



26 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 March 2026 at 2.00 pm.**

A handwritten signature in black ink 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 5 - 16)
To confirm the minutes of the meeting of the Committee held on 11 February 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. **24/01563/LBC - Old Farm House Preston Cirencester** (Pages 21 - 32)

Proposal

Replace 5no. windows on front elevation with new single glazed timber windows

Case Officer

Charlotte Bowles-Lewis

Ward Member

Councillor Mike Every

Officer recommendation: PERMIT

9. **Sites Inspection Briefing**

Members for 1 April 2026 (if required)

Councillors Dilys Neill (Chair), Patrick Coleman, David Fowles, Joe Harris, Julia Judd

10. **Licensing Sub-Committee**

Members for 26 March 2026 (if required)

Councillors Ian Watson, Julia Judd, Michael Vann

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Planning and Licensing Committee
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Minutes of a meeting of Planning and Licensing Committee held on Wednesday, 11 February 2026

Members present:

| | | |
|---------------------|-------------------------|--------------|
| Dilys Neill (Chair) | Ian Watson (Vice Chair) | |
| Nick Bridges | David Fowles | Michael Vann |
| Patrick Coleman | Joe Harris | Julia Judd |
| Daryl Corps | | |

Officers present:

| | |
|--|--|
| Marie Barnes, Lawyer | Geraldine LeCointe, Assistant Director - Planning Services |
| Harrison Bowley, Head of Planning Services | Martin Perks, Principal Planning Officer |
| Julia Gibson, Democratic Services Officer | Andrew Moody, Senior Planning Officer |
| Tyler Jardine, Trainee Democratic Services Officer | |

Guests:

Councillor Juliet Layton, Mike Evely and Tom Stowe

238 Apologies

There were apologies from Councillor Ray Brassington.

239 Substitute Members

There were no substitute Members.

240 Declarations of Interest

Councillor Coleman declared that in relation to Application 10 and the adjacent residential buildings discussed during the site inspection briefing, they knew a couple living in one of the neighbouring properties through a local choir connection. The legal representative confirmed that, provided the Councillor was satisfied they could consider the matter with an open mind, the connection declared was acceptable and did not prevent participation.

Councillor Corps confirmed that he was the County Councillor but confirmed they didn't have any connection with Bridgewater Racing

241 Minutes

The minutes of the meeting held on 5 January 2026 were discussed. Councillor Vann proposed accepting the minutes and Councillor Judd seconded the proposal which was put to the vote and agreed by the Committee.

RESOLVED: To APPROVE the minutes of the meeting held on 5 January 2026.

| 04. Minutes 14 January 2026 - APPROVE (Resolution) | | |
|---|--|---|
| For | Patrick Coleman, Daryl Corps, David Fowles, Julia Judd, Dilys Neill, Michael Vann and Ian Watson | 7 |
| Against | None | 0 |
| Conflict Of Interests | None | 0 |
| Abstain | Nick Bridges and Joe Harris | 2 |
| Carried | | |

242 Chair's Announcements

There were no announcements by the Chair.

243 Public questions

There were no public questions.

244 Member questions

There were no Member questions.

245 25/02983/OUT - Land North of Folly View, Willersey

The proposal was for outline permission to erect of up to 30 dwellings with associated means of access, car parking, public open space, landscaping, sustainable drainage system, and associated infrastructure.

Case Officer: Martin Perks

Ward Member: Councillors Tom Stowe and Gina Blomefield

Officer Recommendation: PERMIT subject to completion of a section 106 legal agreement covering financial contributions to secondary education, library services, community transport, the provision of affordable housing and self-built custom housing and financial contributions to Willersey Parish Council for improvements to the village hall recreation ground and cemetery.

The Chair invited the Case Officer to introduce the application who made the following points:

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- The recommendation had been amended to permit the application subject to no objection from the Gloucestershire County Council Lead Local Flood Authority, in addition to the previous conditions.
- Willersey Parish Council had requested £121,150 toward the village hall.
- Updated drainage details had been submitted and were under review by the Lead Local Flood Authority, so the recommendation remained to permit subject to no objections.
- An objection had been received from Folly View residents, which raised concerns that the proposed layout had not provided adequate separation or landscape buffering to protect privacy, and highlighted potential noise intrusion during and after construction. They requested additional measures such as weekend restrictions and no driven piling.
- A local resident shared correspondence from Severn Trent Water regarding foul drainage capacity.

