

**Erection of roof cover to be used as a visitor arts, activities and education area at  
Bibury Trout Farm Arlington Bibury Gloucestershire GL7 5NL**

<b>Full Application 24/00359/FUL</b>	
Applicant:	Bibury Trout Farm
Agent:	Andrew P Jones Associates
Case Officer:	Martin Perks
Ward Member(s):	Councillor David Fowles
Committee Date:	8th May 2024
<b>RECOMMENDATION:</b>	<b>PERMIT</b>

**1. Main Issues:**

- (a) Economic Development
- (b) Design and Impact on Bibury Conservation Area
- (c) Impact on the Character and Appearance of the Cotswolds National Landscape
- (d) Drainage and Flood Risk
- (e) Impact on Protected Species

**2. Reasons for Referral:**

- 2.1 This application has been referred to the Planning and Licensing Committee following assessment by the Committee Review Panel and further to the following request by Cllr Fowles:

*'There is huge concern in the community about what is happening at the Trout Farm with a series of applications which are altering the fundamental nature of what takes place at the farm. Please can this application be sent to the panel to be reviewed.'*

**3. Site Description:**

- 3.1 The application site is located in the north-eastern part of Bibury Trout Farm which is in turn located on the western edge of the village of Bibury. The site proposed for the new development consists of a concrete hardstanding. It is located adjacent to an existing single storey stone building which is used for storage and maintenance purposes in connection with the Trout Farm. The site is linear in form and is bordered by the River Coln to the east, a sluice channel to the west and south and the existing building to the north. Trout lakes/ponds lie further to the south and west of the site and a group of trees lie to the east of the River Coln.
- 3.2 The site is located within Bibury Conservation Area and the Cotswolds National Landscape.
- 3.3 The nearest listed buildings to the application site are the Grade II listed Swan Hotel and the 'Lock up approximately 20m north west of Swan Hotel', which are located approximately 40m to the east of the application site.

- 3.4 The River Coln is designated as a Main River by the Environment Agency.
- 3.5 The site of the proposed building is located partly within Flood Zone 1 and partly within Flood Zone 2. Land to the south/west of the site is located within Flood Zones 2 and 3.

#### **4. Relevant Planning History:**

- 4.1 CD.0155 5 trout ponds. Permitted 1949
- 4.2 CD.0155/B Lorry garage and workshop. Permitted 1965
- 4.3 CD.0155/D Erection of single storey farm facility building to include new farm office, fish preparation area, fish sales counter and ticket area, shelter and informative/educational display area. Refused 1984
- 4.4 CD.0155/E Erection of single storey farm facility building to include new farm office, fish preparation area, fish sales counter and ticket area, shelter and informative/educational display area. Permitted 1984
- 4.5 CD.0155/F Formation of a car park for 21 cars, construction of a new vehicular and pedestrian access. Permitted 1985
- 4.6 CD.0155/G Retention and completion of farm facility building. Permitted 1986
- 4.7 CD.0155/H Retention of a farm facility building (amended elevations and roofing materials) Refused 1986 Enforcement and planning appeals dismissed 1986
- 4.8 CD.0155/J Provision of two velux rooflights to north west elevation of existing building. Permitted 1987
- 4.9 CD.0155/K Replacement of existing softwood entrance doors with new hardwood framed glass doors. Permitted 1988
- 4.10 CD.0155/L Construction of 7 earth ponds and 2 settlement ponds and supply and return channels. Permitted 1988
- 4.11 CD.0155/M Construction of a small lake offering use for anglers all year round. Permitted 1989
- 4.12 16/00245/FUL - Erection of single storey extension to form toilets. Permitted 2016
- 4.13 19/00885/FUL Erection of single storey extension to form toilets (re-submission of 16/00245/FUL). Permitted 2019
- 4.14 20/01642/FUL Erection of a new agricultural building, to include a fishing room and store. Permitted 2020
- 4.15 20/01804/FUL Extension to existing visitor car park. Withdrawn 2022

- 4.16 20/03923/FUL Erection of agricultural building with associated landscaping and new access. Permitted 2021
- 4.17 20/04028/FUL Infill of redundant pond. Permitted 2021
- 4.18 21/02486/FUL Creation of overload car park. Permitted 2023
- 4.19 121/04508/FUL Erection of an agricultural building, to include a fishing room and store. Permitted 2022
- 4.20 21/04281/FUL Change of use from Class IA (Sale of ice-creams) to holiday accommodation. Permitted 2022
- 4.21 22/03944/FUL Erection of an agricultural building, to include a fishing room and store. Permitted 2022
- 4.22 23/00886/FUL Erection of an agricultural building, to include a fishing room and store. Permitted 2023
- 4.23 23/03970/FUL Re-modelling of existing fish raceways to form a new lake with central island. Pending decision
- 4.24 23/03980/FUL Erection of a café/gift shop. Permitted 2024
- 4.25 23/04050/FUL Installation of 6no. glamping pods and associated decked paths. Minor landscaping of the site, planting of native species of shrubbery and wildflower. Withdrawn 2024

