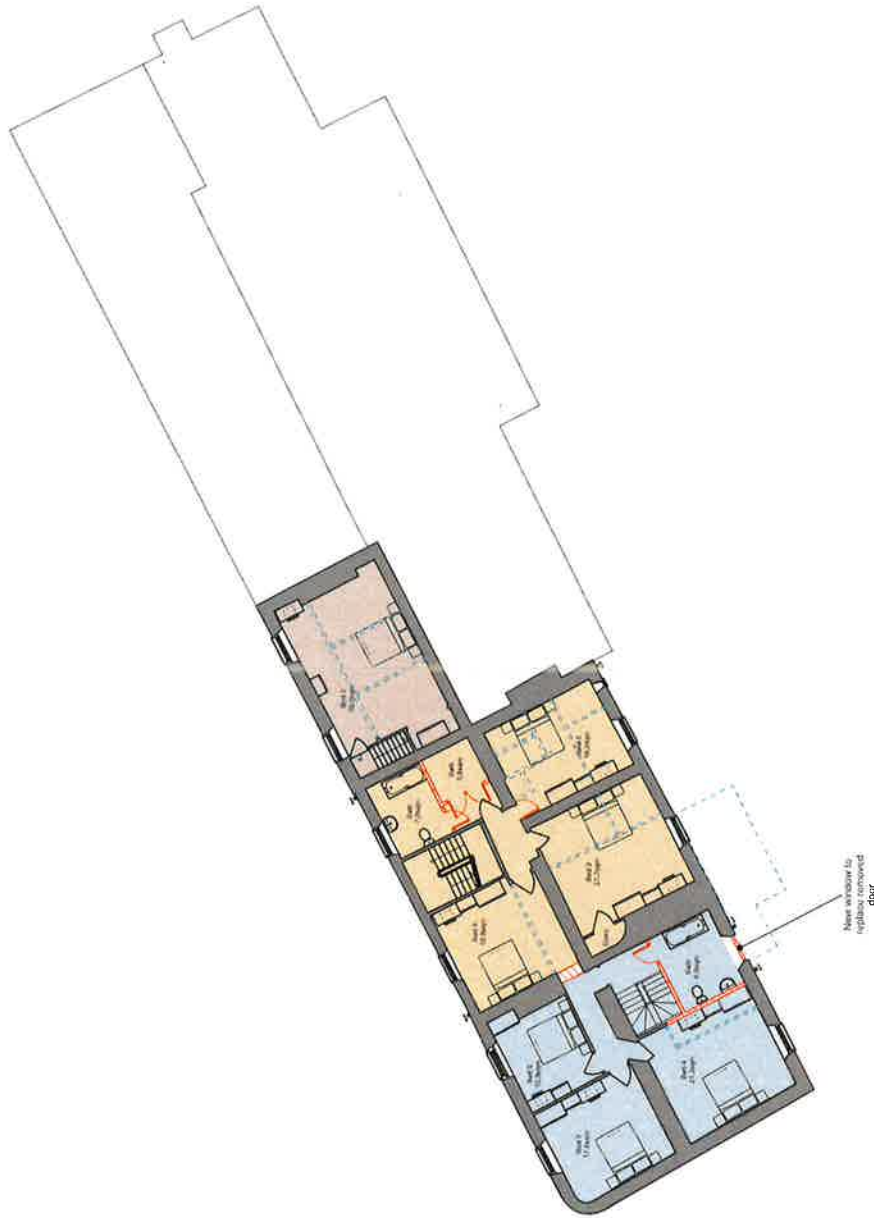
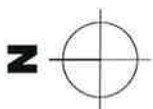
Matthew Widdows, Hugh Orchard Street  
Gloucester, Glos, GL2 3DY T: 01452 42434

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**REVISIONS**

18.08.19 - DC - CC  
Drawing created.



- Flat 1 - 5Bed House
- Flat 2 - 5Bed House
- Flat 3 - 2Bed Flat
- Flat 4 - 1Bed Flat
- Flat 5 - 2Bed House
- Flat 6 - 3Bed Maisonette
- Flat 7 - 2Bed Flat

**DRAWING TITLE**

Proposed Floor Plan:  
Colin House School  
Second Floor

**PROJECT**

Colin House School  
Redevelopment

**CLIENT**

Gloucestershire County  
Council

**SCALE**

1:200@A3

**DATE**

Sept 2019



**DRAWING NO.**

5875-P-132

**REV**

-

Quattro Design Architects Ltd  
Gloucestershire County Council  
Gloucestershire County Council  
Gloucestershire County Council

**Item No 03:-**

**21/01379/FUL**

**New Farm  
Daylesford  
Adlestrop  
Moreton-In-Marsh  
Gloucestershire  
GL56 0YG**

### Item No 03:-

**Erection of a 22 metre high monopole supporting 6 no. antennas and a transmission dish at the top of the pole, an equipment cabinet at ground level and development ancillary thereto at New Farm Daylesford Adlestrop Moreton-In-Marsh Gloucestershire GL56 0YG**

<b>Full Application 21/01379/FUL</b>	
Applicant:	Vodafone Limited
Agent:	Sitec Infrastructure Services Ltd
Case Officer:	Andrew Moody
Ward Member(s):	Councillor David Cunningham
Committee Date:	7th July 2021
<b>RECOMMENDATION:</b>	<b>PERMIT</b>

#### **Main Issues:**

- (a) Landscape Impact
- (b) Amenity

#### **Reasons for Referral:**

The application is referred to the Planning and Licensing Committee for a decision having regard to the Scheme of Delegation.

#### **1. Site Description:**

The application site is within the existing complex of buildings at Daylesford Organic Farm, and is next to an area of trees planted to the south-east of the site to provide screening.

The site is located within the Cotswolds AONB, and the site is outside any development boundary in the Local Plan.