The key points were that:

- Issues were partly due to unmapped surface water connections and infiltration into the wastewater network.
- The system was designed mainly for foul water and should accommodate current connections, but infiltration could undermine performance.
- The pumping station operation was being reviewed to ensure optimal performance.
- Willersey was served by Honeybourne Sewage Treatment Works, which had sufficient treatment capacity, though some upstream network sections had hydraulic constraints.

The Case Officer shared aerial photographs, site plan, photographs from various directions and access points, location of development sites in the town and a drainage scheme strategy.

Public Speakers

Speaker 1 – Willersey Parish Council – Councillor Jane Rintoul

The proposal formed part of two live applications totalling 90 dwellings in a village of 900 people and 495 homes, creating a dense block of 60 houses. It was emphasised that the development lay within a nationally protected landscape, and that the NPPF required exceptional circumstances for major developments, which had not been demonstrated. They raised serious infrastructure concerns, including closed shops, a school at capacity, overstretched GP and acute health services, and limited public transport increasing car dependency. Combined with existing sewage and water capacity issues, the Councillor urged the Planning Committee to reject the application.

Speaker 2 – Objector – Roger Webb

The objector highlighted longstanding flooding and sewage issues in Willersey. They noted that the officer's report confirmed the applicant was still in discussion with the Lead Local Flood Authority (LLFA) and without agreement, the scheme was

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unacceptable. They emphasised that Severn Trent Water and Thames Water had statutory responsibilities and that no development should proceed until their concerns were resolved. The objector urged the Committee to refuse the application or defer until full agreement from the LLFA, Severn Trent, and Thames Water was received to enable an evidence-based decision.

Speaker 3 – Agent – Ed Leeson

The scheme was reduced from 50 to 30 homes in response to pre-application advice and landscape sensitivity. No technical objections had been raised, and matters including ecology, trees, archaeology, and amenity could be addressed through conditions. Drainage and flood risk had been carefully considered with the LLFA and Severn Trent Water, with a robust sustainable drainage strategy proposed. The development included 12 affordable homes and delivered local benefits via a Section 106 agreement.

Speaker 4 – Ward Member – Councillor Tom Stowe

The Ward Member highlighted that around 170 objections had been lodged, demonstrating significant local concern, particularly over longstanding flooding and sewage issues. Residents had experienced raw sewage in roads and gardens, manhole blowouts, and backing up in homes, with Severn Trent Water confirming ongoing investigations but no planned investment. Pre-commencement conditions should be imposed and effectively enforced.

Despite the reduced scheme size, the proposal could still constitute major development under the NPPF, requiring careful consideration of its impacts on the Cotswold National Landscape and refusal unless exceptional circumstances and public interest were demonstrated.

Member Site Inspection Briefing Feedback

- Whilst the site offered impressive views and represented a village expansion next to a modern development, it appeared relatively ordinary itself and not markedly different from other developed sites in the National Landscape.
- The reduction of the scheme from 50 to 30 houses, negotiations between the agent and case officer and with the site being pushed south to protect the footpath, was particularly significant.
- The site was extremely wet, with the field completely saturated despite it not being a rainy day.

Member Questions

Members of the Committee asked a series of questions and noted that:

- Whilst the outline application had raised concerns about drainage, the applicant had had ongoing discussions with the LLFA to develop a drainage strategy ensuring surface water was managed on-site, with flows not exceeding existing

greenfield rates. The detailed schemes and sustainable drainage measures would be secured via conditions.

