



**Minutes of a meeting of Planning and Licensing Committee held on Wednesday,
14 May 2025**

Members present:

Ray Brassington (Chair)	Patrick Coleman (Vice Chair)	Daryl Corps
Dilys Neill	Julia Judd	Andrew Maclean
Mark Harris	David Fowles	Ian Watson

Officers present:

Helen Blundell, Interim Head of Legal Services	Kira Thompson, Election and Democratic Services Support Assistant
Harrison Bowley, Head of Planning Services	Helen Cooper, Senior Planning Case Officer
Julia Gibson, Democratic Services Officer	Graham Smith, Planning Case Officer

Observers:

Councillor Juliet Layton

125 Apologies

Apologies were received from Councillor Michael Vann.

126 Substitute Members

There were no substitute Members.

127 Declarations of Interest

Members acknowledged that Councillor Jeremy Theyer was known to members of the committee as a Cotswold District Councillor.

Councillor Coleman declared that he had known the source of the public comment for Agenda item 10 – 24/00981/FUL

128 Minutes

The minutes of the meeting held on 9 April 2025 were discussed.

Councillor Daryl Corps proposed accepting the minutes and Councillor Patrick Coleman seconded the proposal which was put to the vote and agreed by the Committee.

RESOLVED: To APPROVE the minutes of the meeting held on 9 April 2025.

Minutes (Resolution)		
For	Ray Brassington, Patrick Coleman, Daryl Corps, David Fowles, Mark Harris, Julia Judd and Dilys Neill	7
Against	None	0
Conflict Of Interests	None	0
Abstain	Andrew Maclean and Ian Watson	2
Carried		

129 Chair's Announcements

The Chair announced that he would be stepping down from the role, noting that this meeting would be his final one as Chair.

The Chair expressed gratitude to those who had supported the work of the committee. Thanks were extended to the staff from Democratic Services for their efforts in organising meetings and ensuring they ran smoothly. Appreciation was given to the Legal Services team, with particular thanks to Helen Blundell for her assistance and reassuring presence, as well as her legal guidance throughout.

The Chair extended his thanks to the planning officers, acknowledged their professionalism, dedication, and extensive knowledge, which had greatly supported the Chair in his role.

The Chair expressed appreciation for the support staff within the planning department, recognising the significant work they do behind the scenes to prepare for meetings, and noted that their contributions were essential to the functioning of the committee. Thanks were given to all Committee Members for their support and patience during the Chair's tenure.

A special note of thanks was given to Councillor Julia Judd, who had served as Vice-Chair during the Chair's first year.

The Chair offered appreciation to Councillor Patrick Coleman, the current Vice-Chair, for his support and assistance over the past three years and his consistent backing and contribution.

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The Interim Head of Legal Services thanked the Committee for their professional conduct in her final Committee meeting and expressed her pleasure in supporting Planning and Licensing Committee meetings.

Thanks were echoed to the Chair and Interim Head of Legal Services and Vice Chair from Members of the Committee.

130 Public questions

There were no public questions.

131 Member questions

There were no member questions.

132 21/01892/FUL - Outbuilding to the East of Poplars Barn, Moreton-in-Marsh.

Proposal

The proposal was for the demolition of an existing outbuilding and the erection of new dwelling in the village of Evenlode.

Case Officer: Charlotte Van De Wydeven

Ward Member: Councillor David Cunningham

Due to the Case Officer being unavailable, the Head of Planning Services proposed that the planning application be deferred to a later meeting.

Recommendation

The recommendation was changed to DEFER consideration of the case of planning application 21/01892/FUL due to the Case Officer being absent.

Proposed by Councillor Judd and seconded by Councillor Harris

The recommendation to defer was APPROVED.

21/01892/FUL - outbuilding to the East of Poplars Barn, Moreton-In-Marsh. To Defer decision (Resolution)		
For	Ray Brassington, Patrick Coleman, Daryl Corps, David Fowles, Mark Harris, Julia Judd, Andrew Maclean, Dilys Neill and Ian Watson	9
Against	None	0
Conflict Of Interests	None	0
Abstain	None	0
Carried		

133 25/00505/FUL - Land off Kingshill Lane to Witpit Lane, Cirencester

Proposal

The proposal was for the Change of use of the site to a mixture of agriculture and equestrian (Retrospective) at Land off Kingshill Lane to Witpit Lane, Preston, Cirencester.