#### **2. Relevant Planning History:**

There is a lengthy planning history for the site as set out below, which includes the following: -

- 01/02243/FUL: Conversion of redundant farm buildings to (1) farm shop; (2) cheese/dairy creamery (B1 Use), closure of vehicular access and re-siting. Provision of car parking. Granted 27.11.2001
- 03/03115/FUL: Conversion of estate farm buildings to A1 shop use. Granted 23.1.2004
- 04/00637/FUL: Conversion of redundant farm building to part B1 Craft Workshop and Part D1 Education Training Centre. Granted 15.4.2004
- 04/01814/FUL: Change of Use/Conversion of redundant straw store to mixed use B1 and B8 Uses. Granted 2.9.2004
- 05/02035/FUL: Modification of conditions 9 & 10 of CD.5090/Q, to allow 1. The Garden Room to be used for the sale of flowers, vases, containers, gardening books & tools (tool handles produced from wood that is grown on the Estate). Some of the products that are sold are produced, or in some cases part-produced, on the Estate. 2. Bamford Barn to be

used for the sale of clothes designed by the Estate owner, manufactured worldwide.  
Withdrawn 11.10.2005

- 06/00013/FUL: Change of use of part of workshop for mixed B1 and B8 uses on temporary basis (part retrospective). Granted 24.2.2006
- 06/02772/FUL: Amendments to planning permission CD.5090/U including extension to mezzanine floor and alterations to external appearance. Granted 28.12.2006
- 07/01981/FUL: Installation of mezzanine floor; change of use of building from agricultural to mixed B1 and B2 uses involving bakery/patisserie, creamery and cheese making facility. Granted 24.10.2007
- 07/02530/FUL: Change of use from temporary B8 (Warehouse/Distribution) and B1 (Office) to permanent B8/B1 uses ancillary to Daylesford Estate Farm Shop. Granted 13.11.2007
- 07/03532/FUL: Continued use of former B1 offices to A1 retail ancillary to Organic Farm Shop. Granted 29.2.2008
- 08/00292/FUL: Change of use of part of the building from agriculture to a bakery and extension to existing building. Granted 28.3.2008
- 09/00812/FUL: Stopping up of two existing access points to the highway, construction of two new highway access points and roadway, removal of hedgerow on the road frontage, extension and alterations to parking areas and retrospective consent for the erection of a detached building (use class D1). Refused 10.2.2010
- 09/00828/FUL: Change of use of part of building to include educational cookery school in addition to the existing retail and office use, together with the installation of an additional rooflight. Granted 15.5.2009
- 14/02628/FUL: Erection of single storey extension to the Hay Barn (Retrospective). Granted 27.8.2014
- 14/03749/FUL: Proposed extension to Hay Barn to provide treatment rooms, consultation room and gym, relocation of existing timber chalets. Granted 9.10.2014
- 14/04441/FUL: Retrospective application for erection of glazed link and pergola/store. Granted 19.11.2014
- 14/04449/FUL: Retrospective Change of Use from craft workshop to spa/wellbeing centre. Granted 19.11.2014
- 14/04490/FUL: Retrospective change of use to the farmhouse from Staff Accommodation (Class C3) to Holiday Let/Staff Accommodation (Classes C1/C3). Granted 19.11.2014
- 14/04491/FUL: Retrospective change of use to the farmhouse from Staff Accommodation (Class C3) to Holiday Let/Staff Accommodation (Classes C1/C3). Granted 19.11.2014
- 15/03959/FUL: Proposed new building for office / child care facility ancillary to New Farm B1(a)/D1(b). Granted 10.02.2016
- 16/01434/FUL: Demolition of existing building, erection of two storey building with single storey lean-to and small conservatory Use Class B1/A1. Granted 12.05.2016
- 16/02755/AGFO: Erection of agricultural storage building. Prior approval not required 25.07.2016
- 16/04050/FUL: Retrospective application to construct an extension to the farm shop complex to form Pizza Bar (Use Class A3/B1). Granted 31.10.2016
- 17/00926/FUL: Retrospective application for new entrance porches to home and garden barns/farmshop, amendments to previous approved conservatory. Granted 21.04.2017
- 17/02668/FUL: Change of use to form creche with use class D1(b) and B1 office. Granted 26.07.2017
- 17/02789/FUL: New staff car park. Granted 31.08.2017
- 18/01513/FUL: Installation of reed bed and infiltration system. Granted 18.06.2018
- 18/01547/FUL: Erection of new office/warehouse and laundry buildings (use class B1a and B8) with additional car parking and site works. Granted 12.10.2018



- 18/04960/FUL: Extensions to the Trough Restaurant (part retrospective). Granted 11.02.2019
- 18/04961/FUL: Change of use from office (Class B1(a)) and storage (Class B8) with ancillary staff and laundry facilities to spa/wellbeing centre (Class D2); erection of a single storey extension and external alterations. Granted 15.02.2019
- 18/04972/FUL: Erection of new office/warehouse and laundry buildings (use class B1a and B8) with additional car parking and site works (part retrospective) - amendment to permission: 18/01547/FUL. Granted 22.02.2019
- 19/01258/FUL: Change of use from existing creche to holiday cottage (Class C3) with associated internal and external alterations and provision of additional parking (part retrospective). Granted 15.05.2019
- 19/01259/FUL: Change of use of agricultural building to provide biomass plant and associated facilities and the installation of staff welfare facilities with associated external alterations (part retrospective). Granted 15.05.2019
- 19/01260/FUL: Change of use from workshop warehouse and distribution (Class B1/B8) to a gym and clubhouse with ancillary facilities (Class D2) including associated external works. Granted 21.06.2019
- 19/01281/FUL: Alterations to existing car parking with associated access and landscaping. Granted 22.05.2019
- 19/01337/FUL: Erection of Market Garden event centre and restaurant with associated access, parking and landscaping works. Granted 05.11.2019
- 19/03593/FUL: Variation of conditions 2 (drawing numbers), 6 (fire hydrant) and 8 (parking and turning) of planning permission 19/01260/FUL (Change of use from workshop warehouse and distribution (Class B1/B8) to a gym and clubhouse with ancillary facilities (Class D2) including associated external works) for alterations to the design of the building. Granted 11.11.2019
- 19/04004/FUL: Siting of 7 cabins for temporary staff accommodation for a period of 3 years with associated works (retrospective). Refused 19.12.2009
- 20/04054/FUL: Extension to existing car parking with associated access and landscaping. Refused 19.01.2021
- 20/04423/FUL: Erection of an enclosure to house electrical equipment, provision of covered loading area, alteration to existing car park with associated landscaping and other works (part-retrospective). Granted 01.02.2021
- 21/01011/FUL: Partial conversion and extension of workshop, warehouse and distribution building to form retail area for garden and associated products and associated external works (part retrospective). Granted 27.04.2021

### **3. Planning Policies:**

- EN2 Design of Built & Natural Environment
- EN4 The Wider Natural & Historic Landscape
- EN5 Cotswolds AONB
- EN7 Trees, Hedgerows & Woodlands
- INF9 Telecommunications Infrastructure

### **4. Observations of Consultees:**

- Landscape Officer: No objection subject to conditions
- Tree Officer: No objection
- Defence Infrastructure Organisation: No safeguarding objection



## **5. View of Town/Parish Council:**

No response received

## **6. Other Representations:**

None received

## **7. Applicant's Supporting Information:**

- ICNIRP Declaration
- Supporting Technical Information
- Arboricultural Report
- Proposed plans

## **8. Officer's Assessment:**

### **(a) Landscape Impact**

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB). Section 85 of the Countryside and Rights of Way (CROW) Act 2000 states that relevant authorities have a statutory duty to conserve and enhance the natural beauty of the AONB.

