



COTSWOLD
District Council

30 June 2025

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PLANNING AND LICENSING COMMITTEE

A meeting of the Planning and Licensing Committee will be held in the Council Chamber - Council Offices, Trinity Road, Cirencester, GL7 1PX on **Wednesday, 9 July 2025 at 2.00 pm.**

Rob Weaver
Chief Executive

To: Members of the Planning and Licensing Committee
(Councillors Dilys Neill, Ian Watson, Ray Brassington, Nick Bridges, Patrick Coleman, Daryl Corps, David Fowles, Julia Judd, Andrew Maclean, Michael Vann and Tristan Wilkinson)

Recording of Proceedings – The law allows the public proceedings of Council, Cabinet, and Committee Meetings to be recorded, which includes filming as well as audio-recording. Photography is also permitted.

As a matter of courtesy, if you intend to record any part of the proceedings please let the Committee Administrator know prior to the date of the meeting.

AGENDA

1. **Apologies**

To receive any apologies for absence. The quorum for the Planning and Licensing Committee is 3 members.

2. **Substitute Members**

To note details of any substitution arrangements in place for the meeting.

3. **Declarations of Interest**

To receive any declarations of interest from Members relating to items to be considered at the meeting.

4. **Minutes** (Pages 7 - 20)

To confirm the minutes of the meeting of the Committee held on 11 June 2025

5. **Chair's Announcements**

To receive any announcements from the Chair of the Planning and Licensing Committee.

6. **Public questions**

A maximum of 15 minutes is allocated for an "open forum" of public questions at committee meetings. No person may ask more than two questions (including supplementary questions) and no more than two such questions may be asked on behalf of one organisation. The maximum length of oral questions or supplementary questions by the public will be one minute. Questions must relate to the responsibilities of the Committee but questions in this section cannot relate to applications for determination at the meeting.

The response may take the form of:

- a) A direct oral response (maximum length: 2 minutes);
- b) Where the desired information is in a publication of the Council or other published work, a reference to that publication; or
- c) Where the reply cannot conveniently be given orally, a written answer circulated later to the questioner.

7. **Member questions**

A maximum period of fifteen minutes is allowed for Member questions. Questions must be directed to the Chair and must relate to the remit of the Committee but may not relate to applications for determination at the meeting.

Questions will be asked in the order in which they were received but the Chair may group together similar questions.

The deadline for submitting questions is 5.00pm on the working day before the day of the meeting unless the Chair agrees that the question relates to an urgent matter, in which case the deadline is 9.30am on the day of the meeting.

A member may submit no more than two questions. At the meeting the member may ask a supplementary question arising directly from the original question or the reply. The maximum length of a supplementary question is one minute.

The response to a question or supplementary question may take the form of:

- a) A direct oral response (maximum length: 2 minutes);
- b) Where the desired information is in a publication of the Council or other published work, a reference to that publication; or
- c) Where the reply cannot conveniently be given orally, a written answer circulated later to the questioner.

Schedule of Applications

To consider and determine the applications contained within the enclosed schedule:

8. **24/03501/OUT - Land North of The Wern, Lechlade** (Pages 23 - 86)

Proposal

Residential development of up to 54 residential dwellings.

Case Officer

Martin Perks

Ward Member

Councillors Helene Mansilla and Tristan Wilkinson

Recommendation

REFUSE

9. **25/00650/FUL - Land at Nos. 26 To 48 Austin Road Cirencester** (Pages 87 - 132)

Proposal

Demolition of existing 12 no. flats and construction of 14 no. new houses and flats.

Case Officer

Martin Perks

Ward Member

Councillor Claire Bloomer

Recommendations

PERMIT subject to no objection from Gloucestershire County Council Archaeology, as well as completion of a S106 legal agreement covering Biodiversity Net Gain, financial contributions towards Cotswold Beechwoods Special Area of Conservation and the North Meadow and Clattinger Farm Special Area of Conservation, and the provision of affordable housing.

10. **24/03111/FUL - The Saddlery, Kineton, Guiting Power** (Pages 133 - 170)

Proposal

Removal of stables, erection of a dwelling.

Case Officer

Helen Cooper

Ward Member

Councillor Len Wilkins

Recommendation

PERMIT

11. **25/01020/FUL - Duchy Home Farm, Tetbury** (Pages 171 - 194)

Proposal

Demolition of existing agricultural shed and redundant silage pits. Replacement calf shed with solar panels.

Case Officer

Martin Perks

Ward Member

Councillor Laura Hill-Wilson

Recommendation

PERMIT

12. **25/01049/FUL - Compton Farm, Compton Abdale** (Pages 195 - 226)

Proposal

Demolition of existing building and erection of replacement building for the storage of logs.

Case Officer

Graham Smith

Ward Member

Councillor Paul Hodgkinson

Recommendation

PERMIT

13. **National Scheme of Delegation** (Pages 227 - 260)

Purpose

The purpose of this report is to set out the Council's responses to the questions posed within the Reform of planning committees: technical consultation, published by The Ministry of Housing, Communities & Local Government (MHCLG) in May 2025.

Lead Officer

Harrison Bowley – Head of Planning

14. **Sites Inspection Briefing**

Members for 6 August 2025 (if required)

Councillors Dilys Neill, Nick Bridges, Patrick Coleman, David Fowles, Michael Vann.

15. **Licensing Sub-Committee**

Members for 24 July 2025 - To be confirmed.

(END)