

28th November 2023

Planning Services
Cotswold District Council
Trinity Road
Cirencester
GL7 1PX

Proposed Extension to Coffee Bar and Erection of Seating Canopy (Retrospective)
At Jolly Nice Farm Shop, Stroud Road, Frampton Mansell, GL6 8HZ

Dear Sir / Madam

RAW Planning Ltd are instructed by Jolly Nice Farm Shop to submit a retrospective planning application to extend an existing coffee bar and erect an adjacent seating canopy at Jolly Nice Farm Shop on the A419 (Stroud Road), Frampton Mansell.

As part of the application please find enclosed the following documentation:

Completed application form and Certificates of Ownership
Site Location Plan
Proposed Plans (1658-102 rev A)
CIL Form

The application fee of £924 has been paid directly via the Planning Portal.

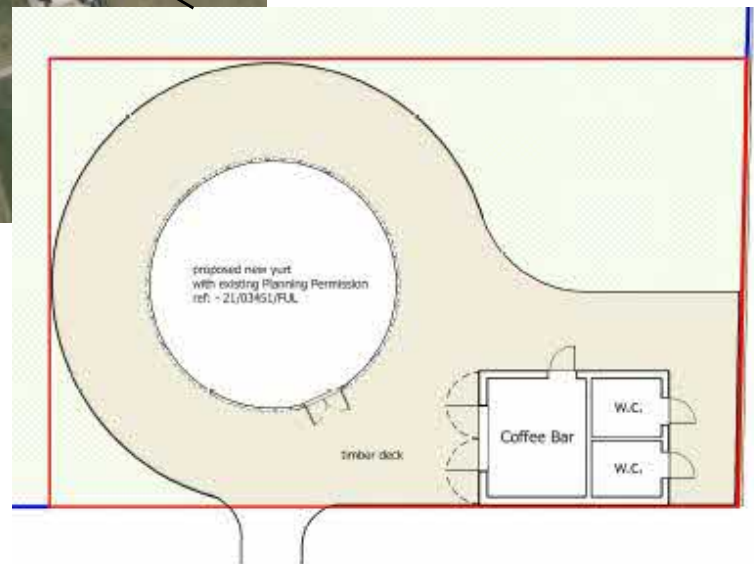
Application Site and Relevant Planning History

The application site is located on the southern side of the A419, approximately 7 miles west of Cirencester and 6 miles east of Stroud.

Jolly Nice first opened in Autumn 2013 following the grant of planning permission (ref: 13/02244/FUL) for the change of use of the former White Horse Petrol Filling Station to a hot food takeaway. The site has been the subject of a number of applications since for extensions to the farm shop with the latest permission (LPA ref: 21/03393/FUL) granted in December 2021 for “extension to existing farm shop and permanent retention of existing buildings, creation of 1 no. residential flat and new access, parking, landscaping and associated works”.

Planning permission (LPA ref: 21/03451/FUL) was also granted on 7th December 2021 for the “change of use of area of paddock and erection of yurt to provide covered seating for food and drink consumption in association with farm shop”. The permission only allowed for the yurt to be retained for 1 year and as such a subsequent planning application (LPA ref: 22/01374/FUL) was submitted and approved in January 2022 to permanently retain the yurt.

An aerial image and the approved plan of the coffee bar (known as ‘The Hive’) and neighbouring yurt are inserted below.



Relevant Planning Policy

Section 38(6) of the 2004 Planning and Compulsory Purchase Act requires planning applications to be determined in accordance with the relevant policies of the adopted Development Plan, unless material considerations indicate otherwise. In this instance the Development Plan consists of the Cotswold District Local Plan 2011-2031 which was adopted in August 2018.

The Local Plan proposals map identifies the application site as lying within the designated countryside and Cotswolds Area of Outstanding Natural Beauty (AONB).

Policy EC1 (employment development) seeks to permit development where proposals maintain and enhance the vitality of the rural economy.

Policy EC3 (proposals for all types of employment-generating uses) is supportive of small-scale employment development outside of development boundaries provided they are appropriate to the rural area; do not entail residential use; are justified by a viable business case; and facilitate the retention or growth of a local employment opportunity.

Policy EN4 deals with the wider natural and historic landscape stating that development will be permitted where it does not have a significant detrimental impact on the natural and historic environment. Policy EN5 deals specifically with land within the Cotswolds Area of Outstanding Natural Beauty (AONB) stating that in determining proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight. Policies EN1 (Built, natural and historic environment) and EN2 (Design of the built and natural environment) provide further guidance on the design of new development).

The National Planning Policy Framework (NPPF) is also a material consideration in the determination of the application with Section 6 stating that planning should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. It specifically goes on to state that sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings should be supported. Support is also extended to sustainable rural tourism and leisure developments that benefit businesses in rural areas as well as the retention and development of local services and community facilities. Paragraph 176 recognises that great weight should be given to conserving and enhancing the landscape and scenic beauty of Areas of Outstanding Natural Beauty (AONB).

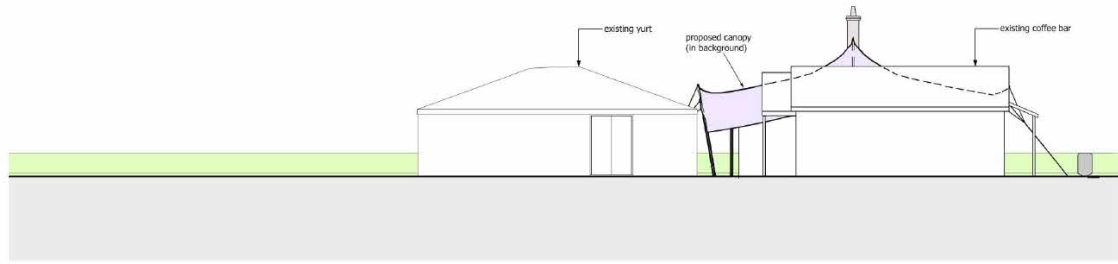
Application Proposals

It is proposed to extend the existing coffee bar (The Hive) to provide an additional service counter which would be located beneath a proposed canopy to provide additional seating for customers.

