



COTSWOLD
District Council

5 May 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, 13 May 2026 at 2.00 pm.**

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, Nikki Ind, 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 9 - 18)
To confirm the minutes of the meeting of the Committee held on 8 April 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. **25/03351/OUT - Land North of Tops Nursery, Mickleton** (Pages 21 - 110)
Proposal

Outline planning application for demolition of existing buildings and for up to 95 dwellings with associated access and infrastructure, all other matters reserved at Land North of Tops Nursery, Broadway Road, Mickleton, Gloucestershire.

Case Officer

Martin Perks

Ward Members

Councillors Gina Blomefield and Tom Stowe

Recommendation

PERMIT subject to no objection from Biodiversity Officer and the completion of a S106 legal agreement covering affordable housing, self-build/ custom build housing, financial contributions to Biodiversity Net Gain monitoring, secondary education and library services.

9. **25/01623/FUL - Land at Grid Reference 401975 198339 - Spratsgate Lane , Siddington** (Pages 111 - 186)

Purpose

Installation of solar farm, associated infrastructure and grid connection cable run at Land at Grid Reference 401975 198339 Spratsgate Lane, Siddington, Cirencester.

Case Officer

Martin Perks

Ward Member

Councillor Mike Evemy

Recommendation

PERMIT subject to no objection from the Biodiversity Officer and the Environment Agency and the completion of a S106 legal agreement covering a Biodiversity Net Gain monitoring fee.

10. **25/02960/FUL - Shoecroft Barn, Ablington, Bibury, Cirencester Gloucestershire** (Pages 187 - 224)

Purpose

Conversion of ground floor of existing barns from general storage to cafe with retail area, including amendments to the lean-to and decking/patio area, and associated alterations at Shoecroft Barn Ablington Bibury Cirencester Gloucestershire GL7 5NU

Case Officer

Amy Hill

Ward Member

Councillor David Fowles

Recommendation

PERMIT subject to securing a legal agreement

11. **25/02961/LBC - Shoecroft Barn, Ablington, Bibury, Cirencester** (Pages 225 - 238)

Purpose

Conversion of ground floor of existing barns from general storage to cafe with retail area, including amendments to the lean-to and decking/patio area, and associated alterations at Shoecroft Barn Ablington Bibury Cirencester Gloucestershire GL7 5NU

Case Officer

Amy Hill

Ward Member

Councillor David Fowles

Recommendation

CONSENT

12. **25/03713/FUL - Hill Farm, Main Road, Oddington** (Pages 239 - 304)

Purpose

Replacement, part conversion and remodelling of existing General/Heavy Industrial buildings/site with a Rural Business Hub including associated landscaping and consolidated parking at Hill Farm, Main Road, Oddington

Case Officer

Amy Hill

Ward Member

Councillor David Cunningham

Recommendation

PERMIT

13. **24/01143/OUT - The Royal Agricultural University, Stroud Road, Cirencester**
(Pages 305 - 368)

Purpose

Outline planning application with all matters reserved except for access, for a mixed-use development associated with the Royal Agricultural University comprising up to 24,012 sqm of floorspace for office (Use Class E(g)(i)), research and development (E(g)(ii)), education (F1(a)), conferencing (F1(e)), and café (E(b)) uses, Including the conversion of Trent Lodge to café use, associated parking, access and highway works, landscaping, public realm, utilities, and all ancillary works and structures. The development is known as The RAU Innovation Village and forms part of its wider masterplan, supporting research and innovation in food production, climate change, and land management at The Royal Agricultural University Stroud Road Cirencester

Case Officer

Ceri Porter

Ward Member

Councillor Mark Harris

Recommendation

That the application be PERMITTED subject to:

- i. legal agreement(s) between the Applicant and the District Council and Gloucestershire County Council prior to the decision notice being issued;
- ii. agreement of the draft conditions set out in the report together with any draft conditions as may be agreed by Members at Planning & Licensing Committee;

iii. delegated authority being given to the Head of Planning Services, in consultation with the Chairman and Vice-Chairman of the Planning & Licensing Committee, to amend and/or add to the suggested draft conditions where such amendments would not deviate significantly from the purpose of the draft conditions.

14. **Response to Ministry for Housing, Communities and Local Government Consultation: Fees for Planning Applications** (Pages 369 - 436)

Purpose

The Ministry of Housing, Communities and Local Government (MHCLG) is consulting (23 March–18 May 2026) on reforms to planning application fees in England, to better resource Local Planning Authorities (LPA) and improve timeliness and quality of decision-making. The main proposal is a new National Default Fee Schedule set at around 90% of the estimated cost of processing each application type, updated annually for inflation, alongside a local variation model (enabled by the Planning and Infrastructure Act 2025) allowing authorities to vary fees locally based on evidenced costs, potentially subject to a cap.

The consultation also proposes simplifying and restructuring fee categories (including for outline/full/reserved matters, agricultural development, prior approvals, permission in principle and s73/s73B applications) and seeks initial views on a ~10% surcharge on fees to help fund statutory consultees, with further detail to follow.

Recommendations

That the Planning and Licensing committee resolves to:

1. Agree to the consultation response and;
2. Delegate authority to the Head of Planning Services to respond to the consultation on behalf of Cotswold District Council.

15. **Sites Inspection Briefing**

Members for 3 June 2026 (if required)

Councillors Dilys Neill, Ray Brassingdon, Patrick Coleman, Julia Judd, Michael Vann

16. **Licensing Sub-Committee**
Members for 28 May to be notified (if required)

(END)