



**COTSWOLD**  
**DISTRICT COUNCIL**

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL  
IMPACT ASSESSMENT) REGULATIONS 2017**

**SCREENING OPINION**

**Agent/Applicant:** Mr D Telling  
The Timber Yard  
Elkstone  
Cheltenham  
Gloucestershire  
GL53 9PA

**Application Reference:** 21/00014/AGFO

**Description Of Proposed Development :** Cotswold stone building to allow for storage of tractors

**Location:** The Timber Yard Elkstone Cheltenham Gloucestershire

The above application was received by Cotswold District Council on 4 January 2021 and was not accompanied by an Environmental Impact Assessment with a formal Environmental Statement.

The development falls under Schedule 2 of the above regulations and is within a “sensitive area” because it falls within an Area of Outstanding Natural Beauty as defined in Regulation 2, subparagraph (1) Interpretation. Having considered the criteria stated within Schedule 3 the Local Planning Authority concludes that it will have no significant environmental effects having regard to its nature, size and location and therefore **will not** require the submission of an Environmental Impact Assessment.

Yours faithfully

*Christine Gore*

**Christine Gore**  
**Interim Chief Executive, Cotswold District Council**