

Conversion of ground floor of existing barns from general storage to cafe with retail area, including amendments to the lean-to and decking/patio area, and associated alterations at Shoecroft Barn Ablington Bibury Cirencester Gloucestershire GL7 5NU

Listed Building Consent 25/02961/LBC	
Applicant:	Bibury Trout Farm
Agent:	Andrew P Jones Associates
Case Officer:	Rebecca McAndrew
Ward Member(s):	Councillor David Fowles
Committee Date:	11 August 2026
RECOMMENDATION:	CONSENT

1. Main Issues:

- (a) Design and Impact on Heritage Assets

2. Reasons for Referral:

- 2.1 No formal request for a call-in was received by the Ward Member. In discussion with Officers, due to local interest and objections including from consultees, Officers opted to call the application to the review panel.
- 2.2 The Review Panel agreed the request for the application to be considered at the Planning and Licensing Committee, as it was necessary to consider the highways implications of the development in light of Gloucestershire County Councils representations in response to the case. It was also agreed that a Site Inspection Briefing would be undertaken.

3. Site Description:

- 3.1 This application relates to a grade II listed converted stone barn and associated lean-to and linear buildings, located on the north-western edge of the village of Bibury. The buildings are used for office/commercial purposes in connection with Bibury Trout Farm to the south/south-east, with accommodation above.
- 3.2 The application site has been drawn close to the existing buildings, with access to the road. To the north-eastern boundary is the Bibury to Ablington Road and is defined by a drystone wall. To the west is an agricultural field, including a

recently constructed agricultural building, and to the south is the Trout Farm and River Coln.

- 3.3 The site is located within the Bibury Conservation Area and the Cotswolds National Landscape.
- 3.4 The River Coln is designated as a Main River by the Environment Agency. The application buildings are elevated above the aforementioned river and are located within Flood Zone 1.

4. Relevant Planning History:

- 4.1 CD.3062 Change of use of barn from agricultural to use as a store in connection with water undertaking. Permitted 1962
- 4.2 CD.3062/A Change of use from barn to dwelling. Permitted 1962
- 4.3 CD.3062/B Change of use of barn into dwelling. Permitted 1962
- 4.4 CD.3062/C Conversion of listed building into dwelling and outbuilding into flat to accommodate staff. Erection of a garage. Alteration of vehicular access. Permitted 1974
- 4.5 CD.3062/D Alterations to and use of lean-to as light industrial. Permitted 1977
- 4.6 CD.3062/E Conversion of listed building to use as living accommodation for the Bibury Trout Farm Manager. Use of most of ground floor as storage. Permitted 1979
- 4.7 CD.3062/F Erection of a chimney stack. Permitted 1987
- 4.8 CD.LBC134/A Erection of a chimney stack and removal of existing flue. Permitted 1987
- 4.9 CD.3062/G Erection of a single unit mobile home for use by the assistant fishery manager. Permitted 1990
- 4.10 03/01448/LBC Conversion of ground floor store into residential accommodation. Permitted 2003
- 4.11 03/01449/FUL Conversion of ground floor store into residential accommodation ancillary to existing dwelling on the first floor. Permitted 2003

- 4.12 09/00809/FUL Conversion of ground floor store into ancillary residential accommodation. Permitted 2009
- 4.13 09/00810/LBC Conversion of ground floor store into ancillary residential accommodation. Permitted 2009
- 4.14 12/02549/FUL Renewal of planning permission 09/00809/FUL to incorporate ground floor store into residential accommodation. Permitted 2012
- 4.15 12/02551/LBC Renewal of planning permission 09/00810/LBC for internal alterations, insertion of windows, change to external door and the demolition of lean-to store. Permitted 2012
- 4.16 21/04793/FUL Change of Use of Shoecroft Barn and historic outbuildings for use as an events venue. Refurbishment and alterations to include replacement of lean-to with Dutch barn extension, erection of entrance link building and garage extension. Alterations to fenestration and reinstatement of historic vehicular entrance. Withdrawn 2022
- 4.17 21/04794/LBC Change of Use of Shoecroft Barn and historic outbuildings for use as an events venue. Refurbishment and alterations to include replacement of lean-to with Dutch barn extension, erection of entrance link building and garage extension. Alterations to fenestration, modern internal floors and partitions, and reinstatement of historic vehicular entrance. Withdrawn 2022
- 4.18 22/02853/FUL Change of use of Shoecroft Barn and historic outbuilding to provide x5 holiday lets, refurbishment and alterations to include replacement of lean-to with extension and garage extension, and external alterations. Permitted December 2022
- 4.19 22/02854/LBC Change of use of Shoecroft Barn and historic outbuilding to provide x5 holiday lets, refurbishment and alterations to include replacement of lean-to with extension and garage extension, and alterations to fenestration, modern internal floors and partitions. Permitted December 2022
- 4.20 23/03980/FUL Erection of a café/gift shop. Permitted 2024
- 4.21 25/00840/FUL Conversion of ground floor of existing barns from general storage to cafe with retail area, including amendments to the lean-to, creation of a decking/patio area, and associated alterations. Withdrawn 2025

