



COTSWOLD
District Council

3 August 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 **Tuesday, 11 August 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, Paul Evans, David Fowles, 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 7 - 16)

To confirm the minutes of the meeting of the Committee held on 8 July 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. **25/02443/FUL - Land to the West of Fossey Farm, Moreton-In-Marsh**

(Pages 19 - 58)

Proposal

Construction of 10no. dwellings

Case Officer: Rebecca McAndrew

Ward Member: Councillor Daryl Corps

Recommendation

Permit, subject to confirmation from Gloucestershire County Council Highways that, following review of additional swept-path analysis relating to refuse vehicle maneuvering within the site, its recommendation of no objection remains unchanged, and subject to the conditions set out below.

9. **25/02960/FUL - Shoecroft Barn, Ablington, Bibury** (Pages 59 - 90)

Proposal

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.

Case Officer: Rebecca McAndrew

Ward Member: Councillor David Fowles

Recommendation

REFUSE

10. **25/02961/LBC - Shoecroft Barn, Ablington, Bibury** (Pages 91 - 112)

Proposal

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.

Case Officer: Rebecca McAndrew

Ward Member: Councillor David Fowles

Recommendation

CONSENT

11. **26/01237/REM - Land South West of Alexander Drive and East of the Maples, Cirencester** (Pages 113 - 160)

Proposal

Reserved Matters pursuant to outline permission 16/00054/OUT relating to approval of scale, layout, appearance and landscaping for 129 dwellings and four ground floor community use spaces with associated roads, parking and landscaping for Phase 2D associated with outline planning permission 16/00054/OUT. Discharge of outline planning permission conditions 16 (SuDS Schemes for each phase/sub-phase), 17 (Conformity and Maintenance with/of SuDS), 18 (SuDS Maintenance and Management Plan), 48 (Electric vehicle charging infrastructure), 49 (Waste Minimisation and Soil Management), 51 (Phased Arboricultural Reports), 56 (Protection of Biodiversity Compliance wit), 58 (Ecological Construction Method Statement), 60 (Lighting Design Strategy), 61 (Landscape, Ecological and Arboricultural), 65 (Hours of operation), 67 (Hours of operation) and 68 (Noise). Discharge of S106 obligation 2.5 of Schedule 1.

Case Officer: Julian Pye

Ward Member: Councillor Ray Brassington

Recommendation

APPROVAL of Reserved Matters subject to conditions.

12. **26/00905/FUL - Land South of Longfurlong Lane, Tetbury** (Pages 161 - 188)

Proposal

Change of use of land to Class F 2 (c) Areas or places for outdoor sport or recreation.

Case Officer: Helen Cooper

Ward Member: Cllr Laura Hall-Wilson

Recommendation

REFUSAL

13. **26/01821/PLP - Land to the South of Manor Court, Eastleach** (Pages 189 - 216)

Proposal

Permission in Principle application for the erection of 1 x modest single storey dwellinghouse.

Case Officer: Joanne Reeves

Ward Member: Councillor David Fowles

Recommendation

REFUSE

14. **Sites Inspection Briefing**
Members for 2 September 2026 (if required)

To be confirmed.

15. **Licensing Sub-Committee**
Members for 19 August 2026 2pm – (Licensing Act 2003)
Councillors Ian Watson, Daryl Corps, Nick Bridges

Members for 20 August 2026 2pm – (Taxis, Private Hire, and Street Trading Consent Matters)

Councillors Ian Watson (Chair), Julia Judd (Vice Chair), Michael Vann, Ray Brassington, David Fowles.

(END)