

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

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

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 roofslopes 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.

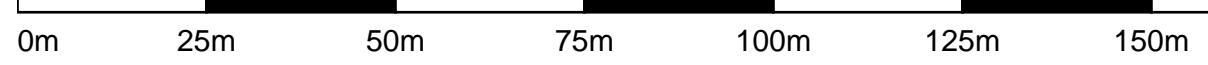
Informatives:

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



plans ahead by **emapsite™**



OPEN FIELDS

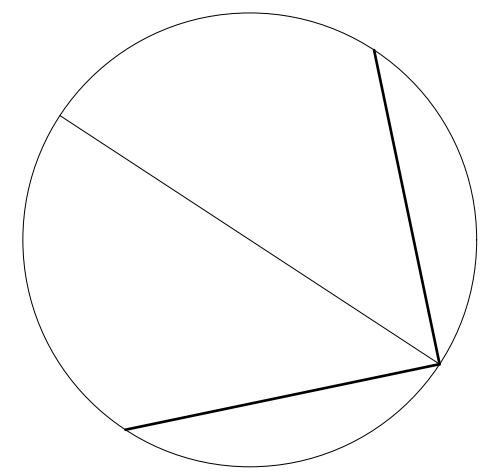
NEW HEDGEROW
AS SHOWN

EXISTING HEDGEROW TO BE RETAINED

NEW HEDGEROW
AS SHOWN

LITTLE PADDOCKS

North Point



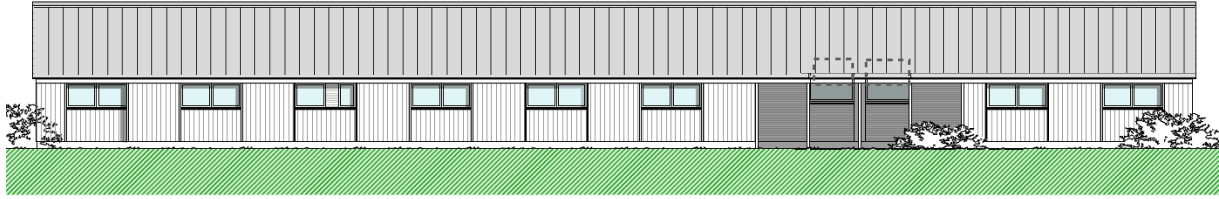
Job
Little Paddocks
Shipton Cliffe, GL54 4HX
PROPOSED

Site Plan

Date MAY 2021

Scale 1 : 250
at A1

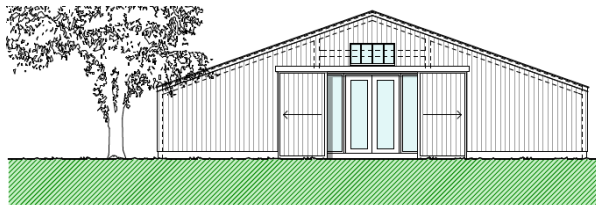
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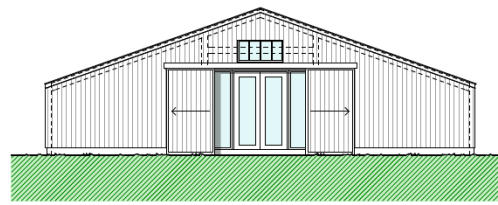
NORTH WEST ELEVATION (SIDE)



SOUTH EAST ELEVATION (SIDE)



NORTH EAST ELEVATION (GABLE)