## **5. Planning Policies:**

- EC5 Rural Diversification
- EC3 All types of Employment-generating Uses
- EC10 Tourist Facilities & Visitor Attractions
- EN1 Built, Natural & Historic Environment
- EN2 Design of Built & Natural Environment
- EN4 The Wider Natural & Historic Landscape
- EN5 Cotswolds AONB
- EN8 Bio & Geo: Features Habitats & Species
- EN10 HE: Designated Heritage Assets
- EN11 HE: DHA - Conservation Areas
- EN14 Managing Flood Risk
- EN15 Pollution & Contaminated Land

## **6. Observations of Consultees:**

- 6.1 Environment Agency: No comments
- 6.2 Drainage Engineer: No objection

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

- 7.1 *'Bibury Parish Council considered this application in their meeting held on the 12th March and agreed to strongly object; it will be a significant structure and it will result in the loss of the hatchery and undermine the working function of the Trout Farm. The Council are extremely concerned that this is a change of use and is being developed as a theme park and will harm the landscape and be detrimental to the heritage character of the area. It will also be detrimental to the ecology and significant wildlife. The lights proposed will cause significant harm to the dark skies policy.'*
- 7.2 *Please also refer to the Councils submission for Planning Applications 23/04050/FUL (Installation of 6no. glamping pods and associated decked paths. Minor landscaping of the site, planting of native species of shrubbery and wildflowers) & 23/03970/FUL (Re-modelling of existing fish raceways to form a new lake with central island). It is requested that these applications should be considered together by the Planning Control Committee. That these plans will cause significant harm, contrary to Policies EN1, EN2, EN4, EN10, EN11 and EC10 of the Local Plan.'*

## **8. Other Representations:**

- 8.1 11 objections received.

Main grounds of objection are:

- i) Over-development of the Trout Farm.
- ii) Adverse impact on AONB.
- iii) Impact of noise/light and traffic on residents of Bibury and Arlington.
- iv) Another historic segment of the former Trout Hatchery will be lost and replaced with a tourist visitor centre.
- v) Adverse impact on conservation area.
- vi) Adverse cumulative impact of development such as café/shop and glamping pods in addition to this application.
- vii) Lack of community engagement.
- viii) The trout farm is becoming no more than a theme park.
- ix) This is a new build and an alteration of use from an agricultural Trout Hatchery to Art Gallery, and covered area. This would be a further death blow to the once very profitable Trout Rearing part of the Trout Farm. It would increase the numbers of buildings on the site and reduce the need for the number of Trout Ponds the present hatcher serves, opening up the possibility of them being used for something else or being filled in to create more potential land for land leading for more tourist attractions, and more over development of the site. Any overdevelopment in this sensitive area in the heart of the Bibury&

Arlington will exacerbate the existing problems the large numbers of visitors create in terms of parking, narrowness or absence of pavements etc to cope with huge numbers of visitors.

- x) The proposed site adjoins the River Coln. No mention is made of present or likely increased toilet provision to accommodate the visitors or school children. It is very close to the main Bibury spring and the main water extraction site. Two site very vulnerable to pollution . The increased run-off from the extra roof area is likely to drain into the existing river , further increasing the flood risk to the lower parts of the village.
- xi) It will not enhance the character or appearance of the area.
- xii) Detrimental to wildlife.
- xiii) There is wholly inadequate infrastructure within the village to support increased numbers especially parking facilities

## **9. Applicant's Supporting Information:**

- Heritage Statement and Heritage Impact Assessment
- Covering letter
- Flood Risk Assessment

## **10. Officer's Assessment:**

### **Proposed Development**

10.1 This application seeks permission for the erection of an open sided single storey building for use as a visitor arts, activities and education area. The proposed building will measure approximately 12.8m long by 7.5m wide by 6.2m high. It will be attached to the existing building to the north by a 1m wide glazed link. The proposed building will be approximately 1.5m taller than the existing building.

10.2 The gable end walls of the proposed building will be clad in timber and the roof will be covered in either natural or artificial Cotswold stone slates. The sides of the building will be open with the eaves supporting by timber posts.