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

Policy EN4 of the Local Plan 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) of Cotswold District or neighbouring areas. This policy requires 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, settlement patterns and heritage assets.

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.

Policy INF7 of the Local Plan states that development proposals must contribute, depending on their scale, use and location, to the protection and enhancement of existing Green Infrastructure and/or the delivery of new Green Infrastructure. Green Infrastructure will be designed in accordance with principles set out in the Cotswold Design Code (Appendix D).

Policy INF9 states that Telecommunications infrastructure development that is likely to have an adverse impact upon the environment (including heritage assets, biodiversity, local amenity, the landscape and its setting) will not be permitted unless:

- a. There is no alternative location which would be less detrimental; and
- b. There is no possible technological alternative, having regard to reasonable operational considerations, which would lead to a less adverse impact.

2. Where an installation becomes redundant for telecommunication purposes, the infrastructure and all associated apparatus and structures shall be removed by the developer or operator, and the site reinstated in accordance with proposals approved at the application stage.
3. Proposals for new allocations should include the provision of telecommunications infrastructure with sufficient flexibility to support the fastest available data transfer speed at the time of development.

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.

The site is located at New Farm Daylesford, with this farm complex being located in an isolated rural location. The site has been partly redeveloped to form a leisure complex and as such the setting is influenced by this use, and is situated to the south-eastern boundary of the farm complex and occupies a concrete yard which is currently used for cardboard waste storage. The site is also defined by existing steel framed barn to the north-west and to the south-east is an existing belt of trees, and accessed via the existing entrance from the rural carriageway to the north.

The site is located within the Cotswold AONB. The site lies within Landscape Character Type (LCT) 'I7B Pastoral Lowland Vale: Vale of Moreton', as defined in the Cotswolds Conservation Board's 'Landscape Character Assessment' and 'Landscape and Strategy Guidelines'. The Cotswolds AONB Strategy and Guidelines notes that this character type has a strong rural character and may have the capacity to accommodate some development where this does not interfere with or detract from their landscape setting. The Strategy and Guidelines identifies the 'introduction of vertical elements such as communication masts' as a local force for change in this character type.

The Potential Landscape Implications of such development are stated as;

- Introduction of visually intrusive 'urban' or industrial features to the open character of the Pastoral Lowland Vale and views across it from the neighbouring Farmed Slopes and High Wold;
- Introduction of unnatural movement and loss of tranquillity and sense of remoteness;
- Introduction of elements to a characteristically dark landscape;
- Intrusion on the setting of scheduled monuments, listed buildings and designed landscapes;
- Breaking up of the skyline;
- Loss of open character.

Landscape Strategies and Guidelines include;

- Conserve the open, agricultural character of the Pastoral Lowland Vale by objecting to the development of vertical elements where these would adversely affect views;
- Ensure the development of vertical elements in neighbouring LCTs and areas beyond the AONB do not adversely affect views to and from the Pastoral Lowland Vale;
- Ensure alternative options have been fully considered;
- Minimise impact by locating new communication masts on existing structures or by using existing masts;
- Set masts etc. against trees;
- Bury cables underground and seek opportunities to bury existing overhead cables;

- Avoid use of visually prominent urban security fencing and CCTV masts;
- Consider other renewable energy and communications technologies;
- Ensure full assessment of heritage setting impacts and appropriate measures undertaken.

The proposed telecommunications monopole would be 22m tall and would have 6 no. antennas and 1 no. transmission disk, along with an equipment cabinet at ground level, a 0.6m high safety barrier and stock proof fencing. Access would be obtained via the existing entrance used by staff and for deliveries.

The installation of the communications tower would be considered of benefit to the public; however this must be set against the impact of the tower on the AONB and its effect on the particular landscape character of the immediate surroundings. It is considered that the site is already influenced by development; the area is enclosed by close board fencing and used in connection with the leisure complex. The submitted Viewpoint Appraisal (VA by Sitec Infrastructure Services Ltd.) indicates that the visual envelop is localised and where the tower is visible, it is largely seen against a backdrop of trees and / or the adjacent agricultural buildings. This is considered to limit the prominence of the development in the landscape. It also highlighted within the VA that the tower would be seen against the skyline; however in terms of public views it is noted that this would impact just a small section of the public footpath (viewpoint 2).

In summary, it is considered that the development relates well to existing development at Daylesford Farm and the visual and landscape effects would be contained. With this in mind, it is considered that the communications tower can be accommodated at this site without long term significant adverse landscape effects.

In terms of the detail, it is recommended that the dark green finish is updated to light grey as this will help the tower to blend into the sky more suitably, and a condition is recommended to this effect. The submitted Arboricultural and Planning Integration Report (April 2021) indicates that 4 no. trees would be removed adjacent to the site, and a condition is recommended to require mitigation tree planting to be provided to replace the trees removed, this will help to ensure that this vegetation forms a robust and long-term screen.

## **(b) Amenity**

Telecommunications planning guidance states that it is not for the local planning authority to seek to replicate through the planning system controls under the health and safety regime as it is a matter for the Health and Safety Executive. The Government guidelines state that provided a proposed base station meets the ICNIRP guidelines for public exposure, then it should not be necessary for the local planning authority to consider the impacts of health concerns.

It is confirmed that the proposed equipment and installation complies with ICNIRP guidelines and a Certificate of Compliance has been submitted in support of the application. Consequently, there is considered to be no immediate threat to the health of residents in nearby settlements, specifically Daylesford, but also a number of isolated dwellings within the area, the nearest of which is approximately 340m from the proposed installation.

The proposal therefore accords with Policies EN2, EN5 and INF9 of the Local Plan, and paragraphs 170 and 172 of the NPPF.

## 9. Conclusion:

The proposal is considered to accord with the policies in Development Plan and 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 carried out in accordance with the following drawing numbers: 100-C; 200-C; 300-C; 601-C and 602-C.