- 4.22 25/00841/LBC Conversion of ground floor of existing barns from general storage to cafe with retail area, including amendments to the lean-to, creation of a decking/patio area, and associated alterations. Withdrawn 2025
- 4.23 26/00015/FUL Retrospective car park adjacent to Shoecroft Barn and alterations to access. Pending consideration

5. Planning Policies:

- TNPPF The National Planning Policy Framework

6. Observations of Consultees:

- 6.1 Conservation Officer: No objections (following amendments)
- 6.2 Biodiversity Officer: No objections
- 6.3 Gloucestershire County Council Highway Officer: Objection
- 6.4 Environment Agency: No response received

7. View of Town/Parish Council:

- 7.1 Bibury Parish Council:

7.1.1 "Bibury Parish Council is frustrated that this application has been allowed so soon after its predecessor with the only changes being to Decking /Gravel."

7.1.2 Over 100 residents objected to this recently Highways also objected. We strongly OBJECT to this application. We will put our detailed objection on the planning application as I am mindful of the consultees deadline."

7.1.3 Bibury Parish Council unanimously OBJECT to 25/02960/FUL/Conversion of ground floor of existing barns from general storage to cafe with retail area, including amendments to the lean-to and decking/patio area, and associated alterations/Shoecroft Barn Ablington Bibury Cirencester Gloucestershire GL7 5NU

Overtourism

7.1.4 Bibury Parish Council agrees that overtourism by the Trout farm, resulting high volumes of visitors, is having a negative impact on the local

environment, community, and the overall visitor experience, the village cannot sustainably manage and maintain its character.

7.1.5 This application 25/02960/FUL we understand will be open to non-trout farm visitors therefore we believe will lead to another increase in visitor numbers.

7.1.6 The Trout Farm already has a large café in its grounds as well as existing extended café facility selling ice cream opposite the main site. The village has another four catering businesses for the public all serving food and drink, Policy EC10 New or extended tourist facilities and visitor attractions (excluding accommodation) (ii) d. is an identified opportunity that is not met by existing facilities;

7.1.7 9.10.4. The Local Plan ensures that new tourism development is effectively and appropriately controlled to protect the high quality natural and built environment of the District, especially in the AONB. The term 'special affinity' has been used in order to protect the character of Cotswold towns and the countryside

7.1.8 EC10: 9.10.6. The area's popularity with visitors is not sufficient justification for the location of new tourist attractions. Any large-scale visitor development will generally be considered to be unacceptable if it would harm the landscape or features of historic interest, or have a harmful impact on the transport network.

Access

7.1.9 The access to Shoecroft barn is on a single carriageway country lane used by rural agricultural vehicles, emergency vehicles and residents, this lane is constantly grid locked and verges eroded by tourist vehicles using the Trout farm main car park which is often full to overflowing in the summer therefore a new café as a standalone destination with traffic arriving will only exacerbate car parking and access to the Trout farm overflow car parks which have been overused this summer, not only creating enormous frustration to residents from Ablington and Bibury alike, but causing great danger to both pedestrians and drivers, contrary to policy INF4 Avoiding severance of communities, also EC10 9.10.6, EN15 the air can be polluted through gaseous emissions through local traffic generation in a conservation area.

7.1.10 The culmination of all these factors has created an unsafe public road with constant conflicts between traffic, cyclists and pedestrian's and cumulative

congestion and the negative impacts on residents' movements are severe contrary to INF4 which with this possibility of another cafe facility open to the public from the roadside increasing potential footfall and increase safety risk, more emissions, noise and more frustration to the people who live here.

7.1.11 The nearest fire station is in Northleach and their quickest and preferred route to access Bibury and surrounding villages in an emergency is to use the lane from Ablington into Bibury, this already busy lane (due to Trout farm visitors and car parks) will have an increased traffic flow due to expansion of Trout farm facilities. Gloucestershire Highways have Objected to this planning application.