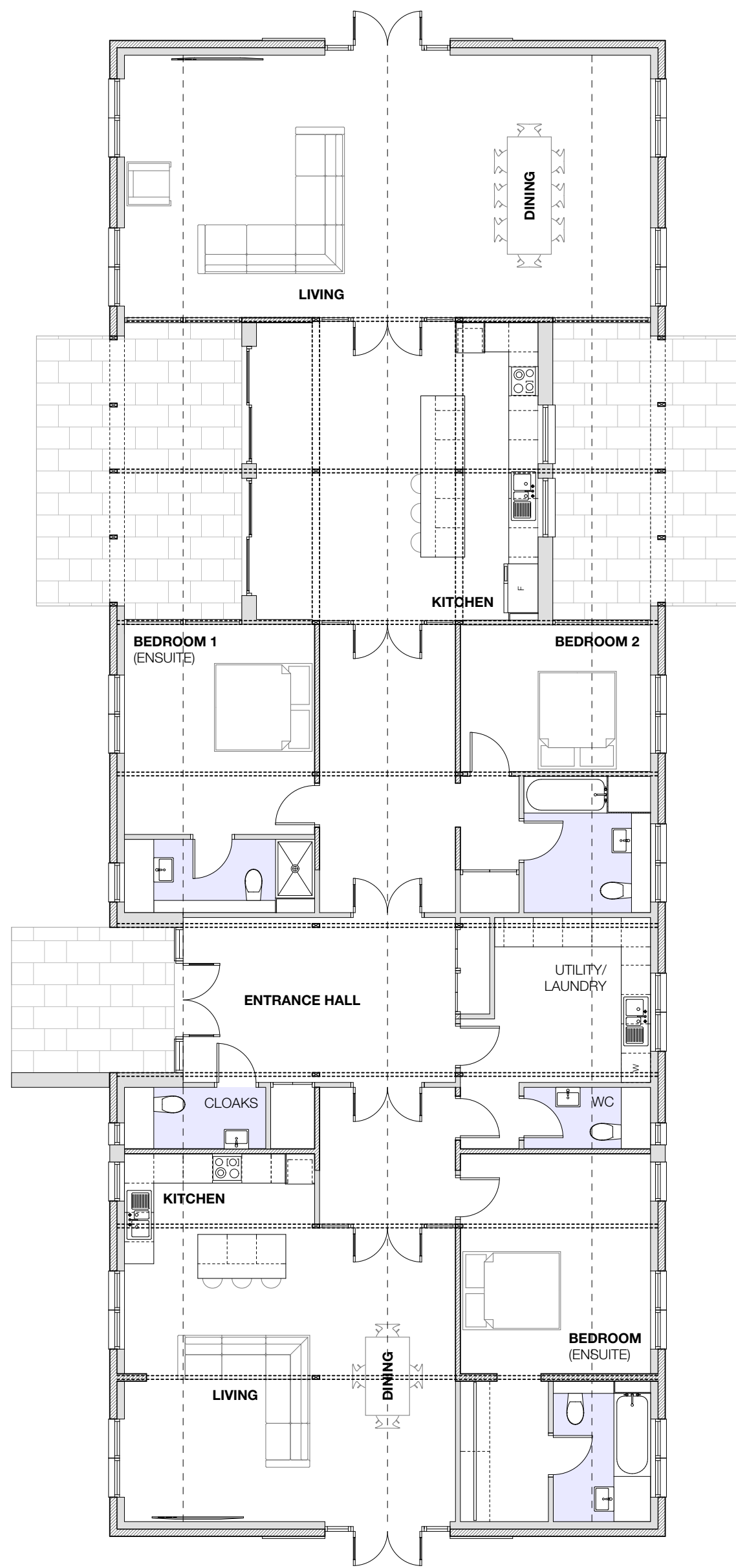
SOUTH WEST ELEVATION (GABLE)