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

3. Notwithstanding the details shown on the approved plans, the colour of the mast shall be light grey in accordance with details to be submitted to and approved in writing by the Local Planning Authority and only the approved colour shall be used.

**Reason:** To ensure that, in accordance with Cotswold District Local Plan Policies EN2 and EN5, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

4. The development hereby granted shall be permanently removed from the site within six months of it becoming redundant for telecommunication purposes and the site shall then be restored to its former condition or to a condition to be agreed in writing by the Local Planning Authority

**Reason:** In order to protect the appearance of the locality which is within the Cotswolds AONB, in accordance with paragraphs 170 and 172 of the NPPF.

5. Prior to the first use/occupation 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.

6. 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.

7. 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.

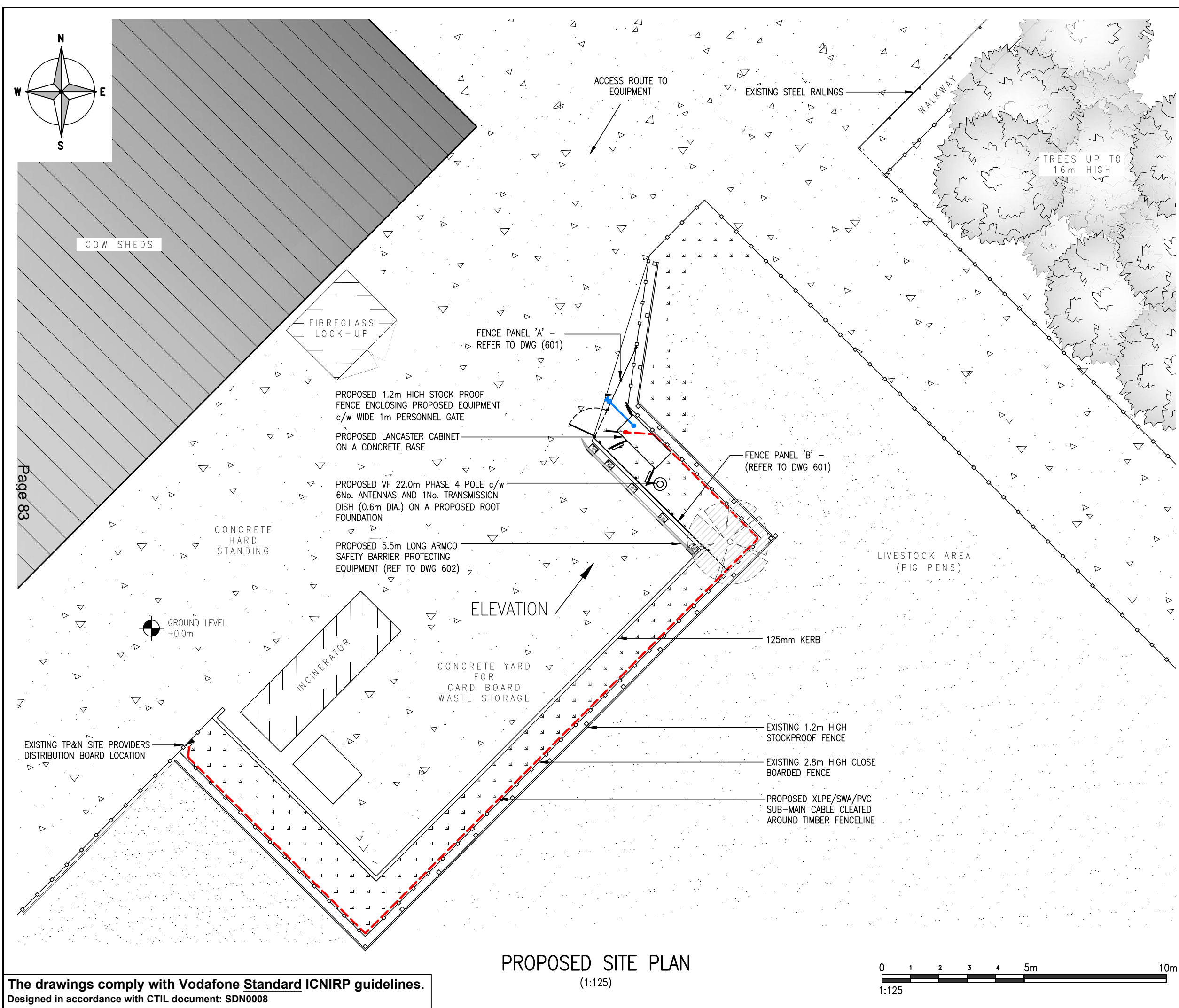
8. Prior to its installation, a scheme shall be submitted to and agreed in writing by the Local Planning Authority which specifies the provisions to be made for the level of illumination of the site and the control of light pollution. The scheme shall be implemented and maintained in accordance with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









The drawings comply with Vodafone Standard ICNIRP guidelines.  
Designed in accordance with CTIL document: SDN0008

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R

E: 424731

N: 225569

CONCESSION REQUIRED

NO

NOTES:

C	Pole height and details amended	SdP	GH	19.03.21
B	Antenna details amended	SdP	GH	10.03.21
A	Issued for Construction	SdP	GH	05.03.21
REV	MODIFICATION	BY	CH	DATE

COMMScope®

vodafone

CTIL

Cell Name		Opt.
JC BAMFORD		A
Cell ID No		
CTIL	VF	TEF
TBC	20648	N/A

Site Address / Contact Details

JC BAMFORD  
DAYLESFORD VILLAGE  
RETFORD  
GLOUCESTERSHIRE  
GL56 0YG

Drawing Title:

PROPOSED SITE PLAN

Purpose of issue:

CONSTRUCTION

Dwg Rev:

C

Drawing Number:

200

Surveyed By:

PB

Original Sheet Size:

A3

Pack Issue:

C

Drawn:

SdP

Date:

