



Nathan Pearce
Planning Officer
Oxfordshire County Council
County Hall
New Road
Oxford
OX1 1ND

By email only to: nathan.pearce@oxfordshire.gov.uk

16 May 2023

Dear Nathan,

APPLICATION NO: MW.0063/23

DESCRIPTION: Erection of a lean-to shelter for storage of plant/equipment (Retrospective)

LOCATION: Hickman Brothers Ltd, Shipton Hill, Fulbrook, Burford, Oxfordshire, OX18 4BZ

Thank you for consulting the Cotswolds National Landscape Board¹ ('the Board') on this proposed development, which would be located within the Cotswolds National Landscape².

In reaching its planning decision, the local planning authority (LPA) has a statutory duty to have regard to the purpose of conserving and enhancing the natural beauty of the National Landscape.³ The Board recommends that, in fulfilling this 'duty of regard', the LPA should: (i) ensure that planning decisions are consistent with relevant national and local planning policy and guidance; and (ii) take into account the following Board publications⁴:

- Cotswolds Area of Outstanding Natural Beauty (AONB) Management Plan 2023-2025 ([link](#));
- Cotswolds AONB Landscape Character Assessment ([link](#)) particularly, in this instance, with regards to Landscape Character Type (LCT) 9 (High Wold Dip Slope);
- Cotswolds AONB Landscape Strategy and Guidelines ([link](#)) particularly, in this instance, with regards to LCT 9 ([link](#)) including Section 9.2;
- Cotswolds AONB Local Distinctiveness and Landscape Change ([link](#)) particularly, in this instance, with regards to Chapter 4 (The Built Environment) ([link](#)); and
- Cotswolds Conservation Board Position Statements ([link](#)) in particular the Dark Skies and Artificial Light Position Statement ([link](#)) and its appendices ([link 1](#), [link 2](#), [link 3](#)).

Having reviewed the application, the Board **does not object**.

The application seeks retrospective permission for a lean-to shelter for the storage of plant/equipment associated with the Hickman Brothers landscaping business, seeking to regularise the planning position for the shelter that has already been constructed.

The proposal is for a small-scale plant/equipment storage lean-to shelter within an existing waste management site which is bounded by mature and semi-mature tree belts. These ensure that the development within the site is not widely visible outside of its immediate boundaries. The position of the application building is adjacent to a much larger workshop and the use of green metal sheeting is appropriate in this rural location. Our Planning Officer has visited the site and surrounding area and

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The Cotswolds National Landscape is a designated Area of Outstanding Natural Beauty (AONB), managed and looked after by the Cotswolds Conservation Board.

cotswoldsaonb.org.uk

Chairman:
Brendan McCarthy

Vice Chair:
Rebecca Charley

we consider that the proposed lean-to shelter has a negligible impact on the landscape and visual character of this part of the National Landscape and is appropriate operational development within the boundaries of this established industrial site. As such we consider that the proposal accords with the requirements of Policy C8 of the Oxfordshire Minerals and Waste Core Strategy and Policy EH1 of the West Oxfordshire Local Plan.

Please don't hesitate to contact me if you would like to discuss this response further.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S. Joyce', with a stylized flourish at the end.

Simon Joyce

Planning Officer

simon.joyce@cotswoldsaonb.org.uk | 07808 391227

NOTES:

- 1) The name used for the organisation associated with the AONB designation is the Cotswolds National Landscape Board. At times this is abbreviated to National Landscape Board or The Board. The legal name of the organisation remains the Cotswolds Conservation Board but this name is no longer used in most circumstances.
- 2) Cotswolds National Landscape is the new name for the Cotswolds Areas of Outstanding Natural Beauty (AONB). The new name takes forward one of the proposals of the Government-commissioned 'Landscapes Review' to rename AONBs as 'National Landscapes'. This change reflects the national importance of AONBs and the fact that they are safeguarded, in the national interest, for nature, people, business and culture.
- 3) Section 85 of the Countryside and Rights of Way Act 2000.
www.legislation.gov.uk/ukpga/2000/37/section/85
- 4) The documents referred to in our response can be located on the Cotswolds National Landscape website under the following sections
 - a. Cotswolds Area of Outstanding Natural Beauty (AONB) Management Plan 2023-2025
www.cotswoldsaonb.org.uk/management-plan
 - b. Cotswolds AONB Landscape Character Assessment
www.cotswoldsaonb.org.uk/lca
 - c. Cotswolds AONB Landscape Strategy and Guidelines
www.cotswoldsaonb.org.uk/lsg
 - d. Cotswolds AONB Local Distinctiveness and Landscape Change
www.cotswoldsaonb.org.uk/ldlc
 - e. Cotswolds Conservation Board Position Statements
www.cotswoldsaonb.org.uk/ps1
www.cotswoldsaonb.org.uk/ps2