



Madison Brown
Stroud District Council
Ebley Mill
Ebley Wharf
Stroud
GL5 4UB

By email only to: madison.brown@stroud.gov.uk

3 May 2022

Dear Madison,

APPLICATION NO: S.22/0824/AFP

DESCRIPTION: Alterations and extensions to existing barns and erection of manure store

LOCATION: Land At Avenis Farm, France Lynch, Stroud, Gloucestershire

The above planning application, which is for a development that would be located within the Cotswolds National Landscape¹, has been brought to the attention of the Cotswolds Conservation Board.

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.² 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 publications:

- Cotswolds Area of Outstanding Natural Beauty (AONB) Management Plan 2018-2023 ([link](#));
- Cotswolds AONB Landscape Character Assessment ([link](#)) particularly, in this instance, with regards to Landscape Character Type (LCT) 8 High Wold Valley;
- Cotswolds AONB Landscape Strategy and Guidelines ([link](#)) particularly, in this instance, with regards to LCT 8 ([link](#)) including Section 8.12;
- Cotswolds AONB Local Distinctiveness and Landscape Change ([link](#));
- Cotswolds Conservation Board Position Statements ([link](#)), particularly, in this instance, with regards to the Dark Skies and Artificial Light Position Statement ([link](#)) and its appendices ([link 1](#), [link 2](#), [link 3](#)).

For the reasons outlined below, we wish to **object** to this application; it is the Board's view that this application should be refused and that a full planning application is required.

We note that the 'proposed plan' (dwg. ref. S21/822/504) supporting this application appears to be identical to that submitted for a previous application made under Part 6, Schedule 2 of the Town and Country Planning (General) Permitted Development) Order 2015 (as amended) which was refused by the Council in March 2022 (appn. ref. S.22/0615/AGR) due to your concerns relating to the siting, design and external appearance of the development. We share these concerns and consider they apply equally to this application.

The development would be sited in close proximity to multiple neighbouring residential dwellings. In order to fully assess the siting of the development and its potential impact upon neighbouring

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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

residential amenity, further consideration will be required in order to ensure that the siting of the development does not have a detrimental impact with regards to noise, general disturbance, odour and any adverse impacts on the landscape and scenic beauty of the Cotswolds National Landscape.

The applicant has also not provided details of any external lighting that would be associated with the proposed development. In line with Policy CE5 (Dark Skies) of the Cotswolds AONB Management Plan, lighting should be avoided if possible. If it cannot be avoided, it should be minimised. Any lighting associated with the development should be consistent with the Board's Position Statement on Dark Skies and Artificial Light, referenced above.

Notwithstanding the above, we share your previous concerns that the proposal does not comply with the provisions of Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 and consequently full planning permission would be required for the proposal. Firstly, it appears that the proposed extension which would result in a cubic content of the original building being increased by more than 20% would be contrary to B.2 (b) of Class B, Part 6. Furthermore, as the site is comprised of 0.93 hectares the erection of a new agricultural building would be contrary to the provisions of Class B, Part 6 which does not allow for the erection of a new agricultural buildings on units of less than 5 hectares.

Please do not hesitate to contact me if you wish to discuss this response further.

Yours sincerely,

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

Simon Joyce

Planning Officer

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NOTES:

- 1) 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.
- 2) Section 85 of the Countryside and Rights of Way Act 2000.
www.legislation.gov.uk/ukpga/2000/37/section/85
- 3) 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 2018-2023
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