

Design Statement

Church Farm

Little Rissington

Gloucestershire

GL54 2ND

Introduction

This statement is submitted in support of proposed storage barn for the equine operations at the family farm by Mr and Mrs Ben and Maddy Firth.

The recently approved stables application ref: 20/02390/FUL and riding school application ref: 21/00258/FUL have necessitated the requirements for a storage barn to support these operations.

Site Description

Church Farm is situated in the parish of Little Rissington and is about 3 ½ miles south of Stow-on-the-Wold and 2½ miles east of Bourton on the Water in the Cotswold District of Gloucestershire. The site lies within the Cotswolds area of outstanding natural beauty (AONB)

Church Farm comprises of 16 hectares (40 acres) of permanent pasture in a single block of land.

The existing stables and riding school are contained within the perimeter of the applicant's equine land. The proposed location is not adjacent to a public highway and has surrounding trees, hedgerows and farm buildings.

The land is in flood zone one and is not at risk from flooding.

Proposed Development

The applicant's proposal is to erect a modern single span, equine storage building. The building will comprise of three bays and measure 18m long by 12m wide (216m²) with a ridge height of 4.8m. The walls will comprise of steel cladding panels with a roof covering of fibre cement panels with roof lights and vented ridge

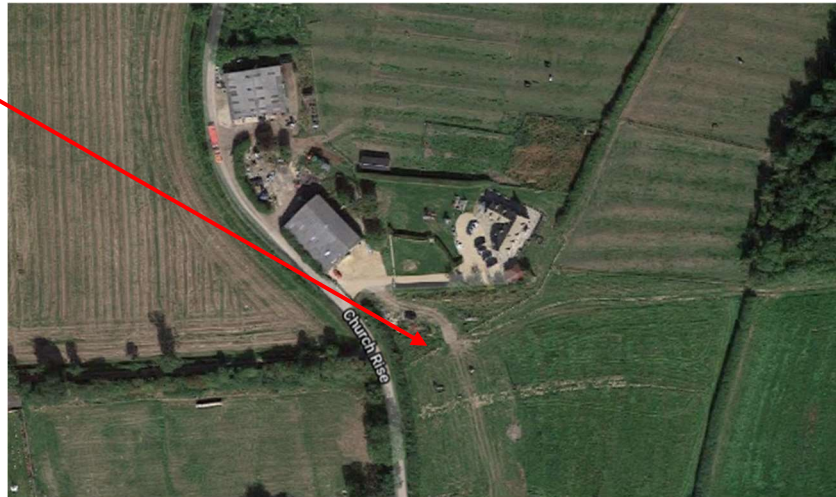
The proposed building will be located within the proximity of the proposed stable buildings and accessed from the existing access track.

Lighting to the barn will be provided utilising single LED lighting units with hoods fitted to direct the light spill downwards minimising any light pollution.

The storage barn will be formed of three separate bays one for the storage of feed for the horses, one for the storage of machinery to support the stables and riding school and a tack room with a small kitchen area and WC to provide welfare at the site.

Proposed Location

The proposed building design is typical of the rural environment and harmonious with the surroundings and entirely appropriate to the setting and landscape character of the site and its environs and would not result in unacceptable effects on local visual amenity as a whole. In landscape and



visual terms, the proposal is not therefore in conflict with saved policies from the Cotswold Local Plan 2011-2031, or with policies and guidance within the Cotswold AONB Management Plan 2013-18.

The proposal causes no harm to the neighbouring houses and the distance between properties will be maintained.

The scale of the design is appropriate, unobtrusive, and sensitive to its context whilst providing continuity between the existing farm buildings, stables and the proposed structure.

Policy Context

- National Planning Policy Framework July 2018
- Cotswold District Local Plan 2011 – 2031 (Adopted 3 August 2018)
- Cotswolds Area of Outstanding Natural Beauty
- AONB Position Statements
- Cotswold AONB Management Plan 2013-18

Access and Highways

The existing arrangements will not be affected by the proposal and there is ample space to park and turn vehicles on the site.

Planning History

Agricultural straw storage barn

Ref. No: 21/02334/AGFO | Status: Prior approval not reqd - AGFO

Agricultural Machinery and service barn

Ref. No: 21/02333/AGFO | Status: Prior approval not reqd - AGFO

New garaging with office space above

Ref. No: 21/02212/FUL | Status: PERMIT

Non-material amendment to application 19/03319/FUL to alter the wording of conditions 11 (landscaping scheme) and 20 (parking)

Ref. No: 21/00647/COMPLY | Status: PERMIT

Compliance with condition 2 (landscaping scheme) of permission 20/02488/FUL- Change of use of land from agricultural to residential curtilage

Ref. No: 21/00647/COMPLY | Status: PERMIT

Erection of an agricultural livestock barn

Ref. No: 21/00646/FUL

Application Permitted

Hay barn

Ref. No: 21/00559/AGFO

Approval not reqd - AGFO

Agricultural Machinery Barn

Ref. No: 21/00558/AGFO

Approval not reqd - AGFO

Equestrian riding arena to include earthworks to level the site

Ref. No: 21/00258/FUL

Application Permitted

New farmhouse

Ref. No: 00.02309 | Status: PERMIT

New 3 bedroom farm dwelling

Ref. No: 98.00325 | Status: Application Refused

Erection of cattle building

Ref. No: 98.02385 | Status: PERMIT

Detailed application - erection of 3 bedroom agricultural dwelling

Ref. No: 99.01286 | Status: PERMIT

Planting under the English Woodland Grant Scheme Consultation - EWGS 17600 Tree Planting