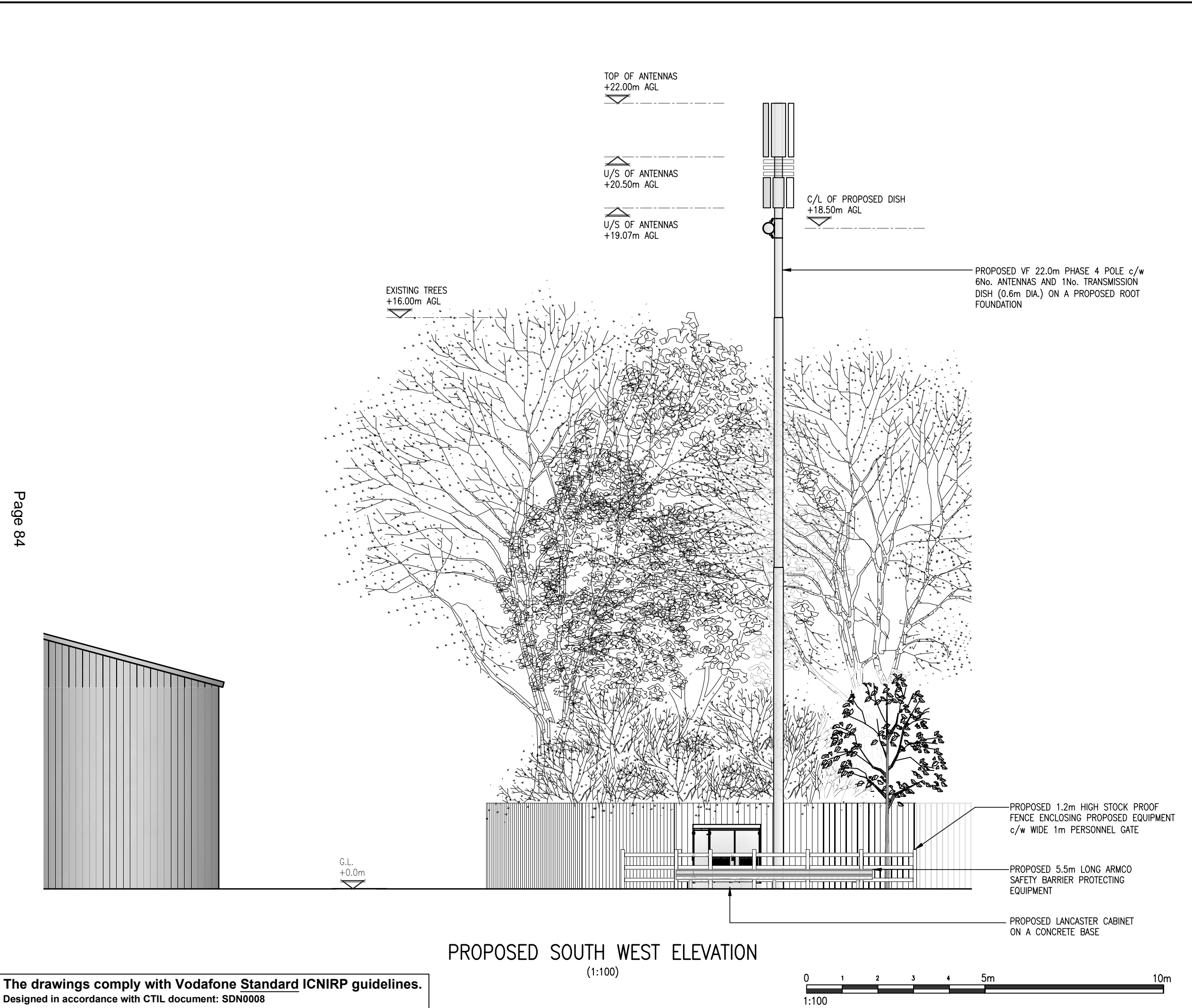
05.03.21

Checked:

GH

Date:

05.03.21



PROPOSED SOUTH WEST ELEVATION  
(1:100)

The drawings comply with Vodafone Standard ICNIRP guidelines.  
Designed in accordance with CTIL document: SDN0008

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R

E: 424731

N: 225569

CONCESSION REQUIRED

NO

NOTES:

C	Pole height and details amended	SdP	GH	19.03.21
B	Antenna details amended	SdP	GH	10.03.21
A	Issued for Construction	SdP	GH	05.03.21
REV	MODIFICATION	BY	CH	DATE

COMMScope®

vodafone

CTIL

Cell Name

Opt.

JC BAMFORD

A

Cell ID No

CTIL

VF

TEF

TBC

20648

N/A

Site Address / Contact Details

JC BAMFORD  
DAYLESFORD VILLAGE  
RETFORD  
GLOUCESTERSHIRE  
GL56 0YG

Drawing Title:

PROPOSED SITE ELEVATION

Purpose of issue:

CONSTRUCTION

Dwg Rev:

Drawing Number:

300

C

Surveyed By:

PB

Original Sheet Size:

A3

Pack Issue:

Drawn:

SdP

Date:

05.03.21

Checked:

GH

Date:

05.03.21

C





16/04/2021





16/04/2021













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**Item No 04:-**

**21/02121/FUL**

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

#### Item No 04:-

**Variation of Conditions 2 (approved plans) and 3 (roofing materials) re permission 19/01619/FUL - Conversion of Former Poultry Barn to Two Holiday Accommodation Units with Internal Connectivity at Little Paddocks Kilham Lane Shipton Oliffe Cheltenham Gloucestershire GL54 4HX**

<b>Full Application 21/02121/FUL</b>	
Applicant:	Mr R Hughes
Agent:	Corinium Planning Services
Case Officer:	Andrew Moody
Ward Member(s):	Councillor Robin Hughes
Committee Date:	7th July 2021
<b>RECOMMENDATION:</b>	<b>PERMIT</b>

#### **Main Issues:**

- (a) Background
- (b) Amendment to the Design
- (c) CIL

#### **Reasons 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 and 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
- 19/01619/FUL: Conversion of Former Poultry Barn to Two Holiday Accommodation Units with Internal Connectivity. Granted 11.09.2019
- 19/02661/PROWOR: Proposed Diversion - Shipton Oliffe Footpath KSN7. Confirmed 14.08.2020

### **3. Planning Policies:**

- TNPPF The 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 Cotswolds AONB
- EN8 Bio & Geo: Features Habitats & Species
- EN15 Pollution & Contaminated Land
- INF4 Highway Safety
- INF5 Parking Provision

### **4. Observations of Consultees:**

None

### **5. View of Town/Parish Council:**

No response received

### **6. Other Representations:**

None received

### **7. Applicant's Supporting Information:**

- Proposed Plans

### **8. Officer's Assessment:**

#### **(a) Background**

Planning permission was granted for the conversion of an existing former poultry building into two holiday lets, one with two bedrooms, the other with one, under reference 19/01619/FUL. The units would be inter-connecting to allow the building to be let to one group.

The decision was issued on 11th September 2019, and therefore remains extant until September 2022.