May 2021 Revised Elevations

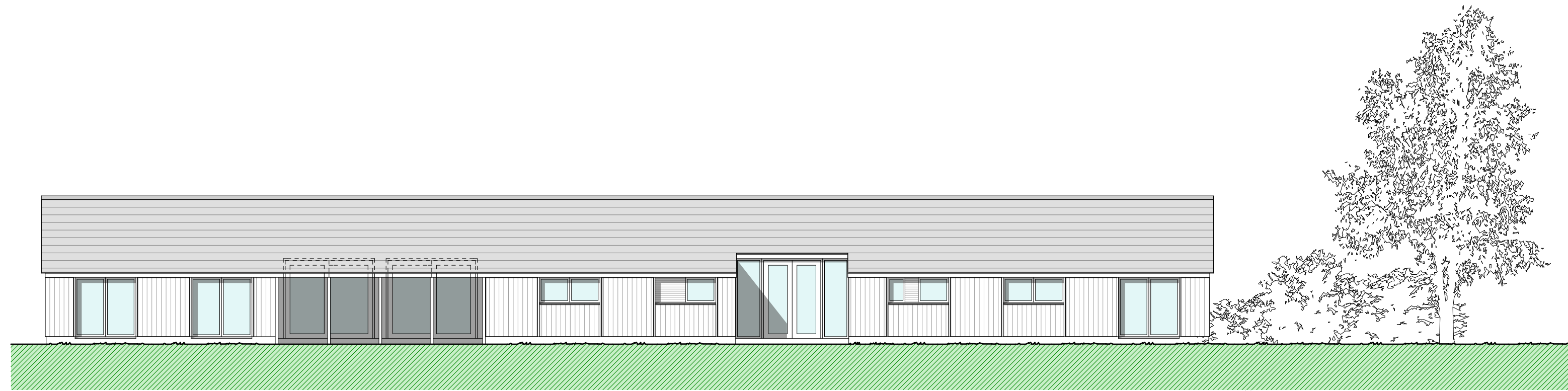
Drawing 1448(SK)003

Mr R Hughes Little Paddocks

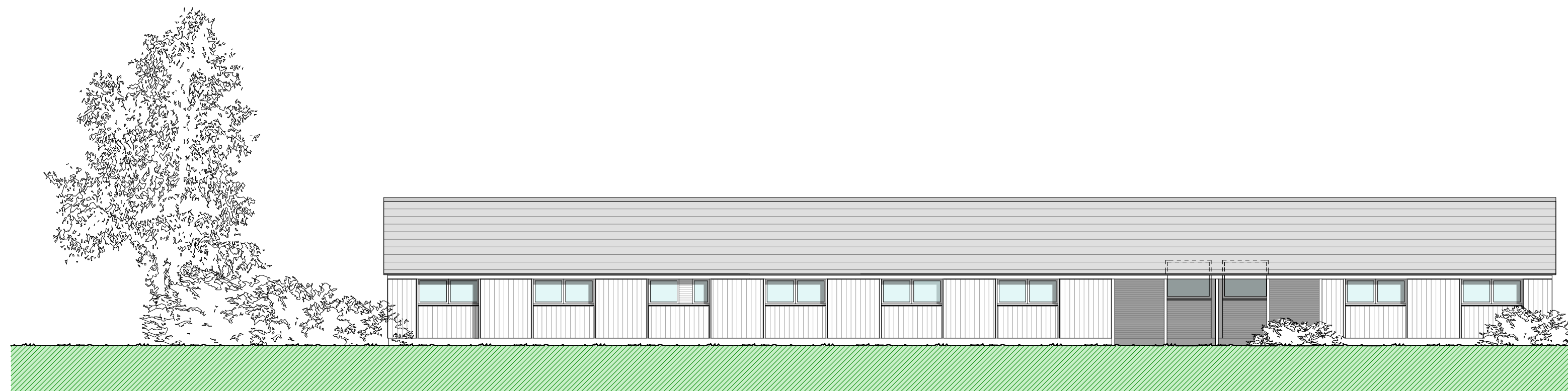
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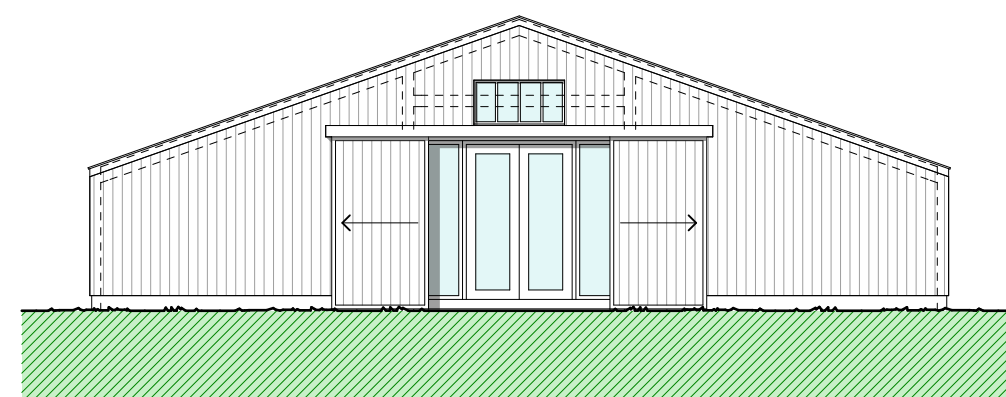
FLOOR PLAN



