

5th August 2017

Ref No. 16/05371/FUL. Erection of 28 hotel bedrooms and dining pavilion, creation of car parking and new access and use of barn as plant room. Hare and Hounds, Fosse Cross, Chedworth, Cheltenham Gloucestershire GL54 4NN

The Cotswolds Conservation Board wishes to **maintain its objection** to this revised proposal. The following comments should be read in conjunction with our comments of 6th March 2017.

The Board recognises that the applicants have sought to address some of the concerns raised by the previous plans such as reducing the overall number of units and alterations to the car park layout. However, few alterations have been made to design or materials, which as stated in our previous correspondence, do little to conserve or enhance the AONB. Specifically

- the design remains one of an industrialised nature which does not reflect that of the adjacent listed building
- the large square dormer windows facing into the courtyard do not respect local building styles
- the use of vegetation to screen the building appears incongruous. As it is situated within an AONB and adjacent to a listed building, the design should be of a standard that such extensive screening should not be necessary in order to lessen the impact of development in both the immediate and wider landscape.
- it would be preferable if the northern elevations were set back more from the boundary wall in order to preserve the existing openness and views to the surrounding countryside.

With respect to the car park, as stated earlier the Board acknowledges the changes to the layout. These have the potential to address some of our concerns, however the fact remains that what is currently an open paddock which contributes to the character of the part of the AONB, will be developed. Should permission be granted the Board recommends that appropriate landscaping is undertaken and maintained to ensure the car park is screened from the Fosse Way. There should also be a condition that the grassed area of the car park immediately adjacent to the Fosse Way remains as such and that parking is not permissible under any circumstances in this area. In addition, as stated in our earlier objection lighting of the car park is of particular concern. Should permission be granted lighting should be kept to a minimum and controlled by conditions.

The Board is not opposed to development of this site, however it is our position that the plans currently under consideration do not conserve or enhance the AONB, as required by Section 85 of the CROW Act 2000 and should therefore be refused.