Members may recall an associated application (19/02661/PROWOR) for the diversion of the Public Right Of Way that ran directly past the building. The Order to amend this route has now been confirmed, such that the right of way is now removed from being in close proximity to the building.

### **(b) Amendment to the Design**

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.

The proposed amendment relates to Conditions 2 and 3 of the decision notice, as the approved drawings showed natural blue slate roofing tiles to be used, which were specifically referred to in Condition 3. The wording of the conditions were follows:

"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."

These would be in replacement for the existing corrugated composite sheeting; however it has been explained that the roof pitch is not considered to be steep enough to provide sufficient weather protection without the tiles overlapping such that double the number of tiles would be required, which would add significantly to the weight of the roof covering.

Therefore, what is proposed is the use of a steel standing seam insulated panel, which would be considered in keeping with the functional agricultural character of the building. This proposed amendment would not materially impact upon landscape character, and as such 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) CIL**

The application is CIL liable but there will be not be a CIL charge to be paid. This is a variation of condition where the original permission was granted after the introduction of CIL, and the variation does not change the amount of CIL payable.

### **9. Conclusion:**

The proposal alteration to the roofing material 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 the Variation of Conditions 2 and 3 to be granted.

### **10. Proposed conditions:**

1. In accordance with Section 73 of the Town and Country Planning Act 1990 (as amended), the development must be commenced not later than the expiration of 3 years from the date of planning permission 19/01619/FUL.

**Reason:** To conform with the requirements of Sections 73 and 91 of the Town and Country Planning Act 1990 (as amended).

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. Prior to installation upon the development hereby approved, a sample of the proposed 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.

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 shall 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:**

1. Please note that the proposed development set out in this application would be liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). However, as this application has been made pursuant to Section 73 of the Town and Country Planning Act 1990 and the proposed development is not changing the floorspace from the originally permission, the variation does not change the amount of CIL payable.

Site Plan #673544



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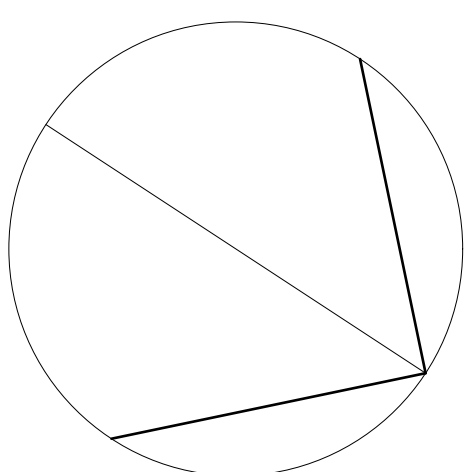
LITTLE PADDOCKS  
CHANGE OF USE TO HOLIDAY-LETS







