

**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Withdrawn 11.10.2005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 lit 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.

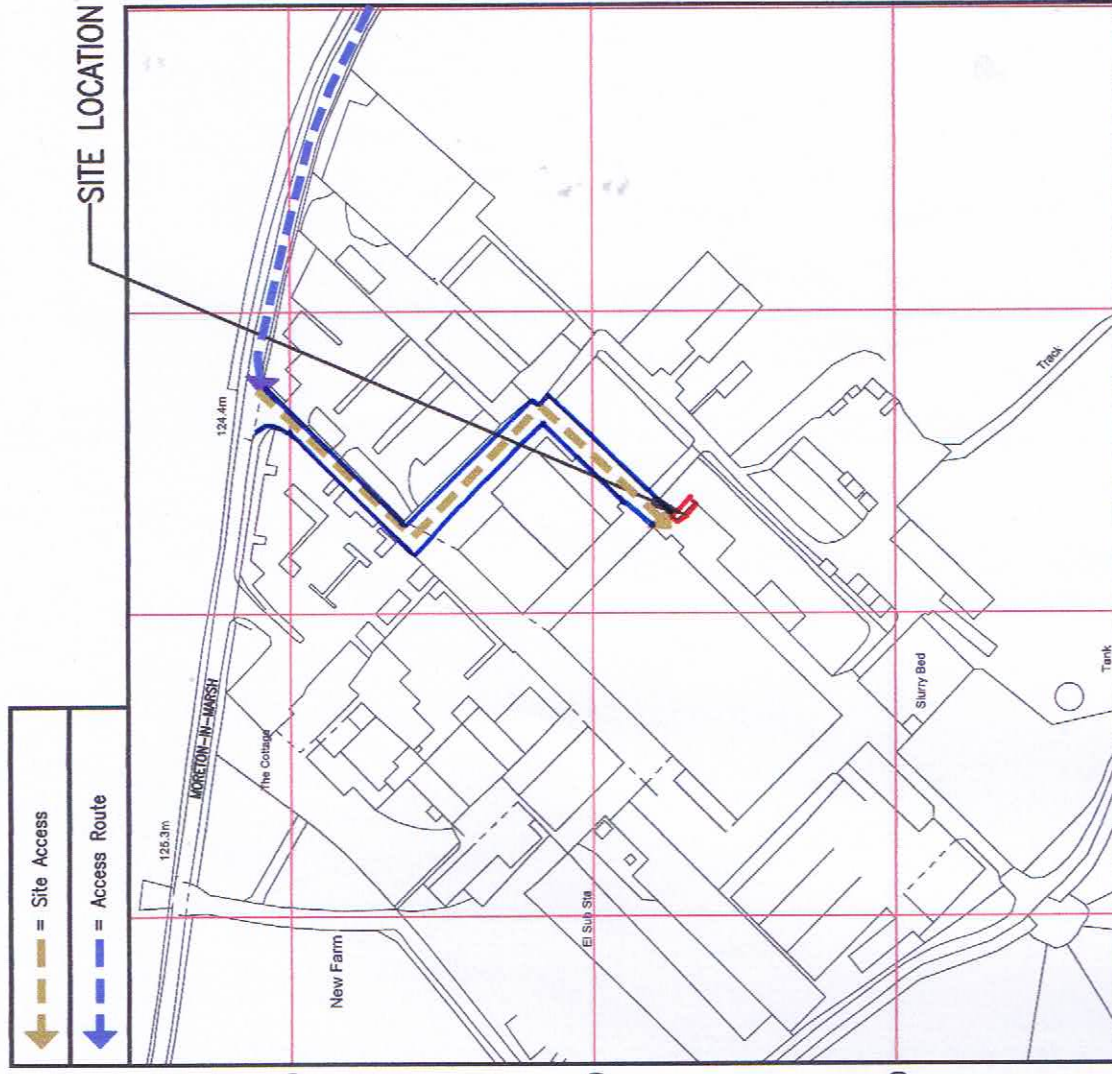
**Reason:** To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy EN2.

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.