Pollution

7.1.12 There are no details of foul water drainage, although Thames Water are now addressing the foul water pollution in Bibury, we understand a substantial increase in foul water from a café of this size would be detrimental to the sewage capacity at the Ablington end of the village, especially with any overflow being so close to the River Coln. If cesspits are to be considered the runoff will be extremely close to both the drinking water aquifer and the river Coln. EN15 10.15.3 therefore need to be designed appropriately and in discussion with the Environment Agency and as a Parish Council we consider there is not enough detail of this important part of the planning application. It is important that there are controls to ensure an adequate and safe water supply for residents.

7.1.13 Groundwater feeds into both public and private water supplies. These supplies may be affected through pollution and may be depleted through surface water and drainage systems which do not allow for natural infiltration of water through soils.

7.1.14 While there's no single, universally applicable figure, a cafe could use between 600 to 1000 gallons of water per day. Toilet flushes alone can account for a significant portion of this, with each flush potentially using 5 to 10 litres of water.

7.1.15 Noise pollution will increase as more visitors come to bigger tourist café facilities EN15 10.15.4 In areas where the community values quiet enjoyment and tranquillity, noise can be similarly detrimental, as can vibration, dust, smell and the intrusion of light and heat. Considering these points, Bibury Parish Council Strongly Object to this application.

- 7.2 They also submitted a "May Day Bank Holiday 2025 - Examples of dangerous traffic situations on the Ablington Road - Sunday 4th May 2025" document and a section of a report regarding traffic issues.

8. Other Representations:

- 8.1 102 third party representations have been received, objecting to the application on the grounds of:

- i. Additional vehicle trips (customers, staff, servicing) on constrained local roads (narrow carriageways, limited footways, pinch points).
- ii. Pedestrian safety concerns on routes with limited/absent footways and conflicts with vehicles/cyclists.
- iii. Increased congestion/queuing in peak periods and knock-on impacts for village movement.
- iv. Parking shortfall/overspill leading to unsafe or obstructive parking and pressure on residential streets.
- v. Potential effects on emergency/service vehicle access during busy periods.
- vi. No parking indicated on the plans.
- vii. Increased noise and general disturbance from additional visitors, vehicles, and outdoor activity.
- viii. Light spill and loss of tranquillity from increased evening/operational lighting
- ix. Noise pollution
- x. Increased litter and general nuisance associated with higher footfall.
- xi. Harm to the character and appearance of the Conservation Area and the village's historic character.
- xii. Harm to the National Landscape including effects on tranquillity and landscape character through intensification/commercialisation.
- xiii. Concerns regarding impacts on the listed building and the setting of heritage assets.
- xiv. Potential effects on protected species/habitats and calls for more robust ecological survey evidence.
- xv. Ecological enhancement measures previously included not provided with this application.
- xvi. Trees shown as removed on the site plan (but not mentioned on the application form)
- xvii. Potential for pollution and water-quality impacts affecting the River Coln and wider water environment.
- xviii. Concerns about adequacy of drainage/foul sewage arrangements to accommodate café use and lack of information submitted.

- xix. Overprovision of cafés/retail locally and potential impact on existing businesses
- xx. Inconsistencies in the Heritage, Design and Access Statement and overall poor quality of submission
- xxi. Frustration application was validated given quality of submission
- xxii. Limited changes from the previous application
- xxiii. Proliferation of planning applications submitted
- xxiv. Inclusion of previously not mentioned farm manager's accommodation
- xxv. Concern over site becoming an events venue
- xxvi. Lack of compliance with condition
- xxvii. Erosion of working farm into a solely tourist based enterprise
- xxviii. One business causing detriment to the village without benefits to the village
- xxix. Lack of compliance with conditions
- xxx. Footpath not installed in accordance with condition on application 21/02486/FUL
- xxxi. Potential light spill/pollution
- xxxii. No retail impact assessment (EC9)
- xxxiii. Proposal does not comply with economy policies
- xxxiv. Applications a waste of time and money, and causes distress
- xxxv. Strategic management plan of the Trout Farm required
- xxxvi. Concerns over potential future creep of development

- 8.2 The majority of issues raised relate to the planning application and addressed in the report for the planning application.

9. Applicant's Supporting Information:

- Ecological Impact Assessment prepared by Darwin Ecology dated July 2025
- Heritage, Design and Access Statement dated March 2025

10. Officer's Assessment:

- 10.1 The policies and guidance within the National Planning Policy Framework (NPPF) are also a material planning consideration. In addition to the above, it is noted that the Government published a draft version of the NPPF on the 16th December 2025. The consultation period for the aforementioned document expired on the 10th March 2026 and it is anticipated that a final version of the NPPF will be released in Summer 2026. Whilst the draft NPPF is a consultation document, it is considered that the proposed policies within it are a material consideration and must be given a degree of weight at the present time.