North Point



**Job**  
Little Paddocks  
Shipton Oliffe, GL54 4HX

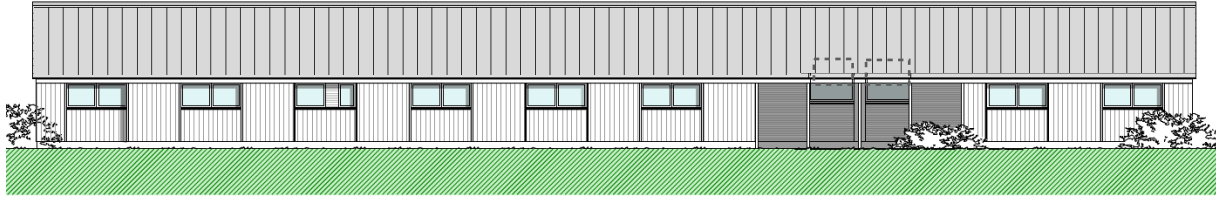
**PROPOSED**

Site Plan

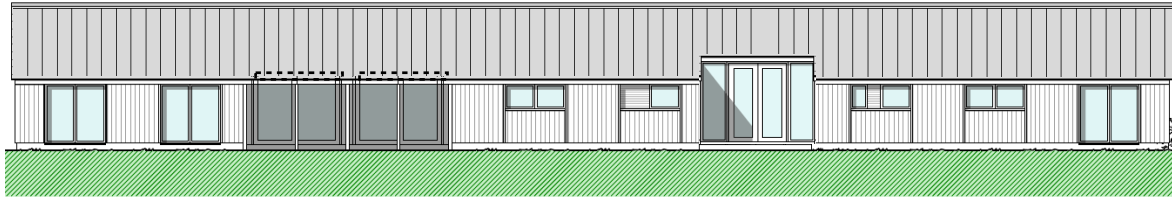
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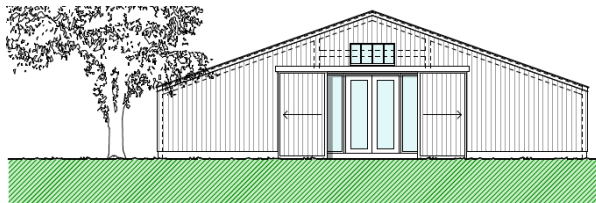
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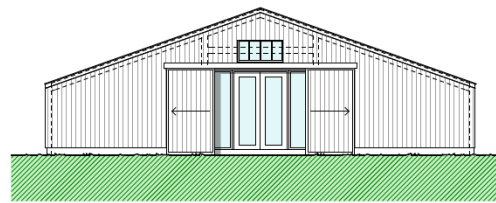
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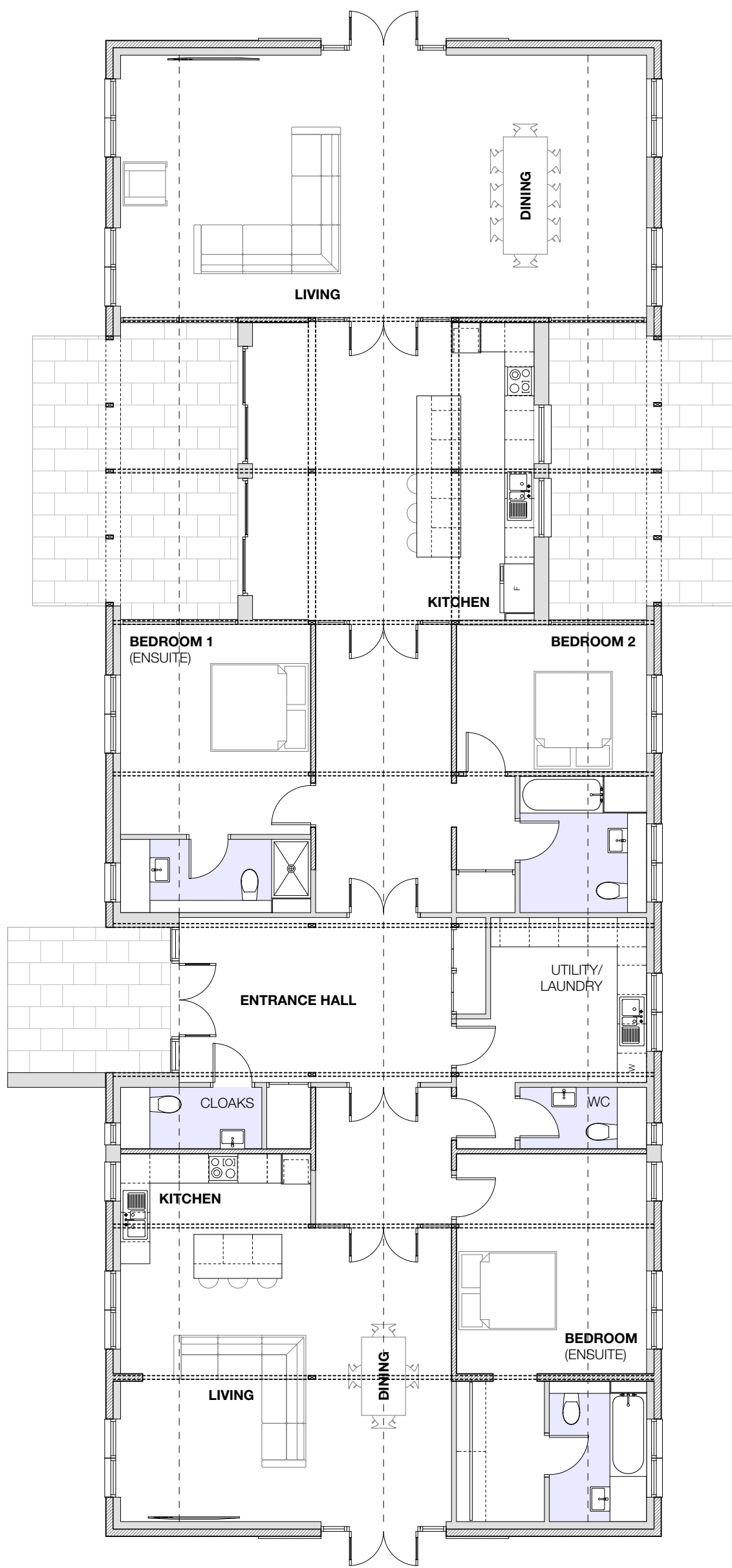
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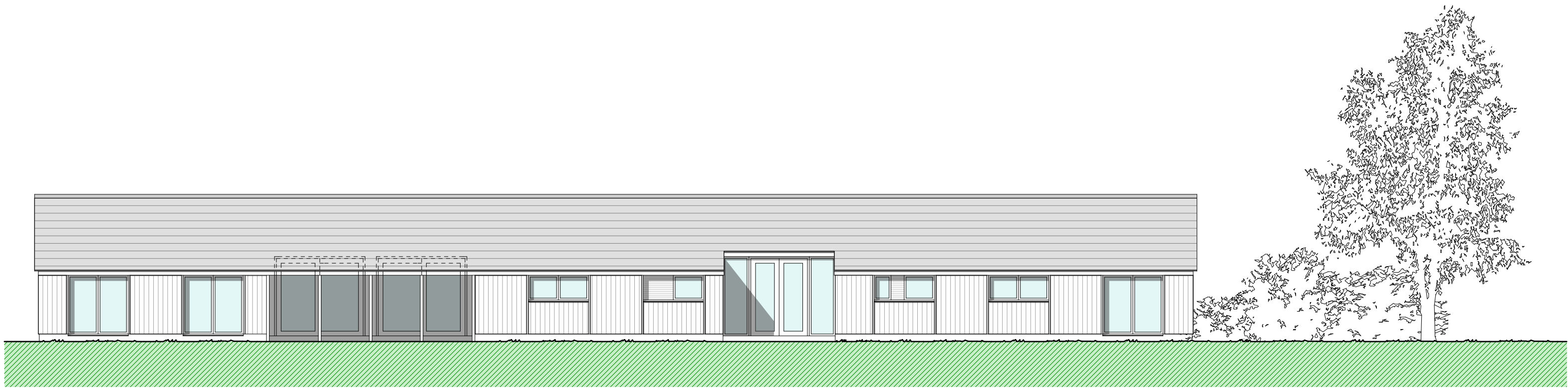
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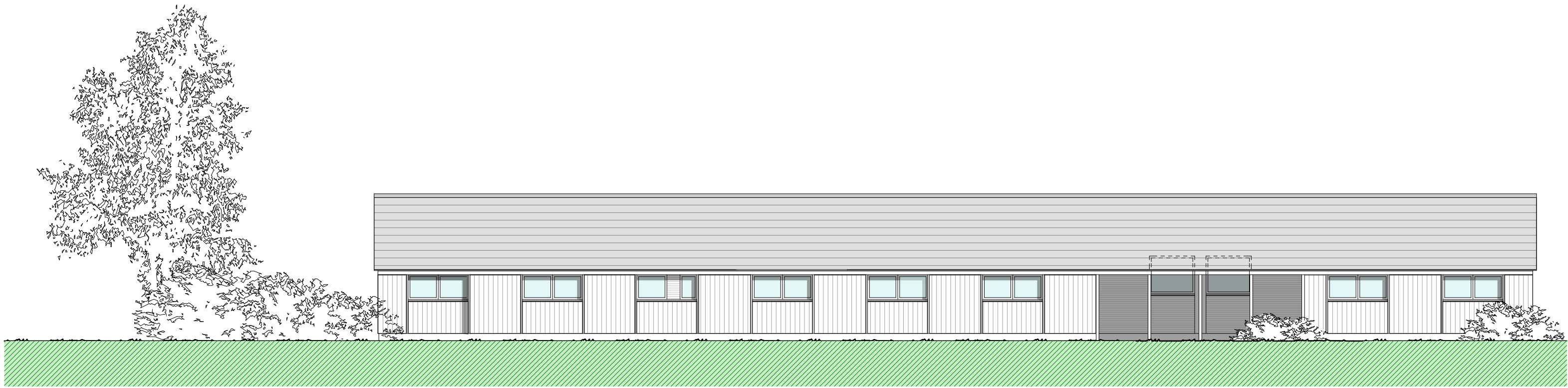
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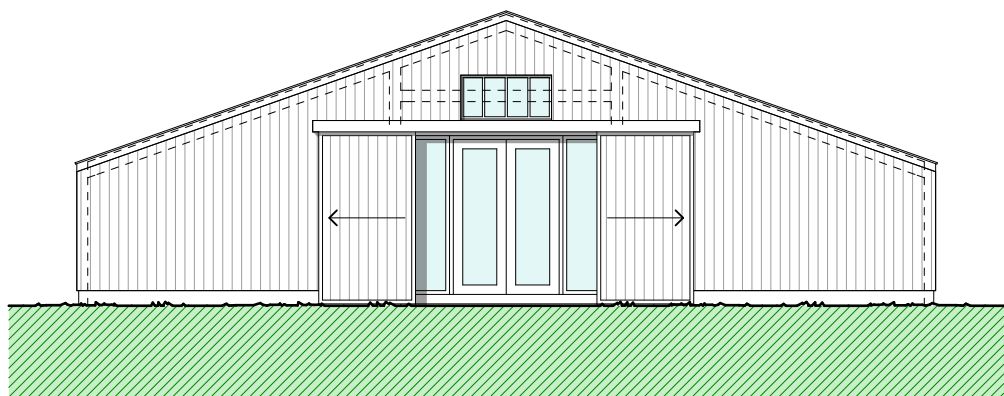
FLOOR PLAN