- Severn Trent Water was responsible for connecting the development to the drainage network and ensuring capacity, and whilst they had raised no objection (subject to conditions), the Council could only enforce measures through planning conditions to prevent occupation until satisfactory solutions were in place. The main issue appeared to be surface water infiltrating the system rather than insufficient foul drainage capacity.
- The Case Officer clarified that the scheme was not considered major development in the Cotswolds National Landscape for the purposes of paragraph 190 of the NPPF. Independent landscape consultants had deemed it acceptable, and that under footnote 67, major development was determined by the decision-maker based on its nature, scale, setting, and whether it would have a significant adverse impact. The residential nature, limited scale of 30 houses, and lack of notable landscape features meant no significant adverse impact was expected.
- Under the current Local Plan, Willersey was designated as a principal settlement and should be treated as such until a new Local Plan was adopted. Its status may change following the ongoing settlement review.
- 40% of the scheme would be affordable housing, including six social rent homes. Current housing needs evidence showed that 55 households in the village or neighbouring parishes required affordable housing.
- The Cotswold National Landscape Board was not a statutory consultee. Its objection and supporting report still carried material weight, and its Management Plan policies were taken into account as material considerations in the assessment of applications.
- Education contributions were relating to secondary provision for 16–18 year olds. Current capacity pressures were at that stage, whilst primary contributions were not being sought at present.
- The number of objections or expressions of support was noted not to be determinative and that the application must be assessed and decided on its planning merits.
- A holding objection had initially been submitted by Severn Trent Water whilst they investigated wider network concerns. Their latest position was no objection subject to condition. An appropriate planning condition had been recommended to secure drainage measures before commencement.
- Concern was raised that the affordable homes were positioned in the site with potential surface water risk and whether this was appropriate. The Case Officer advised the whole site was Flood Zone 1 and that detailed level data indicated mitigation measures, including raised floor levels and sustainable drainage design, could address the risk, subject to confirmation by the LLFA.

Member Comments

- Concerns were raised locally about flooding, drainage and water infrastructure capacity in Willersey. However, planning decisions must be determined in line with policy and the advice of consultees such as the LLFA and Severn Trent Water, within the framework of national guidance and the Cotswolds National Landscape designation.
- The development was considered modest, with housing on two sides, generous green space, a thoughtful and respectful layout, a mix of affordable and social housing, and no expected impact on escarpment views from the footpath.
- The contribution to the Village Hall was still under negotiation between the Parish Council and the developer as the current figure was considered too high.

Councillor Joe Harris proposed and Councillor Julia Judd seconded the proposal to permit the application. The proposal was put to the vote and agreed by the Committee.

RESOLVED: To PERMIT subject to no objection from Gloucestershire County Council, the Lead Local Flood Authority, and the completion of a Section 106 agreement securing financial contributions to secondary education, library services, community transport, Willersey Parish Council for the village hall, recreation ground, and cemetery, as well as the provision of affordable and self-built/custom housing.

| 25/02983/OUT Folly View, Willersey - PERMIT subject to requirements/objections (Resolution) | | |
|--|--|---|
| For | Patrick Coleman, Daryl Corps, Joe Harris, Julia Judd, Dilys Neill, Michael Vann and Ian Watson | 7 |
| Against | David Fowles | 1 |
| Conflict Of Interests | None | 0 |
| Abstain | Nick Bridges | 1 |
| Carried | | |

246 25/03122/FUL - Wyck Hill Farm Racing Stables, Stow-on-the-Wold

The proposal was to re-locate a 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: To PERMIT subject to completion of S106 legal agreement covering Biodiversity Net Gain

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The Chair invited the Case Officer to introduce the application who made the following points:

- The agent requested flexibility in condition wording and timeframes to allow phased submissions, and delegated authority was proposed for officers to amend the relevant timeframes accordingly.
- The Case Officer shared a map, site contour map, aerial photographs, site location map and site section.

Speaker 1 – Ward Member – Councillor Dilys Neill

The legal representative was satisfied that the Chair had confirmed that they would be able to approach the application openly and transparently.

The proposal supported a long-established equestrian business by modernising stables, converting two redundant barns to housing to fund the business, providing a mobile home for the groom, creating local employment, and improving access with a safer, Council-approved entrance.

Member Questions

- The stone barn qualified for conversion under paragraph 84 as non-designated charity assets, with the Dutch barn's setting enhanced by removal of surrounding buildings and landscaping, and the land already had an equestrian use from a 2004 permission.
- Highways had no objection, noting that the new entrance provided the required 215 m visibility, with average recorded speeds of 57 mph, and they had requested clarification on space and distances which had been addressed.

