

Item No 02:-

21/04800/FUL

**Land North Of Draycott Business Centre
Draycott Road
Blockley
Gloucestershire**

Item No 02:-

**Erection of agricultural building at Land North Of Draycott Business Centre
Draycott Road Blockley Gloucestershire**

Full Application 21/04800/FUL	
Applicant:	Mr Alexander Garstang
Agent:	The Rural Planning Practice
Case Officer:	Harrison Bowley
Ward Member(s):	Councillor Mrs Sue Jepson
Committee Date:	15th June 2022
RECOMMENDATION:	PERMIT

1. Main Issues:

- (a) Design and Impact on Stow-on-the-Wold Conservation Area
- (b) Impact on Residential Amenity
- (c) Highways Safety
- (d) Biodiversity and Geodiversity

2. Reasons for Referral:

2.1 Councillor Jepson has requested that the application be determined by the Planning and Licensing Committee for the following reason: "Building causing harm on the AONB which we are meant to be protecting site area the building is planned to be built in the field. Entrants dangerous on this lane. I know highways have no objection but I really must question their comments. Overall bulk of building right up against the field hedge onto road."

3. Site Description:

3.1 The application site consists of an open agricultural field located north of Draycott Business Park. The site is split into two separate sections including a larger area of open field to the south and a narrower section to the north, to which the application relates. There is an existing access to the field in the south-eastern corner of the plot, and a Public Right Of Way (PROW) runs east - west through the northern part of the field.

3.2 The site is located within the Cotswold Area of Outstanding Natural Beauty, however, is not subject to any heritage designations.

4. Relevant Planning History:

4.1 N/A

5. Planning Policies:

TNPPF The National Planning Policy Framework

EN1 Built, Natural & Historic Environment
EN2 Design of Built & Natural Environment
EN4 The Wider Natural & Historic Landscape
EN5 Cotswolds AONB
EN7 Trees, Hedgerows & Woodlands
EN8 Bio & Geo: Features Habitats & Species
INF4 Highway Safety

6. Observations of Consultees:

- 6.1 Local Highways Authority - No objections subject to conditions.
6.2 Landscape Officer - No objections to amended scheme.

7. View of Town/Parish Council:

- 7.1 No comments received at the time of writing.

8. Other Representations:

- 8.1 One general comment has been submitted raising concerns of:
- i. Dangerous access onto T-junction;
 - ii. Poor visibility from access.

9. Applicant's Supporting Information:

- 9.1 N/A

10. Officer's Assessment:

10.1 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.'

10.2 The starting point for the determination of this application is therefore the current development plan for the District which is the adopted Cotswold District Local Plan 2011 - 2031.

10.3 The policies and guidance within the revised National Planning Policy Framework (NPPF) are also a material planning consideration.

Background and Proposed Development

10.4 The application proposes the construction of a single storey barn set along the eastern boundary of the northern section of field. The barn will cover a footprint of 10m x 6m and will be abutted on two sides by a 3m wide area of compressed aggregate. The building will incorporate a gabled design, with eaves of 2.9m in height and a ridge of 5.3m. The building will

be constructed of vertical timber cladding with Onduline corrugated sheet roofing and timber fenestration.

(a) Impact on the Cotswolds Area of Outstanding Natural Beauty

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

10.6 Local Plan Policy EN2 supports development which accords with the Cotswold Design Code and respects the character and distinctive appearance of the locality.

10.7 Local Plan Policy EN5 relates specifically to the Cotswolds AONB, and 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.

10.8 NPPF Section 12 requires good design, providing sustainable development and creating better place to live and work in. Paragraph 130 states decisions should ensure that development will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Development should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which are sympathetic to local character and history maintaining a strong sense of place.

10.9 Section 15 of the NPPF seeks to conserve and enhance the natural environment. More specifically Paragraph 176 states Great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty (amongst other sensitive areas), which have the highest status of protection in relation to these issues.

