

From: Doug Crook - Chair Ampney Crucis Parish Council

Sent: 12 May 2021 02:21

Subject: Submissions for Planning Committee

Many apologies for the very late submission of what I would like to present at the meeting today and I would ask if you would circulate this to all members of the Planning Committee prior to the meeting. There are three sets of comments I wish to make and I would very much appreciate that particularly for the submission (3) for Kernow that is printed off so that the image included is visible. I will send the image as a separate email which may make it easier to have at a larger image.

Schedule Item 1

21/00836/FUL - 4 London Road

The Parish Council has already submitted our comments so there is no desire to just repeat those policy points.

The Parish Council wishes to emphasise that the design still falls far short of what we would expect bearing in mind the Local Plan Policies and the Cotswold Design Code. The use of Flat Roof extensions is just not in any way or shape what can be considered 'The Cotswold Vernacular'. Just because the existing poor quality extensions make use of Flat Roofs should surely not be a license to allow poor quality design to perpetuate.

The Parish Council would also like to know why what is a reasonably attractive property from the front is considered as a non-designated heritage asset particularly as it is adjacent to the original Crown of Crucis Hotel which is also an attractive building and many of the additions have attempted to make it remain attractive and an asset to the Conservation Area.

The Parish Council is not opposed to the principle of making changes, but definitely opposed to the current design.

The extensions will be visible from the Cricket Field located across Ampney brook at the bottom of the garden as well as the A417 travelling west, so are not completely hidden, though we would contend that such an approach that out of site is acceptable would be wholly inappropriate.

The Parish Council had hoped that with consultation between the Planning officer, the Conservation Officer and the Applicants Architects that a much more appropriate design could have been created. The adjacent Crown of Crucis Hotel & Pub, formally owned by the Applicants has evolved over a number of years and to the very best of my knowledge currently there may be one small section of Flat Roof within the whole complex. The rooflines are all sloped and make use of dormers.

Please refuse and ask the Applicant to really make an effort to produce a much more acceptable design.

Schedule Item 3 and 4

21/00301/FUL - Conversion to ancillary accommodation at Ampneyfield Farm

The Parish Council wonders why the Conservation officers report was attached to the LBC application and not the FUL application, I have only just found it and since the addition of new documents on the website doesn't always trigger a notification to our Parish Clerk we were not aware of its posting which was dated 16th April, well beyond the end of the consultation date which is either the 25th February or 1st March depending on whether you use the Requisite Notice or Case Sheet.

The Parish Council also notes that the Applicants Agent responded to the Conservation Officers comments on 17th March. The Parish Council is disappointed that we were not kept informed. It does appear some of the report has been embedded into the Planning Officers report. The Parish Council would ask whether the Committee has seen the Conservation Officers report in full so that any decision is made from a well-informed position.

The Parish Council still wonders why the Windows are going to be in Crittal-style metal rather than timber as was conditioned on the adjoining property within the development earlier this year. The Parish Council does not agree with the Planning officers view that the very large and multi pane windows in the South West Elevation, Page 65 that will replace the timber stable doors and Cotswold stone blocked in areas is acceptable, this is not a partial unblocking, it's all of it. The proposal does not even match the window style and size of the adjoining building to the left. Additionally it is hard to see how this accords with Historic England's Conservation Principles along with Historic England's Making Changes to Heritage Assets, which advises throughout on the importance of historic fabric, and the need to minimise impact upon it. Surely the removal of these blocked in areas removes the historic evolution of the building and hence should be preserved, certainly if not all of it then in part so that the changes are seen. The repair and retention of the very large timber barn doors is applauded, but surely permission cannot be given when there still does not appear to be an answer on how these doors would be restrained in high winds and the possibility that they could be damaged to such an extent that while repairs might be possible they would no longer retain any reasonable degree of originality. Again the use of metal Crittal-style windows seems very much at odds with the use of timber in both the permitted barn conversion earlier in the year and with the windows in the building to the left as per page 65.

The Parish Council is pleased that there will be conditions applied to the floor and repointing, but while that requires prior approval we would ask what onsite monitoring beyond an inspection of a sample wall would actually take place to ensure full compliance.

The Parish Council does not believe the condition being suggested that the use of the property will only be for ancillary use by Ampneyfields Farm is robust enough and suggests this is further strengthened to exclude the use as a holiday let or similar. This is purely to prevent what so often happens that one form of permission is obtained and then the use is adjusted at a later stage. The Parish Council would much prefer if there are longer term aims that these are made known now and a true appraisal of the situation and the potential is discussed fully. The permitted development earlier this year 12.01.2021 under 20/03912/FUL: was for Change of Use of Barn into Ancillary Accommodation. How much ancillary accommodation is required for this property?