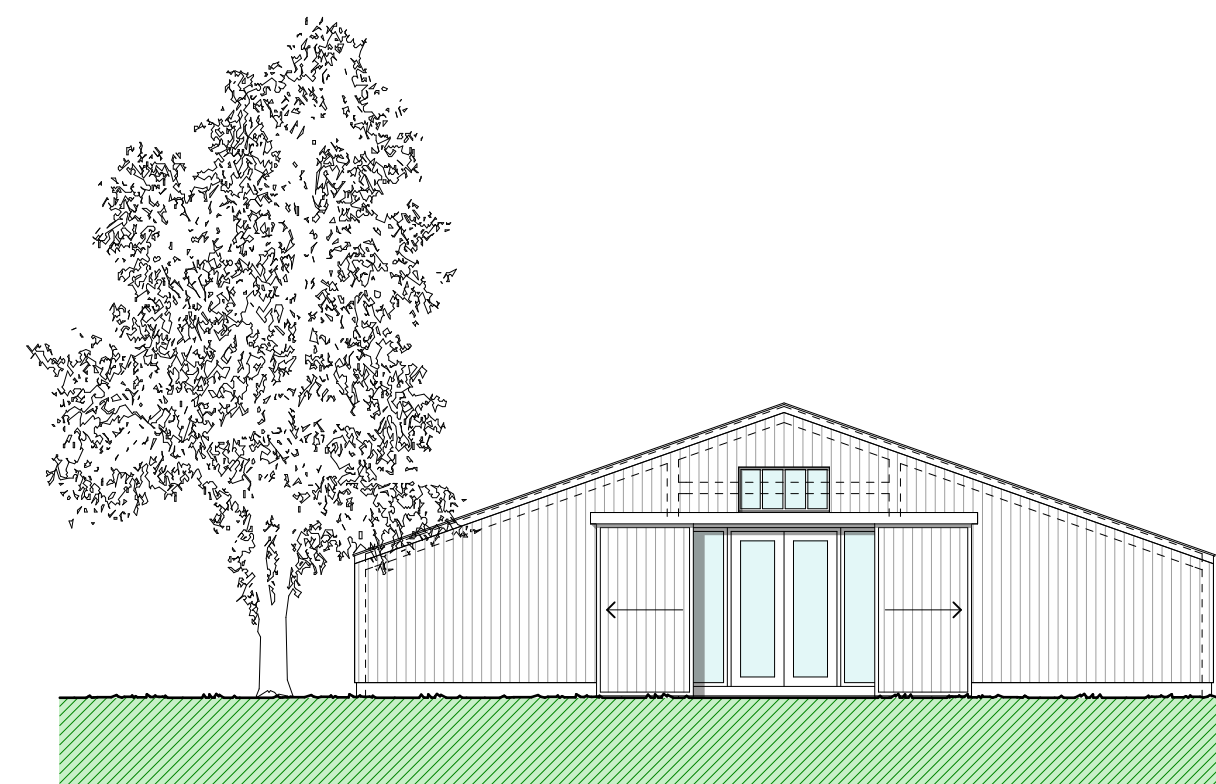
SOUTH EAST ELEVATION (SIDE)



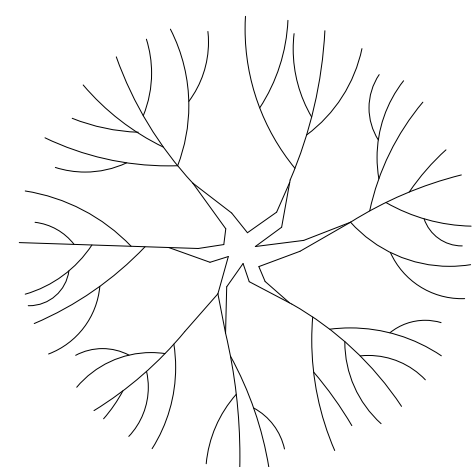
NORTH WEST ELEVATION (SIDE)



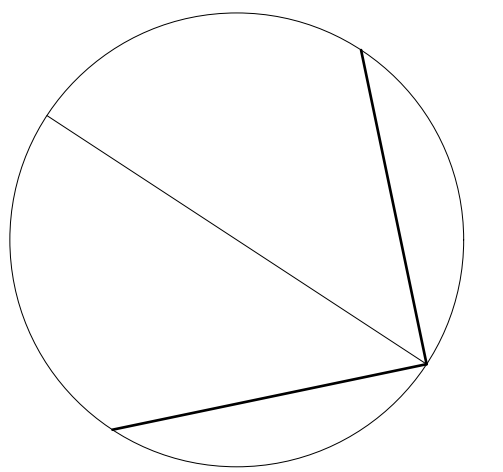
SOUTH WEST ELEVATION (GABLE)



NORTH EAST ELEVATION (GABLE)



North Point



Job
Little Paddocks
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PROPOSED

Plan and Elevations

Date March 2019

Scale 1 : 100
at A1

Drawing No. 1448(SK)002(A)