Background and Proposed Development

- 10.2 The application seeks the conversion of the ground floor of the existing building into a café with retail area, including amendments to the lean-to and decking area.
- 10.3 This application was considered by the Planning and Licensing Committee on 13 May 2026. Following debate, Members resolved to defer determination of the application to enable further information and clarification to be provided regarding the operational requirements of the proposed café use within the listed building. In particular, Members sought clarification on the proposed kitchen-related infrastructure such as flues, extraction systems and ventilation arrangements. Concerns were also raised regarding foul drainage and sewage capacity associated with the proposed café use. Additional information has subsequently been submitted by the applicant and is assessed within the relevant sections of this report.
- 10.4 Whilst drainage matters principally relate to the operation of the proposed use rather than the impact of the works on the significance of the listed building, Members are advised that these matters have been considered under the associated planning application. In that regard, the applicant has advised that the building is already connected to the mains sewer, with sewer capacity falling within the remit of the statutory undertaker.
- 10.5 Members should note that the associated full planning application (25/02960/FUL) is also presented to this meeting and is recommended for refusal on highway safety grounds. However, Listed Building Consent and planning permission are separate statutory regimes addressing different matters. The determination of this Listed Building Consent application is confined to assessing the impact of the proposed works on the significance, character and special interest of the designated heritage asset. Highway impacts, drainage matters and other planning considerations are assessed under the companion planning application. Accordingly, the recommendation on the planning application should not influence the Committee's assessment of the heritage merits of this Listed Building Consent application, which must be determined independently.
- 10.6 As an application for Listed Building Consent, this application is concerned exclusively with the effect of the proposed physical works on the special architectural and historic interest of the Grade II listed building. The assessment below therefore focuses on whether the proposals would preserve the

significance of the heritage asset and whether any harm arising from the works is justified, having regard to relevant heritage legislation and planning policy.

(a) Design and Impact on Heritage Assets

- 10.7 Shoecroft Barn is a grade II listed building. The Local Planning Authority is therefore statutorily required to have special regard to the desirability of preserving or enhancing the building, its setting, and any features of special architectural or historic interest it may possess, in accordance with Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 (for listed building consent).
- 10.8 The barn also lies within the designated Bibury Conservation Area, wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 10.9 Considerable weight and importance must be given to the aforementioned legislation.
- 10.10 Section 12 of the NPPF reiterates that achieving well designed and high-quality places and buildings is importance.
- 10.11 Section 16 of the NPPF seeks to conserve and enhance the historic environment. Paragraph 210 states that Local Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 212 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 213 states that any harm to or loss of significance, through alteration or development within the asset's setting should require clear and convincing justification. Paragraph 215 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, where appropriate, securing its optimum viable use.

- 10.12 The main threshing barn forms part of the Bibury Trout Farm complex and contributes to the character of the site through its historic agricultural form and fabric. The barn has previously been converted to non-agricultural uses, with a number of unsympathetic modern alterations already present. As such, while the building retains heritage value as a listed structure, its sensitivity to change has been reduced in certain areas.
- 10.13 The proposal involves the conversion of the ground floor of the barn to a café with ancillary retail use in connection with the established use of the site as Bibury Trout Farm. The change of use would not result in the loss of an historic agricultural function and would provide a viable use that supports the ongoing maintenance and use of the listed building. The principle of conversion is therefore considered reasonable.
- 10.14 The proposals include the compartmentalisation of the ground and first floor. The removal of the modern stair with two new openings in the historic western gable considered acceptable. The other physical works to the threshing barn appear to involve alterations to modern fabric, and are considered uncontentious.
- 10.15 The western lean-to is a modern and unsympathetic addition which makes a limited contribution to the overall significance of the listed building. The proposed alterations to this element, including raising the roof by approximately 30cm, would not materially alter its character or compete with the principal barn and are therefore considered acceptable.
- 10.16 Following the Committee's deferral of the application, additional details have been provided in relation to the proposed kitchen extraction and ventilation system. These confirm that the cooker hood would be ducted through the wall to a 200mm square external extract grille, coloured to match the timber cladding of the lean-to. The grille would be located between two building elements and would be largely obscured from public view. Given its modest scale, discreet siting and sympathetic appearance, the extract grille would not result in harm to the special architectural or historic interest of the listed building. The Conservation Officer has reviewed the revised details and raises no objection.
- 10.17 The proposed link between the lean-to and rear shelter shed has been reduced in size from that originally proposed. This aspect is now considered to be deferential and subordinate, and reducing the awkward roof junctions. The Conservation Officer has confirmed this aspect is now considered reasonable.