Member comments

- The development supported a local equestrian business, which was an important contributor to the local economy.
- Changing the entrance was welcomed for existing safety concerns.

Councillor Joe Harris proposed and Councillor Daryl Corps seconded the proposal to permit the application. Delegated authority was proposed for the officer to make minor amendments to condition timeframes, with a Section 106 agreement ensuring monitoring of biodiversity net gain (BNG) over the coming months. The proposal was put to the vote and agreed by the Committee.

RESOLVED: To PERMIT subject to completion of S106 legal agreement covering Biodiversity Net Gain with delegated to Officers to condition timeframes.

| 25/03122/FUL Wyck Hill Farm - PERMIT subject to S106/delegations (Resolution) | | |
|--|--|---|
| For | Nick Bridges, Patrick Coleman, Daryl Corps, David Fowles, Joe Harris, Julia Judd, Dilys Neill, Michael Vann and Ian Watson | 9 |
| Against | None | 0 |
| Conflict Of Interests | None | 0 |
| Abstain | None | 0 |
| Carried | | |

247 24/02513/FUL - Siddington Park, Cirencester

The proposal was the 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 Every

Officer recommendation: PERMIT subject to the completion of a Section 106 legal agreement.

The Chair invited the Case Officer to introduce the application who made the following points:

- The Case Officer shared the site location plan, proposed site block plan, aerial photographs, proposed landscaping, block elevations, shadow diagrams, and site photographs from various directions.
- Additional pages included the applicant’s financial viability assessment, along with a review by independent consultants commissioned by the Council, which was referenced during discussions about the approval of affordable housing.
- The appendices included the full needs assessment, as well as the tree survey details from the Site Inspection Briefing.
- The proposed blocks were within acceptable separation distances per the Cotswold Design Code. For two-storey blocks, a minimum of 22 m was required: Block 1 was 42.5 m from Number 2 Preston Leigh and 52m to the side of Number 3; Block 2 is 33m and 46m to the rear of Nos. 3 and 4 respectively. For three-storey blocks, a minimum of 28m was required: Block 3 ranged from 42.5m to 50m to adjacent rear elevations. Block 4, a mix of three and four storeys, also met or exceeded the 28m standard.

Speaker 1 – Objector – Oli Freeling-Wilkinson

Whilst local residents supported reasonable development, the current proposal for six blocks of flats, including three- and four-storey buildings close to their homes, raised serious concerns. He noted the applicant had not meaningfully engaged beyond one pre-application meeting, design revisions remained incomplete according to the

Conservation Officer, and tree mitigation was inadequate due to planned felling and inaccurate shadow reports.

Speaker 2 – Agent

Siddington Park provided purpose-built housing with care for older residents, meeting a documented local need for housing with care. The proposed final phase added communal facilities and had addressed all planning concerns, including tree works approved on health and safety grounds. The development supported the local economy and was considered sensitive, balanced, and appropriate.

Speaker 3 – Ward Member – Councillor Mike Every

The Ward Member raised three main concerns about the application: the accuracy of tree and shadow impact evidence, the absence of any affordable housing provision, and the effect of building scale and proximity on neighbours' amenity at Preston Leigh. They welcomed clarification on tree replacement but questioned the shadow diagrams based on observations. They also requested a viability review to secure a future affordable housing contribution, raised concerns that some blocks may be too large and too close to neighbouring properties, and sought stronger conditions on construction timing and drainage.

Member Site Inspection Briefing feedback:

- Concerns were expressed about the appropriateness of four-storey buildings in Cirencester, particularly in relation to their scale and potential fire engine access difficulties due to building height and narrowing road layout.
- Concerns were also expressed that the proposed large block would create excessive darkness and overshadowing, that parking provision appeared insufficient for the number of apartments, that the amount of usable green space and privacy may be overstated once roads and buildings were in place, and that the overall layout could feel overlooked.
- The Phase 1 accommodation appeared densely packed with Phase 2 designed to be more densely packed.