Ref. No: 08/03621/FORST | Status: PERMIT

Certificate of Lawful existing use or development under Section 191 of the Town and Country Planning Act 1990 for the construction and retention of an unauthorised dwelling and its residential curtilage currently known as Church Farm, Little Rissington, GL54 2ND

Ref. No: 13/03164/CLEUD | Status: PERMIT

Change of use of agricultural land and building to commercial equestrian establishment, together with the installation of a horsewalker

Ref. No: 13/03310/FUL | Status: PERMIT

Proposed change of use and conversion of two detached agricultural outbuildings to form four residential dwellings including associated works

Ref. No: 18/01282/FUL | Status: Application Withdrawn

Conversion of existing stable block and to one-bed dwelling

Ref. No: 18/03321/FUL | Status: PERMIT

Conversion of barn to four dwellings and all associated works

Ref. No: 19/00188/FUL | Status: PERMIT

Variation of Conditions 2 (drawing numbers), 6 (colour of window and doors), 11 (landscaping scheme), 14 (contamination), 15 (surface water drainage), 17 (biodiversity enhancement), 18 (passing bays/junction works), 19 (signage), 23 (external illumination) of planning permission 19/00188/FUL for the conversion of barn to four dwellings and all associated works

Ref. No: 19/03319/FUL | Status: PERMIT

Conversion of barn to four dwellings and all associated works

Ref. No: 19/03646/FUL | Status: PERMIT

Two storey extensions to existing dwelling

Ref. No: 19/04393/FUL | Status: PERMIT

Compliance with condition 4 (wood cladding) of permission 19/04393/FUL - Two storey extensions to existing dwelling

Ref. No: 20/00484/COMPLY | Status: PERMIT

Compliance with Condition 3 (sample materials) and partial compliance with Condition 13 (contamination) of Permission 19/03319/FUL - Variation of Conditions 2 (drawing numbers), 6 (colour of window and doors), 11 (landscaping scheme), 14 (contamination), 15 (surface water drainage), 17 (biodiversity enhancement), 18 (passing bays/junction works), 19 (signage), 23 (external illumination) of planning permission 19/00188/FUL for the conversion of barn to four dwellings and all associated works

Ref. No: 20/01235/COMPLY | Status: Part compliance of conditions.

Change of use of land from agricultural to residential

Ref. No: 20/01685/FUL | Status: Application Withdrawn

Erection of detached outbuilding

Ref. No: 20/02088/FUL | Status: PERMIT

Change of Use of Land to Keeping/Grazing of Horses and Erection of Stables Complex

Ref. No: 20/02390/FUL | Status: PERMIT

Change of use of land from agricultural to residential curtilage

Ref. No: 20/02488/FUL | Status: Application Refused

Non-material amendment to 19/03319/FUL to delete Condition 5 to allow the use of power coated aluminium windows and doors

Ref. No: 20/02573/NONMAT | Status: PERMIT

Non-material Amendment to application 19/03646/FUL - Deletion of condition 5 which states 'All windows and doors shall be of timber construction and shall be permanently retained as such thereafter' to allow the use of power coated aluminium windows and doors

Ref. No: 20/03010/NONMAT | Status: PERMIT

Compliance with conditions 3 (Sample materials), 6 (Window and door finishes), 11 (Landscaping), 14 (Contamination), 15 (Surface water drainage), 16 (Biodiversity enhancement), 17 (Passing bay / footway), 18 (Signage) and 22 (Lighting scheme) of permission 19/03646/FUL - Conversion of barn to four dwellings and all associated works

Ref. No: 20/03389/COMPLY | Status: PERMIT

Variation of Conditions 2 (approved plans) and 4 (wooden cladding) of application 19/04393/FUL (Two storey extensions to existing dwelling) to amend the design of the extensions and to reflect approved wooden cladding

Ref. No: 20/03698/FUL | Status: PERMIT

Partial compliance with condition 3 (sample materials) of permission 20/02390/FUL - Change of Use of Land to Keeping/Grazing of Horses and Erection of Stables Complex

Ref. No: 20/04452/COMPLY | Status: Application Received

Non-material amendment to 20/02088/FUL for the installation of 5 courses of Cotswold stone and cedar timber cladding above to the elevations of the building

Ref. No: 20/04459/NONMAT | Status: Application Received

Planning Appeals (1)

Change of use of land from agricultural to residential curtilage

Ref. No: 20/00047/REFUSE | Status: Appeal Permit.

Appeal Ref: APP/F1610/W/20/3260371 Church Farm, Little Rissington, Cheltenham GL54 2ND

Drawings

Existing site plan

Proposed site plan and location Plan

Proposed store elevations

Proposed store floor and roof plan