### **(a) Economic Development**

10.3 This application relates to an existing trout farm which is also open to the public. The site therefore acts as a visitor attraction as well as a trout farm.

10.4 Local Plan Policy EC10 Development of Tourist Facilities and Visitor Attractions states:

*'New or extended tourist facilities and visitor attractions (excluding accommodation) will be permitted provided the proposal:*

- a. *has a functional relationship and special affinity with the historic and natural heritage of the area;*
- b. *is well related to the main tourist routes;*
- c. *is an identified opportunity that is not met by existing facilities; and*
- d. *as far as possible, use is made of existing buildings, particularly agricultural buildings in the countryside, with the number and scale of new buildings kept to a minimum.'*

10.5 In addition to the above, the proposal will also support the diversification of an existing rural business: Local Plan Policy EC5 Rural Diversification states:

*'Development that relates to the diversification of an existing farm, agricultural estate, or other land based rural business will be permitted provided that:*

- a. *The proposal will not cause conflict with the existing farming operation including severance or disruption to the agricultural holding that would prejudice its continued viable operation;*
- b. *Existing buildings are reused wherever possible; and*
- c. *The scale and design of the development contributes positively to the character and appearance of the area.'*

10.6 The proposed development is located within the grounds of the existing trout farm and adjacent to an existing service building and infrastructure. The proposed building is intended to provide additional facilities for visitors to the trout farm. The location of the proposed building is considered to have a functional relationship with the trout farm. It will occupy an existing hard surfaced area and does not result in the loss of any ponds, sluices or other features integral to the operation of the farm. As such, the proposal is considered not to cause a conflict with existing operations nor to prejudice its continued viable operation. In addition, the trout farm is located adjacent to a road in one of the busiest tourist villages in the District. Furthermore, there are no existing buildings which can meet the requirements of the proposal. It is considered that the proposal will accord with Local Plan Policies EC5 and EC10.

10.7 The proposed development is also considered to accord with the aspirations of paragraph 88 of the National Planning Policy Framework (NPPF) which states that:

*'Planning policies and decisions should enable:*

- a) *The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) *The development and diversification of agricultural and other land-based rural businesses;*
- c) *Sustainable rural tourism and leisure developments which respect the character of the countryside'*

10.8 In response to the concerns of objectors, the applicant has provided the following information in relation to both this application and an accompanying application for the re-development of raceways (23/03970/FUL) within the wider trout farm site:

*10.8.1 'There are 50/60000 visitors to Bibury a year many of whom come from a very long way after they have done their walk along Arlington Row they come to the Cafe and ask what else is there to do? We at the Trout Farm are trying to improve the offering and the facilities for these visitors both young and old.*

*10.8.2 The Hatchery - over the past few years we have suffered huge losses of fish with diseases at a very early stage within the hatchery, experiencing huge problems with fresh water supply which has made that side of our business very risky and unprofitable, we believe this was the case experienced by our predecessor who had discussions with the Cotswold District Planning dept 6 years ago as to alternative uses for the hatchery under a pre-application 18/04061 where it was discussed to use the area as an extension to the cafe or the shop, at this stage we are keen to use the area as a possible education area for water based activities for children as it is located close to the children's play area and as an area when teaching of hand crafts can be made.*

*10.8.3 As the decision was made to close the hatchery we have purchased 300,000 fingerlings which will have been treated against one of the diseases that the farm so badly suffers from and we hope that our losses will be significantly reduced, and can be cared for in a different location.*

*10.8.4 The Raceways situated in the main part of the visitor area of the farm, haven't been used for a number of years and they are redundant in that position to the main farming activities, the small slivers of land that divide the areas of water are very difficult to maintain and keep tidy in the summer and are completely overgrown with weeds. We therefore wish to amalgamate all strips of water making a new pond with a central island landscaped and planted with ornamental species...*

*10.8.5 The Trout farm is divided into three sections the first is the visitor section which is open to the public where actual farming activities are kept to a minimum other than feeding and monitoring the fish. The next part of the farm is not open to the public and is where we have created new raceways and is the serious part for the mature fish farming activities. The next part is referred as the New Meadow where we have a number of ponds into which the fingerlings when they are large enough are introduced to river water and then grown on.*

*10.8.6 Since acquiring the farm we have invested over 2 million pounds in repairing ponds, banks and walkways, we have built a large new barn and created a state of the art smokery and fish preparation area with shower and changing facilities for our farmers.'*

10.9 It is considered that the proposed development will assist the viability of the existing rural business to the benefit of the rural economy. It will provide additional facilities for visitors whilst not restricting the use of existing ponds/hatcheries. The site consists of a concrete hardstanding area and, as such, the proposal involves the redevelopment of brownfield land rather than the introduction of development onto an undeveloped

part of the site. It is considered that the proposal can be undertaken without having an adverse impact on the operation of Bibury Trout Farm.