10.10 The site currently comprises a large, open agricultural field set within a rural context. The proposed position of the barn has limited visibility from surrounding highways, however, will be visible in views from the Public Footpath to the north. The proposed building will be of a proportionate scale, set along the existing eastern boundary and not result in significant encroachment into the otherwise open field. Whilst there will be an introduction of built form into the currently undeveloped field, the building will have a distinctly agricultural character and appearance and has been sensitively located. The addition will therefore appear fairly typical of the agricultural landscape and will not appear incongruous within its setting. The structure will incorporate a simple gabled design with minimal fenestration resulting in a functional appearance. The proposed materials will be high quality and sensitive within its setting. The building will be relatively discreetly positioned in the context of the field, and will not harm the overall openness of the site. Proposed planting in the form of a new hedgerow, wildflowers and tree copse will enhance the appearance of the site. Overall, it is considered that the proposed development will preserve the character and tranquillity of the Cotswold Area of Outstanding Natural Beauty and is acceptable in this regard.

(b) Impact on Residential Amenity

10.11 Local Plan Policy EN2 refers to The Design Code (Appendix D) which sets out policy with regard to residential amenity. This expects proposals to respect amenity in regards to

garden space, privacy, daylight and overbearing effect. Section 12 of the NPPF requires good design with a high standard of amenity for existing and future users.

10.12 The proposed development is located with significant separation from the nearest residential properties and will not lead to any loss of light, overshadowing or overbearing impact. The level of separation combined with the modest scale will similarly mitigate any potential increases in noise arising from the development. Overall, it is considered that the proposed development will preserve the amenity of neighbouring dwellings and is acceptable in this regard.

(c) Highways Safety

10.13 Local Plan Policy INF4 states that development will be permitted that provides safe and suitable access and has regard, where appropriate, to the Manual for Gloucester Streets.

10.14 Section 9 of the NPPF promotes sustainable transport. Paragraph 110 of the NPPF states that in applications for development, it should be ensured that:

- (a) appropriate opportunities to promote sustainable transport modes can be - or have been taken up, given the type of development and its location;
- (b) safe and suitable access to the site can be achieved for all users; and
- (c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code 46; and
- (d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

10.15 The scheme originally proposed to make use of the existing access in the south-eastern plot of the southern field. The Local Highways Authority (LHA) raised concerns with this proposal as it would lead to the intensification in use of a substandard access directly onto a junction. The scheme has therefore been amended in order to propose a new access along the unnamed road approximately 85m north of the junction with Draycott Road. The new access is able to demonstrate visibility splays of 2.4m x 215m to the north and 2.4m x 90m to the south which will be acceptable. The proposed access will therefore negate the need for the intensification of the existing access onto Draycott Road, offering a safe and practical means of access to the proposed building. Whilst the LHA have recommended that the existing access is closed up prior to the commencement of use, it is noted that this access also serves the southern section of land which is in separate ownership. A condition will be included requiring the means of access to be installed prior to the proposed building being brought into use, and as such the use of the new access will be secured through condition.

10.16 Overall, it is therefore considered that the proposed development will provide a safe and suitable access and is acceptable in this regard.

(d) Biodiversity and Geodiversity

10.17 Local Plan Policy EN7 requires development to conserve and enhance natural assets likely to be affected, including trees, hedgerows, and woodland of high landscape amenity, ecological or historical value as well as veteran trees.

10.18 Local Plan Policy EN8 outlines that development will be permitted that conserves and enhances biodiversity and geodiversity, providing net gains where possible. Furthermore, it outlines that proposals that would result in the loss or deterioration of irreplaceable habitats and resources, or which are likely to have an adverse effect on internationally protected species, will not be permitted.

10.19 Section 15 of the NPPF also outlines that development should conserve and where possible enhance biodiversity and geodiversity and should not result in the loss or deterioration of irreplaceable habitats and resources.

10.20 The application will see the hard surfacing of a modest area of open agricultural fields. Whilst this will introduce built form into an otherwise wild area, the impact on biodiversity is likely to be modest. The scheme has been submitted with a number of enhancement measures, including the provision of two bat boxes on the existing building, seven bird boxes on existing trees within the wider site as well as planting of a new hedge and tree mix of native indigenous species, a local native copse of trees and an area of wildflower seed mix to the north. The proposed planting and boxes will result in an enhancement to the biodiversity of the site, in accordance with policy EN8.

Other Matters

10.21 The proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). This is because it is less than 100m² of new build that does not result in the creation of a dwelling, and therefore benefits from Minor Development Exemption under CIL Regulation 42.

11. Conclusion:

11.1 The proposal is considered to comply with Local Plan Policies and as such is recommended for permission.

12. Proposed conditions:

1. The development shall be started within 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 permitted shall be implemented in strict accordance with the following approved plans: Site Location Plan (Drawing No. 4996 01 A); Proposed Site Plan (Drawing No. 4996 03 B); Proposed Building (Drawing No. 4996 04 A).