While there are unanswered queries the Parish Council suggests it would be unwise to permit until these are provided to not only the Planning Department, but to the Parish Council and Ward Member.

The Parish Council wants to see developments done well and at present this falls short.

4 London Road, Ampney Crucis

Supporting Documentation

The existing property has been extended twice in two different phases as pictured below.



EXISTING BUILDING

The original eaves height is unusually low and it's a challenge to add any single storey element without masking much of the two storey cottage from view.

The stone built extension dates from when head room was regulated. The later rendered extension has a slate roof pitched at 15 degrees. The extensions limit the visible masonry below the first floor cill level weakening the presence of the original cottage.

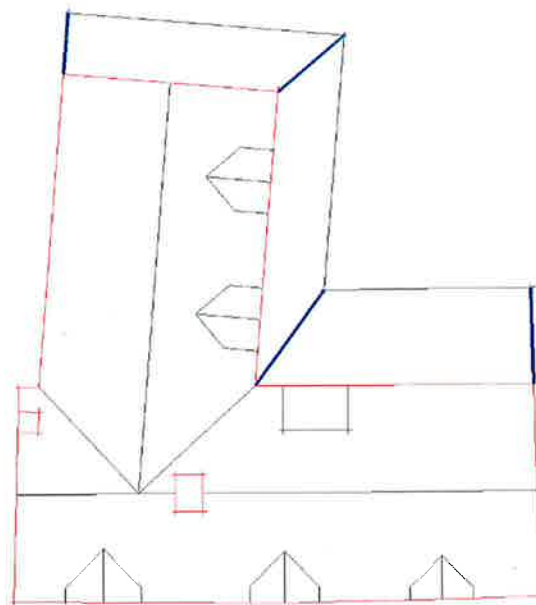
PROPOSED BUILDING

Height is a major constraint as well as scale. The brief to gain a bedroom and first floor bathroom requires additional first floor volume. The positioning of this element is perpendicular to the original range, a simple and natural solution.

This has to be “compressed” in both height and gable width to achieve a similar scale to the original cottage. The length of the extension has already been reduced in line with previous comments.

More space is needed at ground floor level to create the required living space. On the principle of only creating volume where it’s needed, this results in the addition of a single storey element outside & below the two storey envelope.

A pitched roof becomes extremely complex as it transitions along three different planes generating a valley, a hip and two gables highlighted below



This approach was abandoned once the elevations were developed due to the visual loss of first floor masonry below the first floor cills (see below).



Thus, the only realistic option is a flat roof as per the submitted proposals. There are plenty of examples of their use on sensitive sites such as that illustrated below.



In conclusion, we feel that despite the constraints, the proposals actually simplify the extended building and reinforces the presence of the original cottage.

Report to Planning and Licencing Committee 12 May 2021

20/02709 - Change of use of a residential garage to a holiday let and associated external alterations at garage 15 Main St Coln St Aldwyns, Glos

Comments on Final Draft Report

These comments reflect the views of many residents affected by this proposal.

Principle of development

We agree with the officers report, which states that Policy DS3 (small-scale residential development) **is relevant to the consideration of this application.**

Policy DS3 clearly requires that small residential development meets **all** of the criteria set. In this case it is in conflict with each of the criteria:

- a) It demonstrably does not support or enhance the vitality of the local community, rather it undermines that vitality by introducing an inappropriate holiday let into a village which already has over 10% of its properties operating as or with permission for holiday accommodation, together with a 15 bedroom hotel and pub. It removes from the village a highly valuable resource in the form of off-street parking.
- b) It is clearly not of proportionate scale – the planning officer indicates this in her views on design – and it does not support sustainable patterns of development – the HA make this clear in their comments of January 2021.
- c) It does not complement the form and character of the settlement. The existing building is well designed to function as a garage, but the proposed front elevation would be entirely alien to the Cotswold Vernacular which characterises the village.
- d) As in a) above, the proposal has an adverse impact on the local community by introducing a further non-resident property. There is already enough holiday accommodation for a small village to absorb, and this proposal would further undermine the vitality of the resident community.

As the report states, the Council officers consider the scheme to be cramped and unsatisfactory accommodation and lacking amenity space, which does not meet the tests in Policy DS3. We agree, and we submit that, whilst Policy EC11 is intended to identify suitable sites for holiday accommodation, Policy DS3 sets appropriate standards which development must meet. Therefore, in this case, both policy DS3 and EC11 apply, and the many defects of the scheme disqualify it as appropriate holiday accommodation.