Member Questions

- The late financial viability assessment had been independently reviewed by consultants commissioned by the Council. They did conclude that the scheme would not generate sufficient profit to support an affordable housing contribution.
- The nearest part of Block Four to Number 6 Preston Leigh was three storeys in height, with the four-storey element set about 29 metres away, and that the closest block elevation would be blank because balconies had been removed following officer concerns about overlooking of neighbouring gardens.

Member Comments

- This was a finely balanced application, with notable design concerns about the height and massing of Blocks four to six, and support resting mainly on the council’s low housing land supply.
- Due to the Council’s housing land supply being below the required five years, the scheme was being considered more favourably than it otherwise would be, but concerns remained that it conflicted with the local plan and design code. Block 4 was particularly judged to cause heritage harm through excessive scale and massing and to fail key design principles on height, bulk, and human scale.
- The proposal provided zero affordable housing on a 55-unit scheme where up to 40% would normally be expected, meaning that the community gained no meaningful local benefit in return for the identified visual and heritage harm.
- Concerns were raised about the need for additional retirement properties, citing examples of existing sites in the district where units remained unoccupied.
- The site lacked meaningful green space.

Councillor Julia Judd proposed REFUSING the application and Councillor Joe Harris seconded the proposal.

Refusal reasons:

1. Heritage: Impact on the setting of the listed building, conflicting with Local Plan policies EN10 and EN11, and Paragraphs 212 and 215 of the NPPF.
2. Design: Failure to conform with Local Plan policies EN1 and EN2 and the Cotswold Design Code, conflicting with Paragraphs 135 and 139 of the NPPF.

The proposal was put to the vote and agreed by the Committee.

RESOLVED: To REFUSE the application.

| 24/02513/FUL Siddington Park - REFUSE (Resolution) | | |
|---|--|---|
| For | Nick Bridges, Patrick Coleman, Daryl Corps, David Fowles, Joe Harris, Julia Judd, Dilys Neill, Michael Vann and Ian Watson | 9 |
| Against | None | 0 |
| Conflict Of Interests | None | 0 |
| Abstain | None | 0 |
| Carried | | |

248 Proposed reforms to the National Planning Policy Framework (NPPF)

The purpose of the report was to advise the Planning and Licensing Committee of the current NPPF consultation, agree the consultation response on behalf of the Council

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and to seek delegated authority to respond to a second consultation on Design and Placemaking guidance.

The report was introduced by Councillor Juliet Layton, Deputy Leader and Cabinet Member for Planning, and Geraldine Le Cointe, Assistant Director of Planning Services, who made the following points:

The Government published a draft National Planning Policy Framework (NPPF) and was inviting responses by 10 March. The draft introduced significant changes, splitting the NPPF into plan-making policies and development management policies, which made it easier to read.

Key points for local planning:

- Local plan preparation deadlines remain unchanged, with submission planned for December this year under the current NPPF.
- Development management policies in the draft NPPF would take precedence over newly adopted local plan policies.
- Draft policies on settlements and development outside settlements were relevant, particularly given the district's current lack of a five-year housing land supply.
- A new "tilted balance" was proposed, favouring development that met unmet need unless other considerations outweighed it.

Members were invited to review the draft, particularly policies on settlement and unmet need, and provide feedback for the consultation by 20 February 2026.

The Committee discussed the report and voted to APPROVE the recommendations.

249 Sites Inspection Briefing

The Chair advised members to keep 4 March 2026 free for a possible Site Inspection Briefing.

Councillors Dilys Neill (Chair), Ray Brassington, Ian Watson, Daryl Corps, Michael Vann.

250 Licensing Sub-Committee

There was a Licensing Sub-Committee Meeting scheduled for 12 February 2026.

Councillors Dilys Neill, Ray Brassington, David Fowles.