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

3. The timber 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.

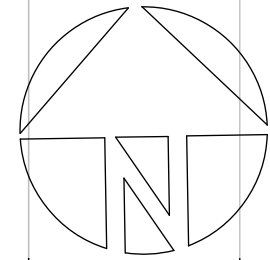
4. The development hereby approved shall not be brought into use until the means of access for vehicles, has been constructed and completed as shown on Proposed Site Plan (Drawing No. 4996 03 B) with the first 12m of the access from the highway being surfaced in a bound material. The development hereby approved should be accessed only from the newly created access.

Reason: In the interest of highway safety.

5. Prior to the first use/occupation of the development hereby approved, two bat boxes and a seven bird boxes, as shown on Proposed Site Plan (Drawing No. 4996 03 B), shall be installed fully in accordance with approved details and retained as such thereafter.

Reason: To ensure that biodiversity are protected and their habitat enhanced. (All species of bats are protected under the Wildlife and Countryside Act 1981 as amended and the Conservation of Habitats and Species Regulations 2010.

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0 50 m
1:1250 SCALE on A3

- Application area and access
- Other area in same ownership
- Public right of way

09Mar22 - RevA - access changed

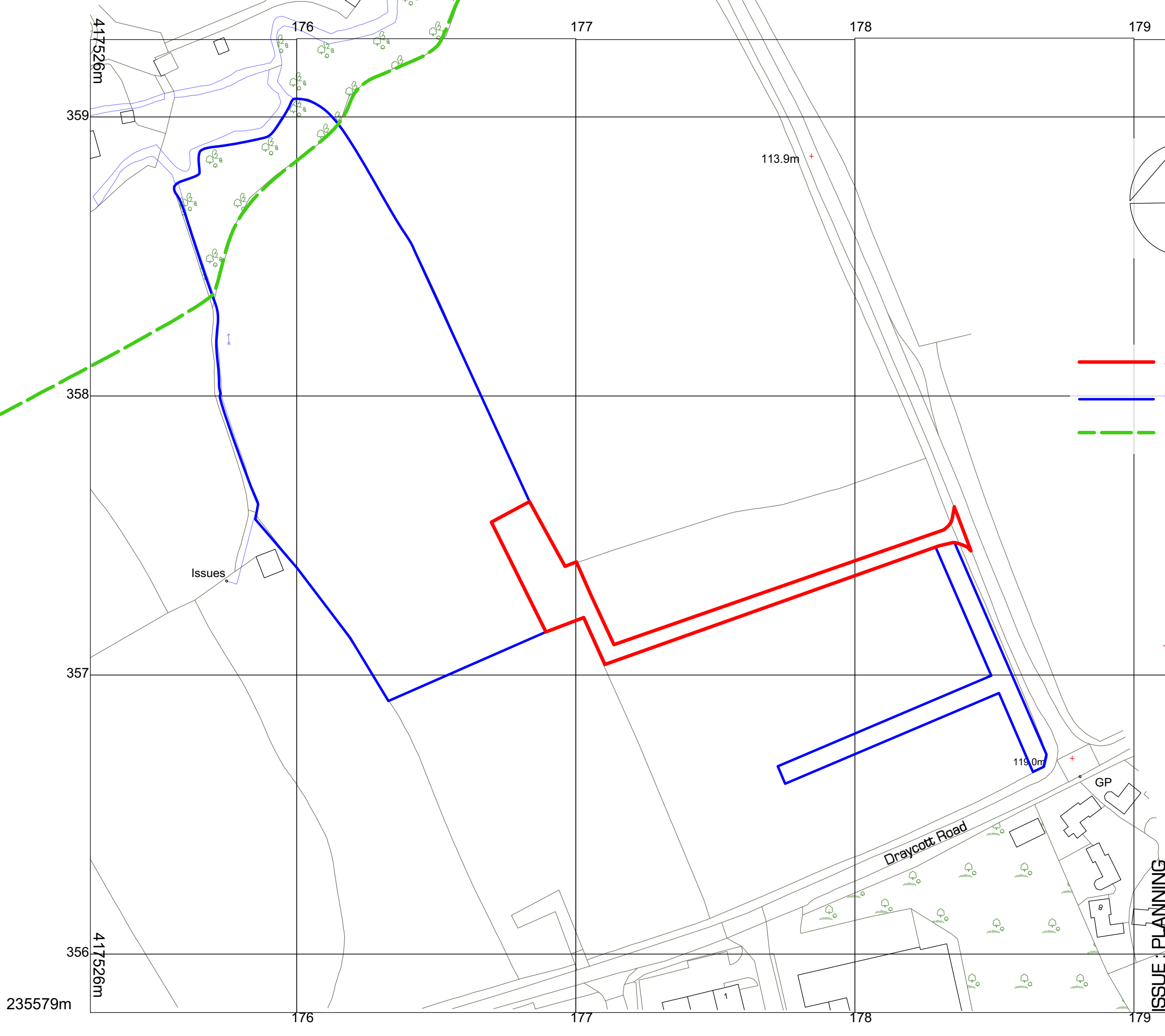


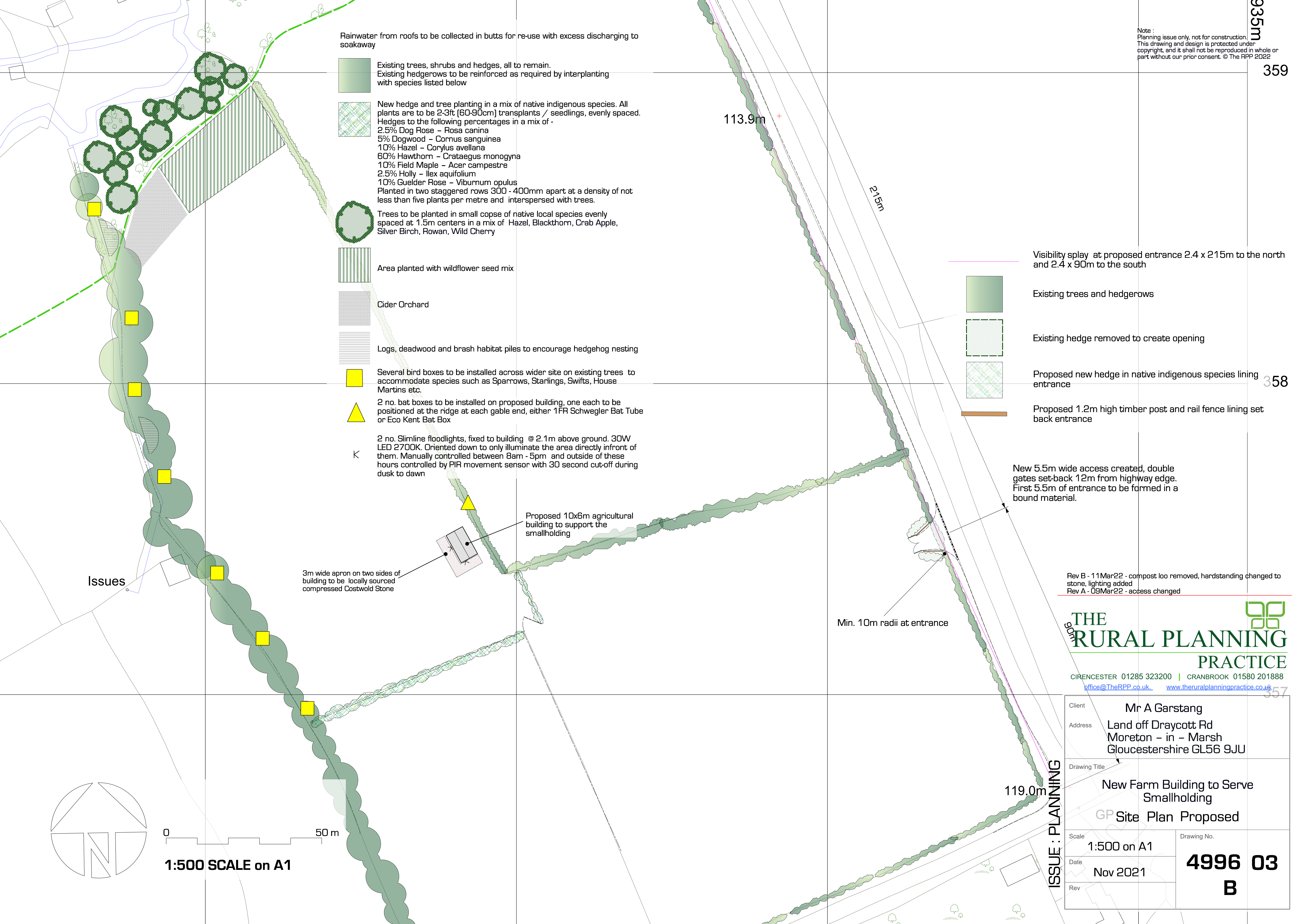
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RURAL PLANNING
PRACTICE**