The proposal seeks to cram living, dining, cooking, toilet facilities and stairs to the upper floor into the space originally provided to accommodate 2 cars. In addition, the upper floor has limited headroom and floor-space because it lies within the roof space, and would provide unsatisfactory sleeping accommodation. It is doubtful that sufficient headroom exists to accommodate the proposed shower and toilet facilities as shown on the plans. The scheme provides no outdoor amenity space for visitors, which underlines the unsatisfactory nature of the proposal as a holiday let. These factors lead to the inevitable conclusion that this proposal would represent a substantial over-development of this modest building. We do not believe that the Council wishes to approve such substantially sub-standard accommodation for visitors to the Cotswolds!

In addition, we submit that the proposal does not comply with the tests set out in Policy EC11. Local practice indicates that criterion a. of the policy is intended primarily to relate to the conversion of redundant rural and agricultural buildings outside settlements, whereas criterion b. is related to other buildings within settlements.

We disagree fundamentally with the officer's view of paragraph 3.0.9 of the Local Plan. That paragraph has been subject to the full rigours of public examination at a Local Plan Inquiry and, as such it has the status of supporting guidance to inform the application of the policies in the Plan. It should therefore be seen as an additional test setting the context for the application of Policy EC11.

Design and Conservation

We concur with the policy framework set out in the report, as it relates to the Conservation Area (CA) and the listed buildings. However, we challenge the views expressed in the report about the suitability of the building for the proposed use, and the appropriateness of the proposed design of the front elevation. The character of the CA and the adjoining listed buildings echoes closely the guidance contained in the Cotswold Design Code. The Code indicates that buildings should reflect the Cotswold Vernacular of limestone walls and roofs with small, well-spaced window openings (D.25 a and h). The revised design of timber boarding and large plain-glazed window openings is at odds with this guidance. In respect of outbuildings, the Code indicates that these are generally of stone construction (D67.2 h), but accepts that **timber sheds are permissible in garden settings (D67.2 i)**. The application site is prominent in the street scene and clearly not in a garden setting, and is therefore in conflict with the Code. As such it fails the tests in Policies EN10, EN11, and the NPPF. The design ignores the guidance in the Code, and therefore does not preserve or enhance the Cotswold Vernacular character and appearance of the CA or preserve the setting of the adjoining listed buildings.

For similar reasons, the design fails to meet the requirements of Policy EN5.

Highway impact

Residents have expressed concern that many of our objections on parking and highway safety grounds have not been communicated to the Highway Authority (HA), despite requests to the Planning Department for this to be done. Notwithstanding the further revised comments from the HA contained in the report, local residents are very conscious of the parking and highway safety problems in Main St, and the hazardous nature of the exit from this site, due to its very substandard sight lines. It is a source of some concern to us that no Highways officer has taken the trouble to visit the site and witness the local difficulties in parking and highway efficiency which exacerbate the danger of this manoeuvre. We are aware of regular non-reportable accidents which result in damage to residents' cars and property walls, and the near misses which often occur when pulling out into Main St.

It is clear from the comments on 10th September and 21st January that the HA had significant objections on the loss of off-street parking, the sustainability of the location, the detrimental impact on highway safety and the operational effectiveness of the network and, had the report been written during that 5 month period, the recommendation before members would be to refuse this application. The same problems exist today, notwithstanding the technical issue concerning severance which brought about the change of mind by the HA. We say that the HA was wrong in law to accept the assertion of the applicant that displacement had taken place with the change of ownership. The only lawful use of the building remains as a garage and that can only be changed by

this Committee. If members refuse this application, the building would have to revert to its approved use and would continue to provide much needed off-street parking.

There is a substantial need for off-street parking for residents, not visitors, in our village, exacerbated by the success of the New Inn and the popularity of the village with walkers, and several residents have expressed an interest in acquiring the building for that use.

Conclusion

National planning guidance from the UK government is given on the Planning Portal. There is pertinent advice about the procedure for the sale of land which is subject to restrictive planning conditions. The guidance says:

Occasionally, however, planning conditions may limit the use or occupation of land or premises If you wish to sell or let a building or land which is subject to such a conditional permission you will need to apply to the LPA to remove or vary the condition.

It's clear that the vendor of the garages should have applied to the Council before selling the site. If that proper procedures had been followed in this case, and the application had been made before the sale of the land took place, the original HA recommendation would have stood, and the application would certainly have been refused. The vendor and the applicant should not be allowed to profit from this abuse of the planning system, which seeks to circumvent the Council's proper planning function. We therefore submit that this Committee could properly decide to refuse this application for the reasons that we have laid out and, in so doing, prevent:

- i) the loss of the off-street parking which is sorely needed in our village:
- ii) the creation of a sub-standard holiday let:
- iii) development which is harmful to the CA and the adjoining listed buildings, and:
- iv) the loss of privacy and amenity to the adjoining owners.