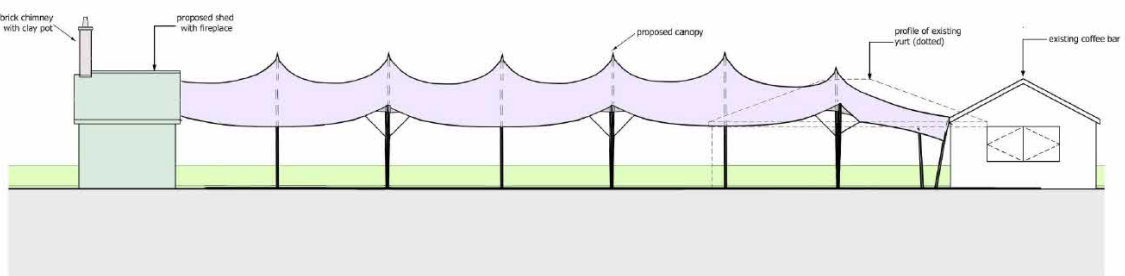
The additional service counter would measure 2m deep and 6.2m wide and would be located on the existing timber deck around The Hive and yurt. The timber deck would be extended by 2m to provide additional space for people to queue in front of the coffee bar.

A sand coloured canvas canopy is proposed to be attached to The Hive to provide additional seating for customers. The canopy has sides which would be put down during the winter months to provide additional shelter and the sides would be kept up during the summer so as to just provide a shelter from the sun or rain. The canopy would be 25m long x 10m wide and would have a height of between 2.9m and 4.3m. A brick built fireplace within a shed with a brick chimney is proposed at the eastern end of the canopy, extending to 7.5m x 3m and 4.7m in height. The festoon lights would be located within the canopy during the winter when the sides are down.

Extracts of the proposed plans are inserted below together with a photo looking west towards a canopy already in place (which would be extended as per the plans) with the existing yurt in the background.



4 proposed west elevation
SCALE: 1:100
0 2m 4m



5 proposed North elevation
SCALE: 1:100



The Hive has proved very popular with cyclists and horse riders in the local area and there is increasing demand for undercover seating from cyclists and horse riders as well as wider customers of Jolly Nice with the yurt often full. As well as providing a valuable local facility for cyclists (both local residents and tourists) the

Hive has been a successful diversification project for the Jolly Nice Farmshop which is not immune to the ever rising costs of utilities, supplies and labour, coupled with decreasing spending power of customers.

The canopy is proposed to be sand colour, slightly darker than the existing yurts providing a transition between the yurts and the green profiled steel sheeting of The Hive. The canopy would also be in keeping with the design and character of the existing yurts at Jolly Nice and would reflect the low key nature of the farm shop buildings. The Officers report for the neighbouring yurt under application ref: 21/03451/FUL found that:

“the yurt in itself is not an incongruous feature in this landscape. This is because of its modest scale and canvas material and the wider site is now quite developed, and because the proposed yurt would be of the same scale and design as the existing yurts on the site. Indeed the landscape officer has not objected to the proposal, noting that “the proposal is likely to be acceptable, the yurt is a small scale structure and relates well to the approved drive through area”.

The proposed canopy is of a similar design concept and of a similar scale to the yurts and as such the findings by Officers with regards to the yurt are considered to be relevant and applicable to the proposed canopy.

The proposed extension to the coffee bar and the erection of a canopy to provide covered seating would form an integral part of the wider farm shop site. From the A419 to the north the canopy would be entirely screened by the existing farm shop buildings and former Inn. From Rodmarton Lane to the west it would largely be screened by the existing Hive building and yurt together with the mature vegetation along Rodmarton Lane. Sapperton Footpath 31 is located circa 100m to the east of the application site. The proposed canopy would largely be obscured from views to the north of the footpath (closest to the A419) by existing vegetation and then in views from further south along the footpath the canopy would be seen in the context of the existing Hive buildings and the wider farm buildings as well as the modern agricultural building to the south of Jolly Nice as visible on the aerial photo above. There are no public views from the south and in any event the canopy would be viewed within the context of the existing farm shop buildings and the aforementioned agricultural buildings. Through the design and siting of the canopy it is considered to conserve the scenic beauty of the AONB.

Photos of the existing canopy from the west (showing it tucked behind The Hive and the yurt) and the east (in the context of the yurt and The Hive) are inserted below:



As set out above the NPPF (Section 6) and Local Plan Policies EC1 and EC3 provide support for well designed new buildings that support the rural economy. The erection of a light weight canopy that provides additional seating to meet the demand of customers will do exactly that by providing a small additional facility where cyclists, horse riders and wider customers of the farm shop can sit after purchasing items from The Hive. The proposals will provide an important facility supporting the wider viability of the Jolly Nice Farm Shop.

The small scale proposals are considered to fully embrace Local Plan Policies EC1 and EC3 and to fully comply with policies EN1, EN2, EN4 and EN5 in terms of design and landscape impact.

I trust that the above and enclosed are sufficient to register this application, however please do not hesitate to contact me if you require any further information.

Yours sincerely



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