## -SITE LOCATION



4246.00	4247.00	4248.00	4249.00
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### DETAILED SITE LOCATION

(Scale 1:2500)

Based upon Ordnance Survey map extract  
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## SITE LOCATION

(Scale 1:50000)

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SITE PHOTOGRAPH

REV	MODIFICATION	BY	CH	DATE
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

COMMSCOPE®



Cell Name	Opt.
JC BAMFORD	A

Cell ID No	1. DATE	2. TIME
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CHL	VF	IEF
TBC	20648	N/A

Site Address / Contact Details

JC BAMFORD  
DAYLESFORD VILLAGE  
RETFORD  
GLOUCESTERSHIRE  
GL56 0YG

Drawing Title:

## SITE LOCATION MAPS

Purpose of Issue:
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CONSTRUCTION

Drawing Number:

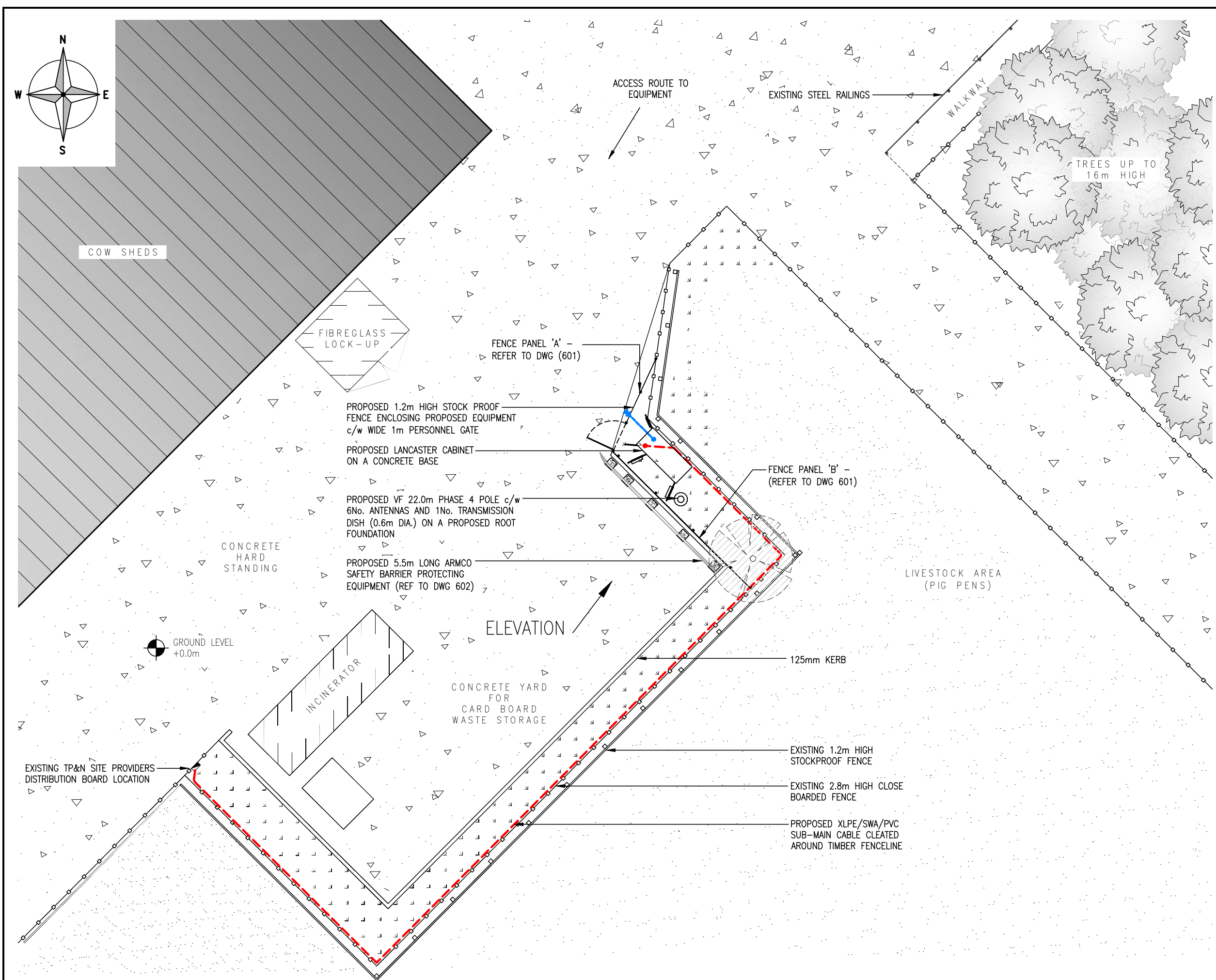
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Surveyed By:

Surveyed By: P8

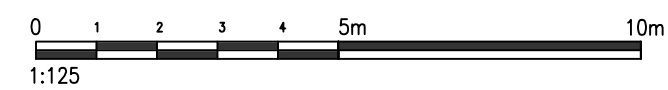
Drawn:	By:
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The drawings comply with Vodafone Standard ICNIRP guidelines.  
Designed in accordance with CTIL document: SDN0008

PROPOSED SITE PLAN  
(1:125)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 424731 | N: 225569

CONCESSION REQUIRED		NO	
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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