Should members allow this application to succeed it will open the door to anyone with a suitable garage or outbuilding to follow the same path to avoid having to comply with conditions imposed by this Council. That cannot be in the interest of planning control in the Cotswolds.

Raymond Michael
11 May 2021

Schedule Item 5
20/04402/FUL - Kernow

This is the 2nd iteration which the Parish Council and others still believe is too large, too close to adjacent properties that impacts their amenities and includes a very large garage that will be a blot on the landscape.

There are serious concerns over the parking and turning aspects which it seems Highways were concerned about on the first iteration, but for some reason there is no report from Highways this time, so we can only assume the Planning Officer is happy that the previous conditions and reasoning remained sound and hence should be applied again for this application. However the Parish Council doesn't see any evidence of that approach and any such conditioning.

The Parish Council would say that the extensions particularly to the west side which are within the Conservation Area are hidden behind a modest side extension are not absolutely true, the bulky garage acts as the main screen as illustrated in this image. The officer also states that a smaller extension and changes would be better, so it is hard to understand why it should be permitted without such changes. Surely the aim of Planning should be to achieve the best outcome and this is not the case here. The assertion that there are other examples of garage extensions forward of the main building line within the village are few and far between and certainly none are in such a prominent position and this will result together with the western side extensions completely destroying the current gap and view into the Conservation Area. The proximity of this garage block to the front boundary and road is far too close. The variation in street scene forms an important part of Cotswold villages particularly ones with Conservation Areas and by allowing these gaps to be filled it erodes that important characteristic and should be resisted.

There has been a request for a Construction Management Plan to alleviate problems with traffic, neighbours and disruption etc, but as noted by Mr Neil Holt even the revised plan falls far short of being acceptable and should be seriously revised.

Please refuse this application.



OBJECTOR (Archie Bell my detail on address bar below)

REF: 21//646/FUL

Full Application for Erection of an Agricultural livestock barn at Church Farm Little Risington Cheltenham Gloucestershire GL54 2ND Mr & Mrs Firth

We are able to see the proposed site from our fields which is clearly of ridge & furrow design, on the proposed site. Please could I kindly ask for evidence of planning officer requested data from Gloucestershire historic Environment record (HER) or permission from? Our fields are very close and similar but clearly recognised for their medieval ridge & furrow similar to the proposed site. I have already had the survey by Archeology Service 19/Aug/2019 for when I planted trees on our ridge and furrow (I can forward this if requested). Which out of interest was allowed by Historic Environment but importantly recognised as medieval. With the proviso by H.E that I cannot fell said trees just let the roots rot naturally, that I do not destroy the earth works by felling. It is not a stretch to assume this proposed site is of the same medieval earth works? Lastly allowing this site to go ahead seems in my opinion a contradiction of its AONB status role of conserving and enhancing these highly valued landscape's and clearly the antithesis.

COTSWOLD DISTRICT COUNCIL

PLANNING & LICENSING COMMITTEE: WED 12 MAY 2021: WRITTEN SUBMISSION

Your Ref: 21/00646/FUL

Full Application for Erection of an agricultural livestock barn at Church Farm, Little Rissington, Cheltenham, Gloucestershire, GL54 2ND for Mr & Mrs Firth

Since 1941 the farm has historically formed part of the applicant's family farm under the agricultural holding number cph14/241/0055, incorporating Church Farm and Lower Marsh Farm.

Sadly, in 2020 the co-owner and farmer of Lower Marsh Farm, Mr Paul Webb (uncle of the applicants who owned the farm with his sister; Ms Sue Webb, the applicant's mother) was diagnosed with terminal cancer and as such Lower Marsh Farm was sold.

The applicants' livestock enterprise comprises a breeding herd of 19 pedigree spring calving Hereford cows and a pedigree Hereford bull. The herd's registration number is UK 321086. In addition, the applicants have a small sheep flock of 23 breeding ewes and 27 breeding goats. These animals were previously housed in livestock accommodation at Lower Marsh Farm.

The farm requires the provision of shelter for the animals to continue operating and the previous arrangement at Lower Marsh Farm is no longer available to them.

The applicants live at Church Farm and will therefore be in relative proximity to the proposed livestock building, so as to ensure that the welfare of their livestock is not compromised.

The proposed location of the barn is adjacent to the previously approved hay and machinery barns forming a typical agricultural setting.

The applicants' proposed livestock building at Church Farm will provide essential winter housing accommodation. It will also enable the management and production of the livestock enterprise to continue, following the loss of farm buildings at Lower Marsh Farm.

The applicants' proposal is compliant with national and local planning policy.

It is concluded that the application is recommended for approval to ensure ongoing farming activities on the site for future generations. The potential of a refusal would result in the current farming operations becoming unviable.

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