

**18<sup>th</sup> January 2016**

**15/05597/FUL. Alteration and conversion of existing barn to form 2 bed dwelling together with associated ancillary development. Shepherd's Barn Syde Park Farm Caudle Green Gloucestershire GL53 9PP.**

The Cotswolds Conservation Board wishes to raise an **objection** to this proposed development.

The barn in question is a very modest field barn in a very remote location within an exposed area of landscape within the nationally protected AONB. Although there is a field gate into the field there is no formal access to the barn. To make the barn viable for even consideration for conversion it needs to be extended and a new access drive created. Other forms of urbanisation will come from the new car parking area, garden and associated features of residential occupation including lighting and bin stores. The Board therefore considers the building is unsuitable for conversion given the need for an extension, the location is unsustainable, the development will impact on the dark night skies of the AONB and result in a negative impact on the character and special qualities of this undeveloped part of the AONB (contrary to the Adopted Cotswolds AONB Management Plan 2013-2018).

The starting point of the NPPF is that local planning authorities "should avoid new isolated homes in the countryside" (Paragraph 55 of the NPPF). The re-use of this building for the purposes proposed will not "lead to an enhancement to the immediate setting" (Paragraph 55 of the NPPF) and therefore there are no special circumstances in this case. The Council are required to apply "great weight" to conserving landscape and scenic beauty in AONBs (Paragraph 115 of the NPPF) and therefore the application is requested to be refused.