Case Officer: Helen Cooper

Ward Member: Councillor Mike Every

Original recommendation: PERMIT.

The Chair invited the Case Officer to introduce the application.

- There were no additional pages or updates provided.
- Various location maps and site photographs were shared

Members questions:

Members asked questions of the Case Officer, who responded as follows:

- It was confirmed that the site would have a mixed use, with areas designated for both equestrian and agricultural purposes. Some parts of the field were expected to be used for hay production, while others would be used for grazing horses. It was intended for rotation of grazing within the site.
- A representation was noted from a resident, who had raised concerns about odour from manure during warmer weather, attributed to the existing field shelter. A question was raised as to whether a condition could be applied to ensure that any field shelter or manure storage was kept a minimum distance from residential properties.
- The Case Officer clarified that the existing field shelter was not part of the current application, as the applicant considered it to be a temporary, moveable structure and not classified as development requiring planning permission. If such a structure were to be located in a certain position for a significant period of time, the local planning authority might consider it to be operational development and planning permission would then be required.
- Regarding manure storage, officers confirmed that the applicant intended to manage waste by rotating grazing areas and harrowing manure into the ground, with no manure heaps or trailers proposed. An informative had been included in the recommendation to advise the applicant to take care in the siting of manure and any other waste arising from the equestrian use so as not to cause a justifiable complaint or statutory nuisance.
- A question was raised regarding Condition 4 - external lighting, asking whether there was an application or intention to install lighting on the site. The Officer responded that, to their knowledge, no external lighting was proposed at that

time. The condition was included to ensure control should any lighting be proposed in the future. It was also noted that the field shelter had no electrical services connected, so any lighting installation would require a separate application.

A proposal to permit the application in line with the officer recommendations was proposed by Councillor Maclean and seconded by Councillor Judd. This proposal was put to the vote and agreed by the Committee.

25/00505/FUL - Land off Kingshill Lane to Witpit Lane, Cirencester. To Permit (Resolution)		
For	Ray Brassington, Patrick Coleman, Daryl Corps, David Fowles, Mark Harris, Julia Judd, Andrew Maclean, Dilys Neill and Ian Watson	9
Against	None	0
Conflict Of Interests	None	0
Abstain	None	0
Carried		

134 24/00981/FUL - The Barn, Hills Farm, Chedworth

Proposal:

The proposal was for the construction of an agricultural building at The Barn, Hills Farm, Chedworth.

Case Officer: Graham Smith

Ward Member: Councillor Paul Hodgkinson

Original Recommendation: PERMIT

The Chair invited the Case Officer, who introduced the applications.

- There were additional pages circulated as supplementary documents which included an updated Case Officer Report and a public objection comment.
- The Case Officer shared site location plans, various maps, plans and photographs of the application site.

Questions.

- A member asked if the application was approved, could that set a precedent for a future applications to seek a residential conversion. In response, the Head of Planning Services confirmed that each application would be considered on a case-by-case basis and assessed against the planning policies in force at that time.
- A member expressed concern about the substantial scale and construction of the building, particularly given its concrete base, and questioned whether its size was justified. The Officer stated that the proposal was considered proportionate and appropriate for the agricultural need
- A concern was raised about the removal of vegetation. The Case Officer confirmed that some of the vegetation was under the applicant's control.

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However, as the site was situated within a conservation area, any removal of trees would require permission from the local planning authority.

- A Member raised a question regarding any restrictions on what the building could be used for in the future. It was explained that different recommendations for agricultural buildings were outlined in the Case Officer's report.
- Questions were raised about light pollution concerns. The Case Officer explained that there were no windows in the proposed building and conditions had been added limiting external lighting.

A proposal to permit the application in line with the officer recommendations was proposed by Councillor Mark Harris and seconded by Councillor Julia Judd. This proposal was put to the vote and agreed by the Committee.

24/00981/FUL - The Barn, Hills Farm, Chedworth. To Permit. (Resolution)		
For	Ray Brassington, Patrick Coleman, Daryl Corps, David Fowles, Mark Harris, Julia Judd, Andrew Maclean, Dilys Neill and Ian Watson	9
Against	None	0
Conflict Of Interests	None	0
Abstain	None	0
Carried		

135 Sites Inspection Briefing

The Chair advised members to keep the date of 4 June 2025 free in their diaries.

136 Licensing Sub-Committee

There were no licensing sub-committees planned.

The Meeting commenced at 2.00 pm and closed at 2.41 pm

Chair

(END)