The Meeting commenced at 2.00 pm and closed at 5.06 pm

Chair

(END)

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PLANNING AND LICENSING COMMITTEE 11 March 2026

SCHEDULE OF APPLICATIONS FOR CONSIDERATION AND DECISION (HP)

- **Members are asked to determine the applications in this Schedule. My recommendations are given at the end of each report. Members should get in touch with the case officer if they wish to have any further information on any applications.**
- **Applications have been considered in the light of national planning policy guidance, the Development Plan and any relevant non-statutory supplementary planning guidance.**
- The following legislation is of particular importance in the consideration and determination of the applications contained in this Schedule:
 - **Planning Permission:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 - special regard to the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest.
 - **Listed Building Consent:** Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 - special regard to the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest.
 - **Display of Advertisements:** Town and Country Planning (Control of Advertisements) (England) Regulations 2007 - powers to be exercised only in the interests of amenity, including any feature of historic, architectural, cultural or similar interest and public safety.
- The reference to **Key Policy Background** in the reports is intended only to highlight the policies most relevant to each case. Other policies, or other material circumstances, may also apply and could lead to a different decision being made to that recommended by the Officer.

- Any responses to consultations received after this report had been printed, will be reported at the meeting, either in the form of lists of **Additional Representations**, or orally. Late information might result in a change in my recommendation.
- The **Background Papers** referred to in compiling these reports are: the application form; the accompanying certificates and plans and any other information provided by the applicant/agent; responses from bodies or persons consulted on the application; other representations supporting or objecting to the application.

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INDEX TO APPLICATIONS FOR CONSIDERATION AND DECISION

| Parish | Application | Schedule Order No. |
|---------|---|-----------------------|
| Preston | Old Farm House Preston Cirencester Gloucestershire GL7 5PR 24/01563/LBC Listed Building Consent | 1 |

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Replace 5no. windows on front elevation with new single glazed timber windows at Old Farm House Preston Cirencester Gloucestershire GL7 5PR

| Listed Building Consent 24/01563/LBC | |
|---|------------------------|
| Applicant: | Mrs Lisa Spivey |
| Agent: | |
| Case Officer: | Charlotte Bowles-Lewis |
| Ward Member(s): | Councillor Mike Evely |
| Committee Date: | 11 March 2026 |
| RECOMMENDATION: | PERMIT |

1. Main Issues:

- (a) Impact on listed building, and its setting.

2. Reasons for Referral:

- 2.1 In accordance with the Council's Scheme of Delegation, as this application is submitted by or on behalf of a Member of the Council, it cannot be determined under delegated powers. It is therefore referred to the Planning and Licensing Committee.

3. Site Description:

- 3.1 The application site, Old Farm House, Preston, comprises a Grade II listed building within the Preston Conservation Area. The building fronts the main route through the village and occupies a prominent location with smaller adjacent cottages forming a ribbon-like settlement.
- 3.2 The listed building description is as follows: *PRESTON VILLAGE SP OO SW (north side) 3/121 The Old Farmhouse II Detached farmhouse. Probably early C19. Random coursed rubble stone with alternating flush quoins, stone slate roof, brick end stacks. 'L'-shape range, 2 storeys. Three windows, 3/2/3- light casements with flat stone voussoir heads. Two 3-light on ground floor flanking central half-glazed door, also with flat stone voussoir head. Left hand return of rear wing has 2-light on first floor, 4-light below.*

4. Relevant Planning History:

- 4.1 91.02271 and 91.02272 Permitted 24.02.1992 Extension to house to provide first floor ensuite bathroom over existing utility and replacement of three windows
- 4.2 18/01036/FUL Permitted 26.07.2018 External alterations including demolition of single storey extension and erection of replacement extension, conversion of workshop barn to living accommodation, demolition of existing lean-to and erection of link extension, erection of porch to rear. Demolition of pigsty walls and repairs to barn. Installation of new gates and hard landscaping.
- 4.3 18/01037/LBC Permitted 26.07.2018 External and internal alterations including demolition of single storey extension and erection of replacement extension, conversion of workshop barn to living accommodation, demolition of existing lean-to and erection of link extension, erection of porch to rear. Demolition of pigsty wall and repairs to barn. Installation of new gates and hard landscaping
- 4.4 21/03907/LBC Permitted 14.09.2023 Replace side and rear existing wooden casement single glazed windows with slim profile double glazed, wooden casement windows.