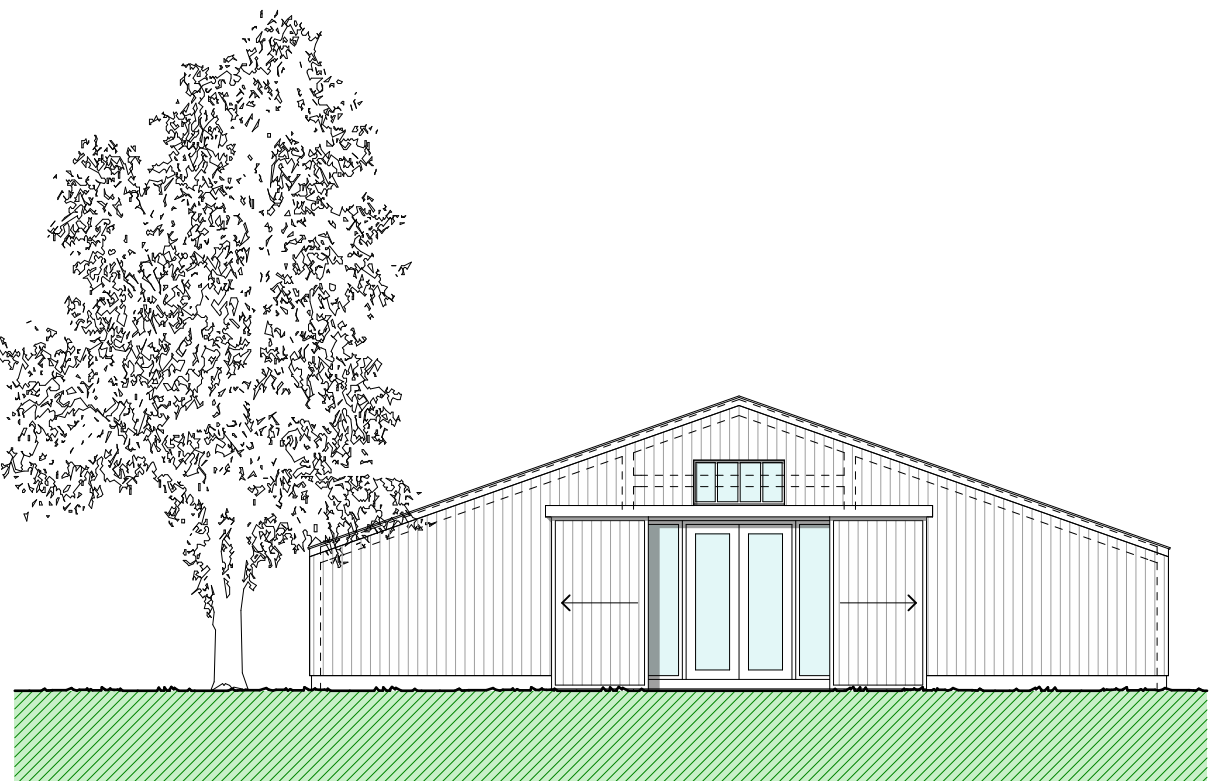
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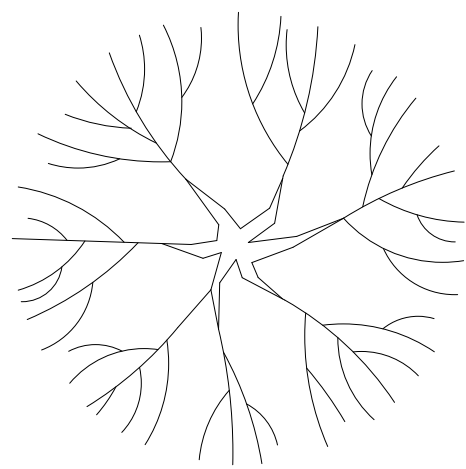
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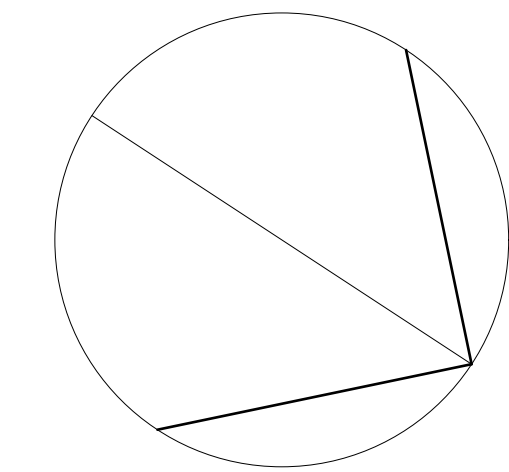
SOUTH WEST ELEVATION (GABLE)



NORTH EAST ELEVATION (GABLE)



North Point



**Job**  
Little Paddocks  
Shipton Oliffe, GL54 4HX  
**PROPOSED**

Plan and Elevations

**Date** March 2019

**Scale** 1 : 100  
at A1

**Drawing No.** 1448(SK)002(A)