CIRENCESTER 01285 323200 | CRANBROOK 01580 201888
office@TheRPP.co.uk www.theruralplanningpractice.co.uk

Client	Mr A Garstang		
Address	Land off Draycott Rd Moreton – in – Marsh Gloucestershire GL56 9JU		
Drawing Title	New Farm Building to Serve Smallholding		
	Site Location Plan		
Scale	1:1250 on A3	Drawing No.	4996 01 A
Date	Nov 2021		
Rev			

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Rainwater from roofs to be collected in butts for re-use with excess discharging to soakaway

Existing trees, shrubs and hedges, all to remain.
Existing hedgerows to be reinforced as required by interplanting with species listed below

New hedge and tree planting in a mix of native indigenous species. All plants are to be 2-3ft (60-90cm) transplants / seedlings, evenly spaced. Hedges to the following percentages in a mix of -
2.5% Dog Rose - Rosa canina
5% Dogwood - Cornus sanguinea
10% Hazel - Corylus avellana
60% Hawthorn - Crataegus monogyna
10% Field Maple - Acer campestre
2.5% Holly - Ilex aquifolium
10% Guelder Rose - Viburnum opulus
Planted in two staggered rows 300 - 400mm apart at a density of not less than five plants per metre and interspersed with trees.

Trees to be planted in small copse of native local species evenly spaced at 1.5m centers in a mix of Hazel, Blackthorn, Crab Apple, Silver Birch, Rowan, Wild Cherry

Area planted with wildflower seed mix

Cider Orchard

Logs, deadwood and brash habitat piles to encourage hedgehog nesting

Several bird boxes to be installed across wider site on existing trees to accommodate species such as Sparrows, Starlings, Swifts, House Martins etc.

2 no. bat boxes to be installed on proposed building, one each to be positioned at the ridge at each gable end, either 1FR Schwegler Bat Tube or Eco Kent Bat Box

2 no. Slimline floodlights, fixed to building @ 2.1m above ground. 30W LED 2700K. Oriented down to only illuminate the area directly in front of them. Manually controlled between 8am - 5pm and outside of these hours controlled by PIR movement sensor with 30 second cut-off during dusk to dawn

Proposed 10x6m agricultural building to support the smallholding

3m wide apron on two sides of building to be locally sourced compressed Cotswold Stone

Visibility splay at proposed entrance 2.4 x 215m to the north and 2.4 x 90m to the south

Existing trees and hedgerows

Existing hedge removed to create opening

Proposed new hedge in native indigenous species lining entrance

Proposed 1.2m high timber post and rail fence lining set back entrance

New 5.5m wide access created, double gates set-back 12m from highway edge. First 5.5m of entrance to be formed in a bound material.

Min. 10m radii at entrance

Rev B - 11Mar22 - compost loo removed, hardstanding changed to stone, lighting added
Rev A - 09Mar22 - access changed

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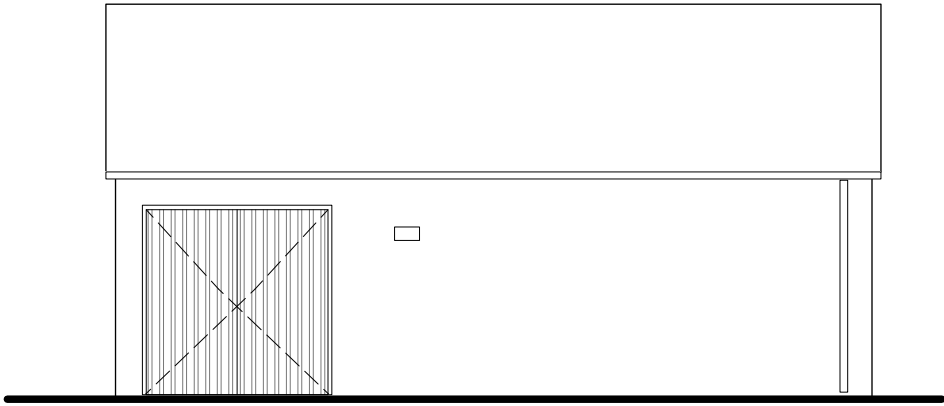
Client **Mr A Garstang**
Address **Land off Draycott Rd
Moreton - in - Marsh
Gloucestershire GL56 9JU**

Drawing Title **New Farm Building to Serve Smallholding**
GP Site Plan Proposed

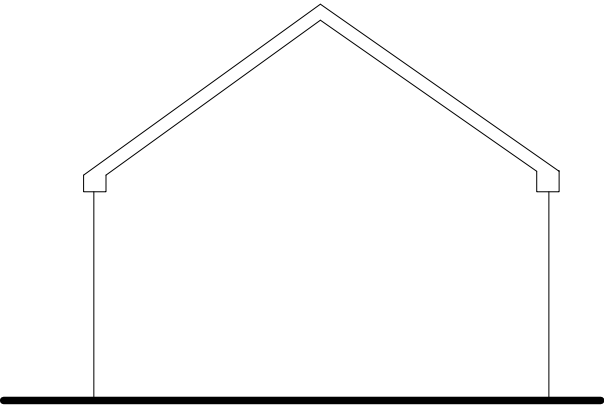
Scale	1:500 on A1	Drawing No.	4996 03 B
Date	Nov 2021		
Rev			

0 50 m
1:500 SCALE on A1

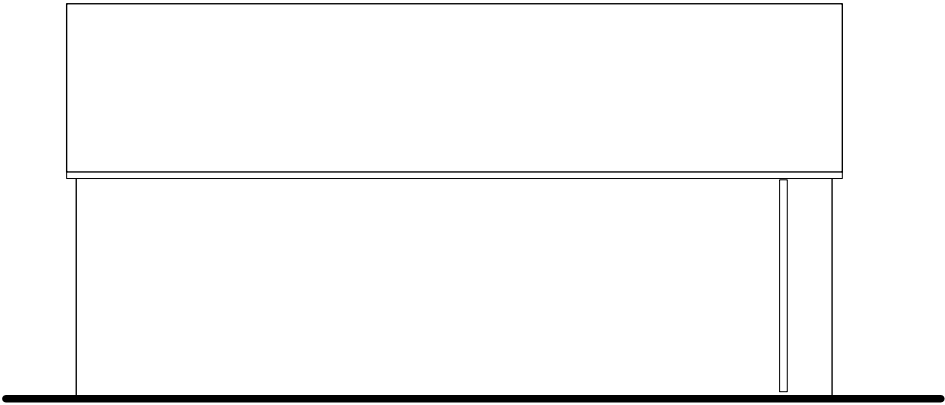
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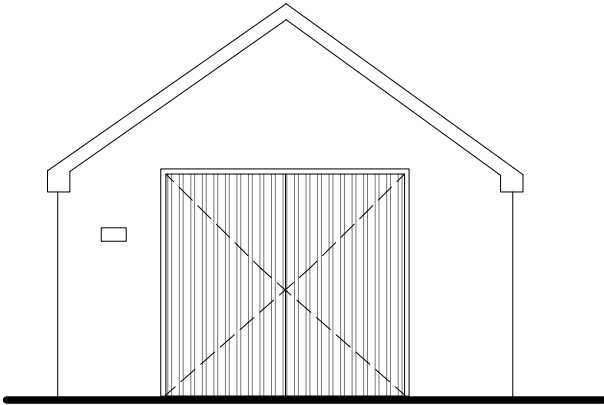
View A



View B



View C



View D

New 6 x 10 metre agricultural building, 3 metre high eaves.

Roof - Onduline corrugated sheets. Colour : Grey

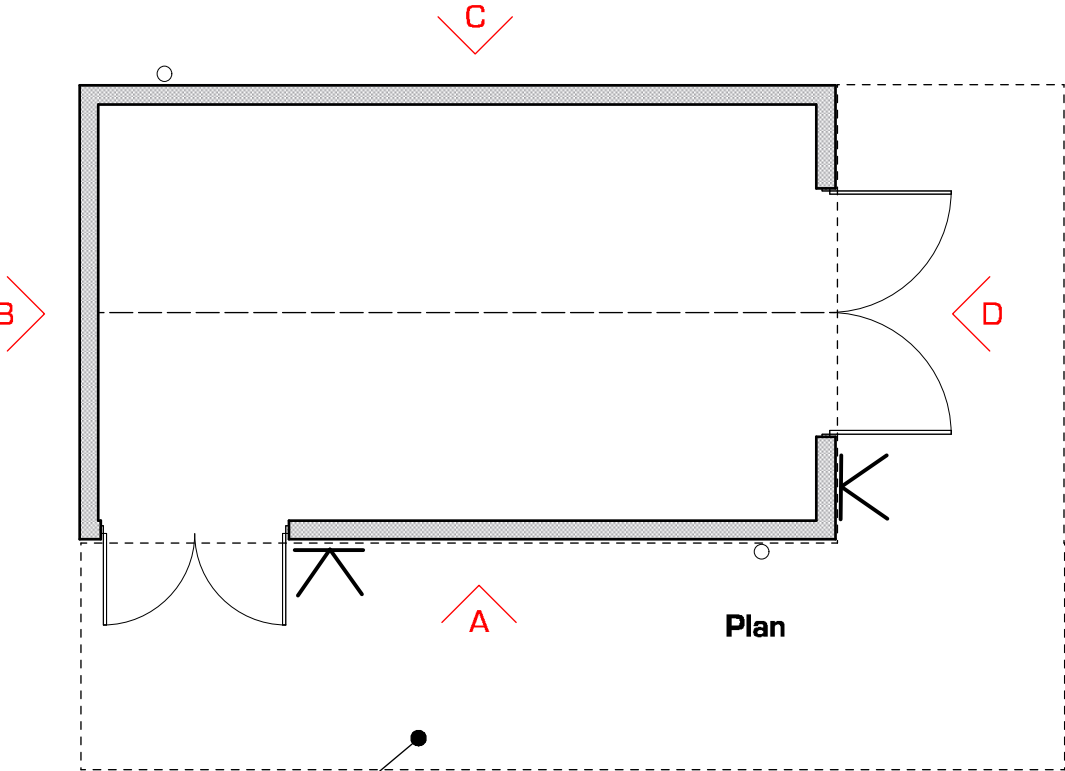
Walls - vertical timber cladding left untreated to weather naturally, hit and miss where ventilation is required and board on board in all other areas.

External joinery - timber

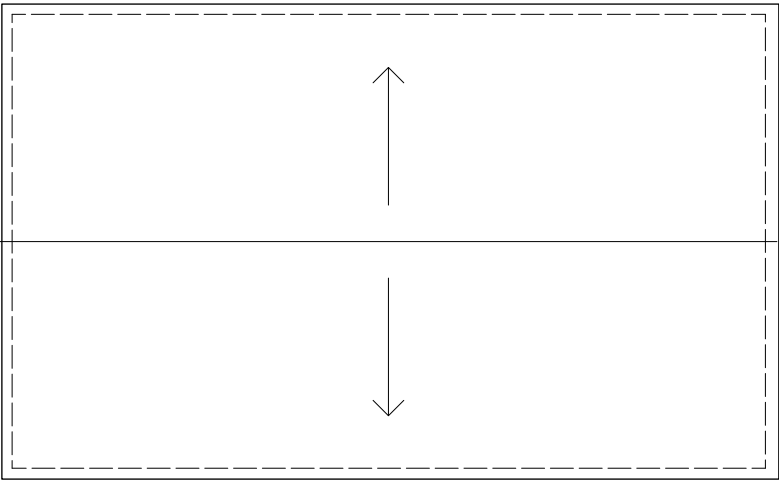
Rainwater goods - galvanised

Internal floor - compressed aggregate

2 no. Slimline floodlights, fixed to building @ 2.1m above ground. 30W LED 2700K. Oriented down to only illuminate the area directly in front of them. Manually controlled between 8am - 5pm and outside of these hours controlled by PIR movement sensor with 30 second cut-off during dusk to dawn

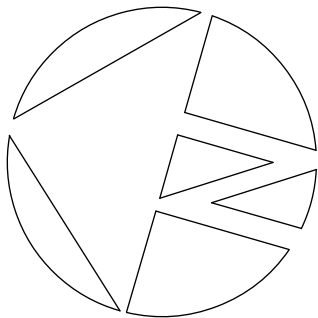


Plan



Roof Plan

3m wide apron on two sides of building to be locally sourced compressed Costwold Stone



0 5 10 M

1:100 SCALE on A3

Rev A - 11Mar22 - apron changed to stone, lighting added

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