5. Planning Policies:

TNPPF The National Planning Policy Framework

6. Observations of Consultees:

- 6.1 None

7. View of Town/Parish Council:

- 7.1 None

8. Other Representations:

- 8.1 None

9. Applicant's Supporting Information:

- Design and Access Statement
- Photographs of the existing windows
- Existing and proposed elevations
- Window details from contractor

10. Officer's Assessment:

10.1 The application seeks listed building consent for the replacement of five casement windows on the front elevation, Previously, consent was granted under application reference 21/03907/LBC for the replacement of the side and rear existing wooden casement single glazed windows with slim profile double glazed, wooden casement windows. The windows to the front elevation are modern replacements approximately 40 years old and the applicant confirms these were replaced prior to listing in 1986.

10.2 The existing windows are of good quality, traditional design and single glazed. The site is prominent in the street scene and the aesthetic nature of the windows, replicating window proportions and casement detailing, contribute to the significance of the listed building and the street scene. Since the 2021 submission, Historic England has reviewed their guidance regarding climate change and energy efficiency - <https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/>. The proposal to replace the windows with single glazed copies follows section 2 of the Historic England principles regarding window proposals as follows –

1. Where historic windows, whether original or later insertions, make a positive contribution to the significance of a listed building they should be retained and repaired where possible. If beyond repair, they should be replaced with accurate copies.

2. Where historic windows have already been replaced with windows whose design follows historic patterns, these usually make a positive contribution to the significance of listed buildings. When they do, they should therefore be retained and repaired where possible. If beyond repair, they should be replaced with accurate copies.

3. Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double glazing without harming the significance of the listed building. There are compatibility issues to consider as the introduction of double glazing can require the renewal of the window frame to accommodate thicker glazing, thereby harming significance.

4. Where historic windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings. Replacing such windows with new windows of a sympathetic historic pattern, whether single glazed or incorporating slim-profile double glazing, may cause no additional harm. It also provides an opportunity to enhance the significance of the building, which is the desired outcome under national policy.

5. *Where a new window or re-glazing is agreed, the reflective properties of secondary and double glazing as compared to modern, polished single glazing, do not usually harm the significance of the building. But when new multi-paned windows are proposed, the desirability of reproducing broken reflections by individually glazing each pane should be considered. Where the aesthetic value of the building is high, then the impact on the whole of the relevant elevation should be considered, including the desirability of accurately matching other windows.*

10.3 The existing casement windows are proposed to be replicated following the architectural form of the historic building, these will be painted and constructed in hardwood timber. Following previous consents for replacement windows in listed buildings, a condition will be applied for the use of a sustainable hardwood timber. Therefore, it is considered that the proposed replacement windows with single glazed units, will sustain the character and significance of the listed building. The development is considered to preserve the special architectural or historic interest of the listed building. It is considered that the development is in accordance with Section 16 of the National Planning Policy Framework.

11. Conclusion:

11.1 Overall, it is considered that the development is in accordance with legislation and guidance. It is therefore recommended that the application is granted for Listed Building Consent, subject to conditions.

12. Proposed Conditions:

1. The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following drawing(s):

Proposed elevation drawing reference 30214-9 and window scaled and section drawings identifying the cill, mullion and glazing bar detailing.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

3. The five front casement windows shall be constructed from a European hardwood, such as oak, or one of the more durable softwoods, such as Scots

pine/European redwood, or imported Douglas fir, and not from engineered or composite timber.

Reason: To ensure that the windows are constructed from materials that are appropriate to the character and design of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

Informatives:

This Listed Building Consent relates solely to the plans, drawings, notes and written details submitted with the application, or as subsequently amended in writing and referred to on this decision notice. Any variation of the works or additional works found to be necessary before work starts or while work is in progress [or required separately under the Building Regulations, by the County Fire Service or by environmental health legislation] may only be carried out subject to approval by the Local Planning Authority. Unauthorised modifications, alterations, or works not covered by this consent may render the applicant, owner(s), agent and/or contractors liable to enforcement action and/or prosecution.

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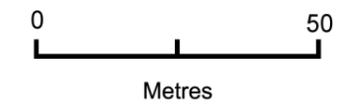
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Old Farmhouse Preston GL7 5PR

Lisa and Adam Spivey

Photo montage of existing windows showing windows in relation to floorplans and elevations

Replace existing wooden casement single glazed windows with new single glazed wooden casement windows

Windows 1, 2, 3, 4 & 5



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