

**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 Gloucestershire GL7 4DNB**

<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:	10th November 2021
<b>RECOMMENDATION:</b>	<b>PERMIT</b> subject to completion of <b>Unilateral Undertakings</b> covering financial contributions to primary and secondary education and affordable housing.

### **I. OFFICER UPDATE**

**1.1** This application was originally heard by Planning and Licensing Committee at the meeting held on the 7th July 2021. Members voted to defer the application in order that the applicant could provide further information regarding other development options it has considered for the site. In particular, Members were seeking to establish whether other community uses had been considered. In addition, Members asked the applicant to provide further information regarding energy efficiency and details of how the scheme would address the issue of climate change.

**1.2** The applicant has now provided additional information in response to the request by Members. The submitted information is attached to this report (email from Andy Carr (i. GCC Senior Planning Coordinator, Asset Management & Property Services), dated 21.10.21; ii. 'Sustainability Statement' by Energist UK Ltd, dated 15.10.21).

**1.3** Subsequent to the meeting held in July, the Government has issued an updated version of the National Planning Policy Framework (NPPF). The new document results in changes to NPPF paragraph numbers referred to in the original Officer report. The principal changes are that paragraph 118 c is now paragraph 120 c, paragraph 193 is now paragraph 199 and paragraph 196 is now paragraph 202. The content of the aforementioned paragraphs in the new NPPF has not changed.

**1.4** With regard to financial contributions, Gloucestershire County Council Community Infrastructure (GCC) has undertaken a review of the contributions

it originally requested. It has submitted a new response which seeks to secure £128,753.94 towards primary education and £106,978.06 to secondary education. The contribution requests have been reduced from the £142,308.13 to primary education and £126,703.32 to secondary education originally sought. The reduction is in light of the findings of the Coombe Hill nr Tewkesbury appeal decision (APP/G1630/W/20/3257625) in which the Planning Inspector questioned GCC's calculation of Pupil Product Ratios.

**1.5 The report presented to the 7th July meeting was as follows:**

**2. 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

**3. Reasons for Referral:**

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

**4. Site Description:**

4.1 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.

4.2 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.

4.3 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.

4.4 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.

4.5 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.

4.6 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.

4.7 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.

4.8 The site is located within a Flood Zone I.

## **5. Relevant Planning History:**

### **5.1 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

### **5.2 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

## **6. 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

## **7. Observations of Consultees:**

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

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

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

### ***'(1) Loss of Community Infrastructure***

*8.1.1 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.*

*8.1.2 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.*

8.1.3 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**

8.1.4 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**

8.1.5 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.

8.1.6 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'.

8.1.7 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.

8.1.8 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 roofs and are out of keeping with most traditional buildings in the immediate area, i.e. along Milton Street and Waterloo Lane.

## **(4) Archaeology**

8.1.9 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."

8.1.10 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.

#### **(5) The additional market housing is not needed in Fairford.**

8.1.11 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.

8.1.12 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.

8.1.13 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).

#### **(6) Other Comments**

8.1.14 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.

8.1.15 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.

8.1.16 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.

8.1.17 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.

8.1.18 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**

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

8.1.20 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.

8.1.21 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.

8.1.22 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).

8.1.23 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.

8.1.24 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.'

## **9. Other Representations:**

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

9.1 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.

## 9.2 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.

## 9.3 No responses to amended plans

## 10. 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

## 11. Officer's Assessment:

### Background and Proposed Development

11.1 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.

11.2 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.*

*11.3 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.'*

11.4 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.

11.5 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.

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

11.7 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.

11.8 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.

11.9 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.

11.10 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.

11.11 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.

11.12 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.

11.13 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.

11.14 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.

11.15 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**

11.16 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.

11.17 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:

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

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

11.19 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.

11.20 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.'*

11.21 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.

11.22 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).

11.23 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.

11.24 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.

11.25 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.'*

11.26 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.

11.27 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.'

11.28 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**

11.29 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.'*

11.30 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.

11.31 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**

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

11.33 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.

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

11.35 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.'*

11.36 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.'*

11.37 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.'*

11.38 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.'*

11.39 Paragraph 193 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.*'

11.40 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.*'

11.41 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.

11.42 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.

11.43 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.



11.44 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.

11.45 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.

11.46 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.

11.47 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.

11.48 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.

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

11.50 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.

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

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

11.52 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.

11.53 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:

11.54 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.*

11.55 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.

11.56 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.

11.57 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.

11.58 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 set back 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.

11.59 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.

11.60 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.

11.61 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.

11.62 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**

11.63 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.

11.64 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.

11.65 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.

11.66 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.

11.67 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.

11.68 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.

11.69 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**

11.70 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.

11.71 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.

11.72 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.

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

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

11.74 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.

11.75 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.

11.76 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.

11.77 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**

11.78 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.

11.79 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.

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

11.81 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**

11.82 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.

11.83 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.

11.84 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.

11.85 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.

## **12. Conclusion:**

12.1 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.

## **13. 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, 5875-P-110 H.

**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

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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.

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.

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.

3. 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.

4. 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.

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.

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.

The exemption from adoption will be held as a Land Charge against all properties within the application boundary.

It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full.

5. 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.