



COTSWOLD
District Council

3 February 2026

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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, 11 February 2026 at 2.00 pm.**

A handwritten signature in cursive script that reads 'Jane Portman'.

Jane Portman
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, Joe Harris, Julia Judd and Michael Vann)

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 14 January 2026.
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. **25/02983/OUT - Land North of Folly View, Willersey** (Pages 23 - 124)

Proposal

Outline application for the erection of up to 30 dwellings

Case Officer

Martin Perks

Ward Members

Councillor Gina Blomefield and Councillor Tom Stowe

Recommendation

PERMIT subject to completion of S106 legal agreement(s) covering financial contributions to secondary education, library services and community transport, the provision of affordable housing and self-build/custom build housing, and financial contributions to Willersey Parish Council for improvements to the village hall, recreation ground and cemetery.

9. **25/03122/FUL - Wyck Hill Farm Racing Stables, Stow-on-the-Wold** (Pages 125 - 192)

Proposal

Proposed re-location of stable yard including provision of new access, new buildings and siting of a mobile home.

Case Officer

Martin Perks

Ward Member

Councillor Dilys Neill

Recommendation

PERMIT subject to completion of S106 legal agreement covering Biodiversity Net Gain

10. **24/02513/FUL - Siddington Park, Cirencester** (Pages 193 - 310)

Proposal

Development of land and erection of buildings to expand an existing Integrated Retirement Community (Use Class C2)

Case Officer

Andrew Moody

Ward Member

Councillor Mike Evemy

Recommendation

PERMIT SUBJECT TO THE COMPLETION OF A SECTION 106 LEGAL AGREEMENT FOR THE PAYMENT OF FINANCIAL CONTRIBUTIONS TOWARDS LIBRARY FACILITIES AND TRAVEL PLAN; ALSO THE PAYMENT OF THE FINANCIAL CONTRIBUTION TO MITIGATE THE IMPACT OF THE DEVELOPMENT UPON THE NORTH MEADOW AND CLATTINGER FARM SPECIAL AREA OF CONSERVATION

11. **Proposed reforms to the National Planning Policy Framework (NPPF)** (Pages 311 - 402)

Purpose:

To advise Planning and Licensing Committee of the current NPPF consultation, agree the consultation response on behalf of the Council and to seek delegated authority to respond to a second consultation on Design and Placemaking guidance.

Recommendations:

That the Planning and Licencing Committee resolves to:

1. Grant delegated authority to the Director of Communities and Place to make the final submission of comments on the consultation, having regard to further comments made by the committee at and after the meeting and

- in consultation with the Cabinet Member for Housing and Planning, and
2. Grant delegated authority to the Director of Communities and Place in consultation with the Cabinet Member for Housing and Planning to submit comments on recent consultation on Design and Placemaking Planning Practice Guidance – Public Consultation.

12. **Sites Inspection Briefing**

Members for 4 March 2026 (if required)

Councillors Dilys Neill, Ian Watson, Ray Brassington, Daryl Corps, Michael Vann

13. **Licensing Sub-Committee**

Members for 26 February 2026 (if required)

Councillors Ian Watson, Julia Judd, Michael Vann

(END)