- 10.18 Regarding the shelter shed, this would remain an open, covered external space rather than being enclosed. Amended plans have also omitted the intended concrete floor slab, with the flooring to now be renovated. The impact on the shelter shed is therefore considered acceptable.
- 10.19 To the south of the building, the replacement of the existing steps with wider steps and the introduction of a small terrace area are proposed. The use of dry-stone retaining walls is considered appropriate to the rural context of the site and would soften the appearance of these changes. Overall, this element of the scheme is not considered to harm the appearance or setting of the listed building.
- 10.20 Taken together, the proposed works are considered to preserve the significance of the listed building and its setting.
- 10.21 The site is located on the northern edge of the Bibury Conservation Area. The Bibury Conservation Area Statement does not identify the site itself as being of particular significance beyond the presence of the listed building. The land in and around the site has a managed and man-made appearance, with a character that differs from the historic core of the village.
- 10.22 The proposal utilises the existing barn, with the alterations subservient to the principal barn and of a design that respects the character and appearance of the site. Given the significance of the barn is considered to be preserved, the contribution this makes to the Conservation Area would likewise be preserved. Accordingly, it is considered that the proposed development would not have an adverse impact on the character and appearance of the conservation area.
- 10.23 The proposal is therefore considered to comply with Sections 12 and 16 of the NPPF.

11. Conclusion:

- 11.1 The proposal is considered to comply with the above considerations, and is therefore recommended for consent.

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. 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 the building is repointed using materials and a finish that is appropriate to the building which is listed as being of architectural and historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

3. The timber cladding shall not be treated in any way and shall be left to weather and silver naturally and shall be permanently retained as such thereafter.

Reason: Traditionally timber cladding was untreated, and this method is considered to be the most appropriate in order to preserve the special architectural or historic interest which the Listed building possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

4. No new doors or windows shall be installed until details have been submitted to, and approved in writing by the Local Planning Authority. The submitted details shall be as a scale of 1:10 or 1:20, with details of mouldings and profiles as a scale of 1:1, and shall also include details of the final colour/finish.

Reason: To ensure that the doors and windows are designed and finished in a manner which is appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby preserving its special interest and sustaining its significance, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

5. No repairs or renovations shall be undertaken to the L-shaped shelter shed, including to its timber posts, roof structure, or flooring, until a detailed specification and method statement has been submitted to and approved in writing by the Local Planning Authority.

The specification shall include a survey of the existing structure and flooring, and an assessment of its condition.

Reason: To ensure that the repair and refurbishment of the L-shaped shelter shed is appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby preserving its special interest and sustaining its significance, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. These are important details which need to be undertaken in a manner which ensures that they serve to preserve the special merit of the building.

6. New rainwater goods shall be of cast iron construction or a substitute which has been approved in writing by the Local Planning Authority and shall be permanently retained as such thereafter.

Reason: To ensure that the rainwater goods are constructed of a material appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

7. The development shall be undertaken in accordance with the recommendations contained within sections 6.8 to 6.17 and 7.2 to 7.3 of the Ecological Impact Assessment (Darwin Ecology, July 2025 - received 19th September 2025). All of the recommendations shall be implemented in full according to the specified timescales, and thereafter permanently retained.

Reason: To ensure wildlife is protected in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, paragraphs 187, 192 and 193 of the National Planning Policy Framework, Policy EN8 of the Cotswold District Local Plan 2011- 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

8. Prior to first use, details of the provision of 3no. compensatory swallow nest cups installed on the building, 1no. bird box affixed to a suitable onsite tree and 1no. bat box affixed to the western gable end of the building shall be submitted to the Local Planning Authority for approval. The details shall include a drawing showing the types of features, their locations within the site and their positions on the elevations of the building, and a timetable for their provision. The approved details shall be implemented in accordance with the approved specification and programme of implementation and be retained thereafter.

Reason: To protect and enhance the site for biodiversity in accordance with paragraphs 187, 192 and 193 of the National Planning Policy Framework, Policy EN8

of the Cotswold District Council Local Plan, and for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

Informatives:

1. The development hereby approved shall be carried out in accordance with the following drawing number(s):

1621/500 REV C; 1621/501 REV B; and 1621/502 REV B

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

2. The works permitted are as per the approved plans and the details within the submitted Heritage, Design and Access Statement do not form part of the approved works.