10.10 It is considered that the proposal accords with Local Plan Policies EC5 and EC10 and paragraph 88 of the NPPF.

**(b) Design and Impact on Bibury Conservation Area**

10.11 The site is located within Bibury Conservation Area (CA).

10.12 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.

10.13 The following Local Plan policies are considered relevant to the proposal:

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.'*

10.14 Local Plan 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.'*

10.15 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.*
- d. *Have regard to the relevant Conservation Area appraisal (where available); and*
- e. *do not include internally illuminated advertisement signage unless the signage does not have an adverse impact on the Conservation Area or its setting.'*

10.16 In terms of national guidance, paragraph 205 of the National Planning Policy Framework (NPPF) states that '*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.*'

10.17 Paragraph 208 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.*'

10.18 The application site lies in the north-eastern corner of the trout farm. A group of trees/woodland form the eastern backdrop to the site. Land to its west, south and north are characterised by trout ponds/hatcheries, sluices, footpaths and areas of amenity grassland. The trout farm has a relatively managed and engineered appearance which reflects its historic and established use. It therefore has a character and appearance which is distinct from the wider conservation area.

10.19 The proposed development will lie adjacent to an existing stone building. It will also be located on a concrete hard surfaced area. The site therefore has a developed character and appearance. The proposed building will have a simple, plain functional design which is considered to respect the utilitarian nature of the existing site. The proposed roof will be covered in stone slates to match the existing building. The use of oak posts along the side elevations of the building is considered to be reflective of the open elevations often seen in traditional agricultural buildings. Whilst the proposed building will be taller than the existing building, it is considered not to be of a size, scale or height that will appear excessive. It is considered that the site can accommodate the proposed building without appearing over-developed.

10.20 The proposed building is screened from public view to the east by existing trees. Views from the road to the south are also screened in part by existing vegetation. In combination with its set back position from the aforementioned road, it is considered that the proposal will not have an adverse impact on the character or appearance of the conservation area when experienced from the aforementioned vantage points. Within the trout farm itself, the building will appear as a functional, working building which is considered not to be out of character with its surroundings. It is therefore

considered not to have an adverse impact on the contribution currently made by Bibury Trout Farm to the character and appearance of the conservation area. It is considered not to cause harm to the character and appearance of the conservation area having regard to paragraph 208 of the NPPF.

- 10.21 The site is not identified in the Bibury Conservation Area Statement as possessing any particular architectural or landscape qualities that are of special interest or that make a significant contribution to the character or appearance of the CA.
- 10.22 With regard to the impact of the proposal on the setting of listed buildings, it is noted that trees/woodland lies between the site and the nearest listed buildings to the east. There is no direct visual inter-connectivity between the site of the proposed development and the aforementioned heritage assets. The proposal is considered not to have an adverse impact on, or cause harm to, the setting of listed buildings.
- 10.23 The existing building on the site was erected between 1903 and 1920 (according to historic maps). However, it has been subject to extension in the post war period. Having regard to its age, modern additions and overall form, it is considered not to represent a non-designated heritage asset.
- 10.24 The concerns of objectors regarding cumulative development are noted. However, the site of the glamping pods lies approximately 270m to the north-west of the current application site and the café/gift shop is located in an existing car park to the north-west of the current proposal. Due to a combination of distance, a lack of visual inter-connectivity between the sites in question and the overall size of the Trout Farm site, it is considered that the current proposal will not have an adverse cumulative impact on the character or appearance of the area.
- 10.25 It is considered that the proposed building is of a size, scale and design which will preserve the character and appearance of the CA and the setting of listed buildings. The proposal is therefore considered to accord with Local Plan Policies EN2, EN10 and EN11 and guidance in Section 16 of the NPPF.

**(c) Impact on the Character and Appearance of the Cotswolds National Landscape**

- 10.26 The site is located within the Cotswolds National Landscape (formerly known as the Cotswolds Area of Outstanding Natural Beauty (AONB)) wherein the Council, in performing or exercising any functions in relation to, or so as to affect, the area '*must seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.*' (S85(A1) of the Countryside and Rights of Way Act 2000).
- 10.27 The following Local Plan policies are considered relevant to the proposal:

Local Plan Policy EN4 The Wider Natural and Historic Landscape states:

1. *'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.'*

10.28 Local Plan Policy EN5 Cotswolds Area of Outstanding Natural Beauty (AONB) states:

1. *'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.*
2. *Major development will not be permitted within the AONB unless it satisfies the exceptions set out in National Policy and Guidance.'*

10.29 In terms of national policy, Paragraph 180 of the National Planning Policy Framework (NPPF) states that planning policies and decisions should contribute to and enhance the natural and local environment by '*protecting and enhancing valued landscapes*' and '*recognising the intrinsic character and beauty of the countryside*'.

