



## Supplement for

**PLANNING AND LICENSING COMMITTEE - WEDNESDAY, 13 MAY 2026**

**Agenda No    Item**

### **Supplementary Pages for Applications**

**Agenda No    Item**

- |           |   |
|-----------|---|
| <b>8</b>  | <b>25/03351/OUT</b> Land North of Tops Nursery - Mickleton                              |
| <b>9</b>  | <b>25/01623/FUL</b> (Land At Grid Reference 401975 198339<br>Spratsgate Lane Siddington |
| <b>13</b> | <b>24/01143/OUT</b> The Royal Agricultural University Cirencester                       |

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**PLANNING AND LICENSING COMMITTEE**  
**13 May 2026**  
**ADDITIONAL PAGES** (*Published 11.05.2026*)

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GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

<b>ADDITIONAL REPRESENTATIONS ON AGENDA ITEMS</b>		
<b>Agenda No:</b>	<b>Ref No:</b>	<b>Content:</b>
<b>8</b>	<b>25/03351/OUT</b>  <i>(Land North of  Tops Nursery  Mickleton)</i>	<p><b>Declaration of interest:</b></p> <p>20<sup>th</sup> November 2025: Cllr Stowe declaration of interest</p> <p><i>'As per my previous discussions, I declare an interest in the application, part of the application site is owned by members of my family.'</i></p> <p><b>Gloucestershire County Council (GCC)</b></p> <p>GCC has requested home to school transport contributions of:</p> <p>£183,990.30 to primary school transport  £39,900 to secondary school transport</p> <p>Please see attached table</p>
<b>9</b>	<b>25/01623/FUL</b>  <i>(Land At Grid  Reference  401975 198339  Spratsgate Lane  Siddington)</i>	<p><b>Further objection comment received:</b></p> <p><i>'I am intrigued as to why the proposed solar array should all be facing east, or perhaps it is west? It is more normal to have arrays facing south to gain maximum power. I therefore question whether the studies on the effect of light reflection and appearance have been done accurately? The land to be taken up is good quality farm land which should be</i></p> <p style="text-align: right;"><b>Cont/...</b></p>

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<b>Agenda No:</b>	<b>Ref No:</b>	<b>Content:</b>
		<p><i>maintained and put to good farming use. I see a claim that it might be returned to a proper use after 40 years, but we need good farmland now. There is concern by those living downstream as to potential future flooding. This is a serious concern as weather is becoming more disruptive. The solution offered seems dubious'</i></p>
<p align="center"><b>13</b></p>	<p><b>24/01143/OUT</b></p> <p><i>(The Royal Agricultural University Cirencester)</i></p>	<p><b>Variation to draft Condition 19:</b></p> <p>No development shall be occupied in Phase 2 (Plots 2, 3A Zone A, 3A Zone B, 3B and 3C) of the development hereby approved until the following off site highway works have been fully constructed and made available for use either:</p> <p>a. Site Access Roundabout off Tetbury Road as shown on Drawing M001262-1 1-DR-009 – Rev A and ITB6173-GA-1003-Rev G (as approved under Planning Permission 16/00054/OUT)</p> <p>'Highway/Active Travel improvement works – Consented Scheme' (as approved under Planning Permission 16/00054/OUT) as shown on Drawings ITB6173-GA-1004-Rev A, ITB6173-GA-1005-Rev F, ITB6173-GA-101, ITB6173-GA-102, ITB6173-GA-201, ITB6173-GA-202, ITB6173-GA-203, ITB6173-GA-204, ITB6173-GA-205, ITB6173-GA-206, ITB6173-GA-207, ITB6173-GA-208, ITB6173-GA-209, ITB6173-GA-210 and ITB6173-GA-211; or</p> <p>b. An alternative scheme for highway and active travel off-site works is agreed and approved in writing by the local Planning Authority.</p> <p>All works shall be implemented in full in accordance with the approved details and completed to the satisfaction of the Local Planning Authority prior to occupation.</p> <p align="right"><b>Cont/...</b></p>

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<p align="center"><b>13</b></p>	<p><b>24/01143/OUT</b></p> <p><i>(The Royal Agricultural University Cirencester)</i></p>	<p><b>Reason:</b> To ensure that adequate off-site highway capacity and safe access arrangements are in place to accommodate the traffic generated by Phase 2, in the interests of highway safety and the efficient operation of the highway network, in accordance with Policy INF4 of the NPPF.</p> <p><b>EIA Regulations – Regulation 26 Reasoned Conclusion (Officer Addendum)</b></p> <p>The Local Planning Authority has examined the Environmental Statement and other environmental information and reaches a reasoned conclusion that the development would not result in likely significant adverse environmental effects, subject to the mitigation and management measures identified in the ES being secured by condition and/or planning obligation and implemented.</p> <p>This conclusion is integrated into the planning balance. The Local Planning Authority has also considered monitoring measures and concludes that proportionate monitoring is appropriate, including monitoring secured through the Travel Plan (with review and remedial mechanisms where necessary) via condition and a S106 obligation to secure monitoring fees.</p> <p>Members are requested to NOTE and ADOPT this Regulation 26 reasoned conclusion as part of the Authority’s decision on the application.</p> <p>Members are further requested to determine the application in accordance with the recommendation in the main committee report to resolve to approve subject to the draft conditions and obligations highlighted, read together with this addendum.</p> <p align="right"><b>Cont/...</b></p>

**ADDITIONAL REPRESENTATIONS ON AGENDA ITEMS**

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<b>13</b>	<p><b>24/01143/OUT</b></p> <p><i>(The Royal Agricultural University Cirencester)</i></p>	<p><b>Active Travel England Contribution Update:</b></p> <p>Notwithstanding the deferral recommendation of Active Travel England and their requirement for a contribution to active travel links, the Local Planning Authority has been in discussion with Gloucestershire County Council Highway Authority.</p> <p>The proposal has demonstrated that the provision of the Toucan crossing on Stroud Road would allow Phase 1 to be occupied without any further mitigation works required. Phase 2 of the proposal is reliant either upon the highway and active travel links to be provided in respect of The Steadings development (16/00054/OUT) or, the applicant designing an acceptable scheme. It is therefore considered in this case that the ATE requirement for a contribution is not necessary to make the development acceptable in planning terms.</p>

**Agenda Item No: 8**  
**25/03351/OUT**

*(Land North of Tops Nursery Mickleton)*

Hi,

Here are the home to school transport contributions:

<b>Phase of Education</b>	<b>Name of closest non-selective school and/or the education planning area.</b>	<b>No of qualifying dwellings (QD)</b>	<b>Total Pupil Yield from QD</b>	<b>Contribution Requested (£)</b>	<b>Comments</b>
<b>Primary</b>	Mickleton Primary School and /or the Chipping Campden Primary Planning Area	95	28.500	<b>£183,990.30</b> <b>(£322.79 per day * 190 academic days * 3 years)</b>	We would need to arrange a new route to transport the 19 students (rounded up from 18.700) where there is shortfall of places at Mickleton Primary.  The daily rate is based on the current market price.
<b>Secondary - 11-16</b>	Chipping Campden School and/or the Cotswold (N) Secondary Planning Area	95	13.965	<b>£39,900</b> <b>(£950 per academic year * 14 students * 3 years)</b>	We could accommodate the students from this development on an existing route, so the per pupil rate is charged.

Many thanks

Miss Faye Williams  
Mainstream School Transport Lead Officer  
Shire Hall  
Gloucester

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