CTIL

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

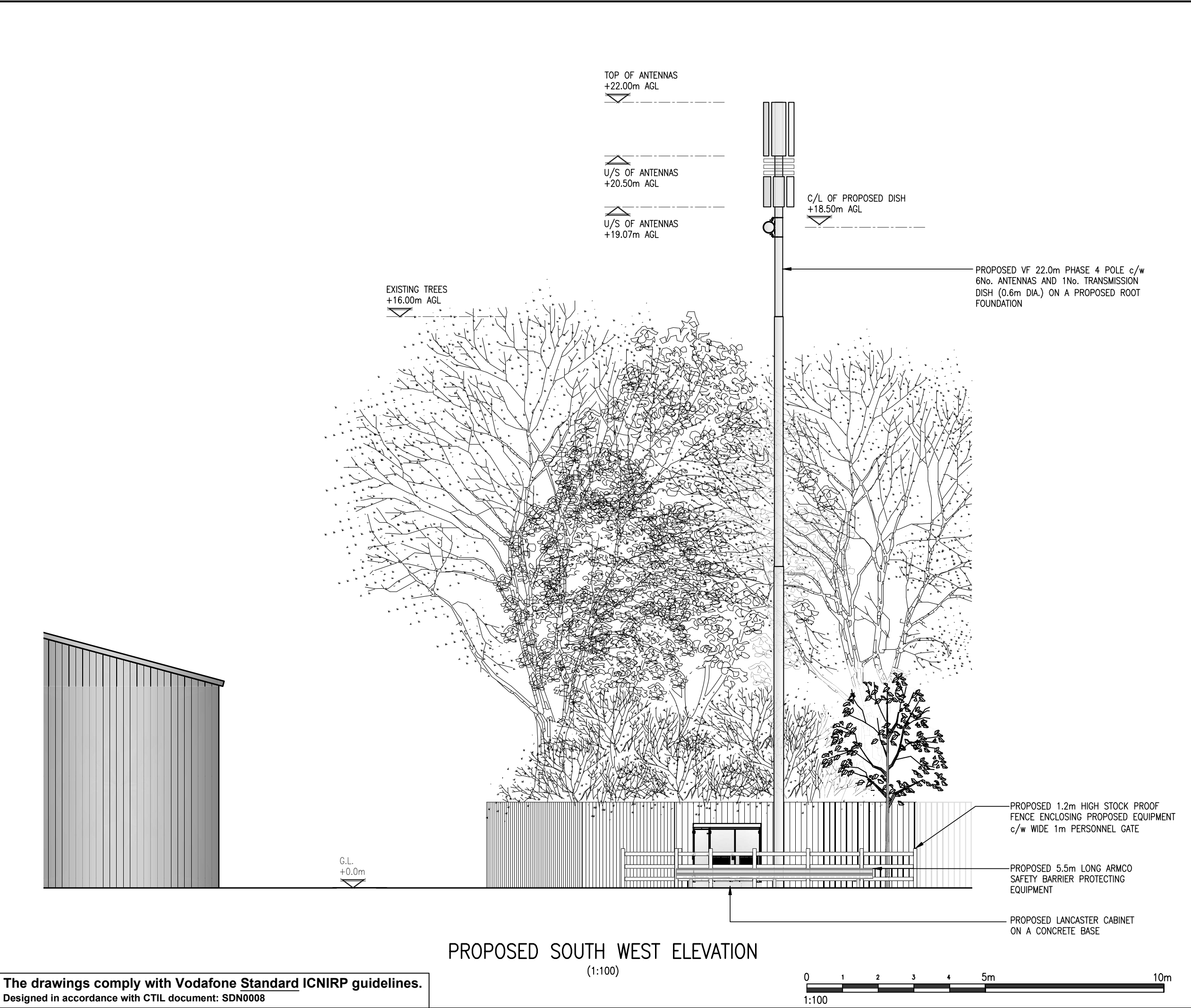
Site Address / Contact Details

JC BAMFORD  
DAYLESFORD VILLAGE  
RETFORD  
GLOUCESTERSHIRE  
GL56 0YG

Drawing Title: PROPOSED SITE PLAN

Purpose of issue:	CONSTRUCTION	Dwg Rev:
Drawing Number:	200	C

Surveyed By: PB		Original Sheet Size: A3		Pack Issue:
Drawn: SdP	Date: 05.03.21	Checked: GH	Date: 05.03.21	C



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®

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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:		Dwg Rev:		
CONSTRUCTION				
Drawing Number:		C		
300				
Surveyed By:	Original Sheet Size:	Pack Issue:		
PB	A3			
Drawn:	Date:	Checked:	Date:	
SdP	05.03.21	GH	05.03.21	C





16/04/2021





16/04/2021