10.30 Paragraph 182 of the NPPF states that '*great weight should be given to conserving and enhancing landscape and scenic beauty in ... Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.*'

10.31 The application site lies on the north-eastern edge of the trout farm which extends to over 5 hectares in size. The site has a functional character and appearance that reflects its use as a trout farm. It is bordered on all sides by development associated with the trout farm. Existing vegetation also provides a degree of screening of the site from the road to the east and limited screening of the site to the south. The character and appearance of the Trout Farm is distinct from that of the open countryside lying to its west.

10.32 The proposed building has a functional appearance that reflects its intended use. It is also of a size and scale that is considered proportionate to the site and existing development. The character of this part of the Cotswolds National Landscape is heavily influenced by the trout farm. The proposed development is of a form that respects the aforementioned use and is therefore considered to respond sympathetically to the character of the designated landscape.

10.33 The proposed development will not result in an encroachment of development into the open countryside. It is also considered not to have an adverse impact on the setting of the village within the designated landscape. It is considered that the proposed development will not have an adverse impact on the character or appearance of the Cotswolds National Landscape and that it accords with Local Plan Policies EN4 and EN5 and guidance in paragraphs 180 and 182 of the NPPF.

**(d) Drainage and Flood Risk**

10.34 The application site lies adjacent to the north of the River Coln which is designated as a Main River by the Environment Agency. Notwithstanding this, the majority of the

application site falls within a Flood Zone I, wherein development of the type proposed can be acceptable in principle.

- 10.35 The site of the proposed building is already surfaced in concrete thereby reducing infiltration. The applicant is also proposing to add water butts to the building to reduce surface water flow from the building during periods of high rainfall. As the existing site is hard surfaced, the proposal will not result in the loss of a greenfield site which provides on-site attenuation.
- 10.36 The Council's Drainage Engineer raises no objection to this application.
- 10.37 The Environment Agency states no comments in relation to the application. Notwithstanding this, the applicant will need to obtain a separate Environmental Permit from the Environment Agency to discharge any water into the River Coln. This will be a separate matter between the applicant and the Environment Agency.
- 10.38 It is considered that the proposed development can be undertaken without having an adverse impact on flooding or drainage in accordance with Local Plan Policy EN14.

#### **(e) Impact on Protected Species**

- 10.39 The application site occupies a hard surfaced area which offers negligible potential for protected species. In addition, the proposal does not seek to alter the roof of the existing building so should not affect its potential for nesting birds or bats. It is not proposed to alter the boundary of the site with the River Coln and the ground floor of the building will be open sided. The proposal is considered not to result in the loss of a sensitive habitat nor to impact on its relationship with the River Coln, which is heavily engineered at this point along its course.
- 10.40 Whilst the site is located within a red zone for great crested newts, the existing site does not provide a suitable habitat for the species. In addition, the fishing ponds contains fish which decreases the suitability of the pond for the aforementioned species. It is considered that the proposal is unlikely to have an adverse impact on great crested newts.
- 10.41 It is considered that the proposed development can be undertaken without having an adverse impact on protected species or their habitat in accordance with Local Plan Policy EN8.

#### **Community Infrastructure Levy**

- 10.42 The proposed building will not be used for residential or retail purposes. It is therefore zero rated for CIL purposes.

#### **11. Conclusion:**

- 11.1 Overall, it is considered that the proposed building is of an acceptable size, scale and design and will assist the viability of the existing rural business. The proposal can also be undertaken without having an adverse impact on heritage assets, flooding,

protected species or other matters. It is therefore recommended that the application is granted permission.

## **12. 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):

1621/152, 1621/154

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

3. The roofslopes of the development hereby permitted shall only be covered with natural Cotswold stone slates or artificial Cotswold stone slates. Prior to their installation, samples of the proposed roofing materials shall be submitted to and 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 that are appropriate to the site and its surroundings. It is important to protect and maintain the character and appearance of the area in which this development is located.

4. The new rooflights shall be of a design which, when installed, shall not project forward of the roof slope in which the rooflights are located 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.

5. The timber boarding 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 Policies EN2, EN10 and EN11.

### **Informatives:**

1. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:
  - on or within 8 metres of a main river (16 metres if tidal)

- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk).

2. The proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended).