

PLANNING AND LICENSING COMMITTEE
14 January 2026
ADDITIONAL PAGES (Published 12.01.2026)

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ADDITIONAL REPRESENTATIONS ON AGENDA ITEMS : Pages 1 - 16		
Agenda No:	Ref No:	Content:
9	25/02763/REM <i>(Chesterton Farm Cirencester)</i>	<p>Case Officer Update:</p> <p>The applicant has provided additional information prior to the Committee meeting in response to a number of detailed matters raised by officers. This has been consolidated on a series of revised plans which can be substituted to form part of the overall suite of plans as listed under condition 1 (see below).</p> <p>Updates to list of planning conditions:</p> <p>Condition 1: Approved Plans</p> <p>Update the list of approved plans with revised final plans as received by the LPA on 8th January 2025. Updated drawings as follows:</p> <ul style="list-style-type: none">• 1410-GSA-FE-ZZ-DR-A-3101_FE-2B4P-Elevations-Type 1_P08• 1410-GSA-GA-ZZ-DR-A-3101 _Proposed Elevations & Plans_Single Garage-Type 1_P07• 1410-GSA-GB-ZZ-DR-A-3101 _Double Garage-Type 1-Elevations & Plans_Double Garage-Type 1_P07• 1410-GSA-GB-ZZ-DR-A-3102 _Double Garage-Type 2-Plans & Elevations_Double Garage-Type 2-Gable Fronted_P05• 1410-GSA-SW-00-DR-A-1210-Tenure Plan• 1410-GSA-SW-00-DR-A-1250-Materials Plan

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- 1410-GSA-SW-00-DR-A-1251-Illustrative Materials
- 1410-GSA-SW-00-DR-A-1320-Illustrative Layout
- 1410 Plot by Plot SoA and Materials Schedule

Condition 2: Construction Management Plan

Remove this condition as this matter is dealt with adequately for each phase/sub phase under Condition 44 of the Outline Planning Permission and does not need to be duplicated.

Condition 11: Design details

Add text to include materiality and finishes and to inform that all windows shall be of timber construction, unless otherwise approved, and shall be permanently retained thereafter.

Condition 13: Energy Performance

This condition is difficult to enforce in that it would rely upon the cooperation of future homeowners/occupier's post completion. This has proved difficult to achieve on sub Phase 1a. Also, since the OPP was granted, the regulatory requirements have been further enhanced. As such, officers advise that we could replace the existing wording with revised condition/wording that simply requires the development to adhere to and be carried out in accordance with the requirements of the updated energy and sustainability statement which seeks to achieve standards beyond the regulatory requirements, received on 5th December 2025.

Additional Informative: SuDS Management and Maintenance

The maintenance plans required by Condition 18 should include provision of maintenance records that are available to the LLFA upon request.

10	25/02175/FUL <i>(Thyme – Southrop Estate Office)</i>	<p>Further Comment of Support received:</p> <p><i>'I support the development on the basis that Thyme has, for many years, continually provided a lovely spot for many villagers, such as my family and local friends, for their dining experiences, events, informal evening cocktails and access to their current spa. It is a privilege to have all of this on our doorstep, where we are welcomed regularly. And the planned development is clearly well considered, within the same charm and pleasing look, with due consideration for it being a quiet space and low risk impact on services, flood water etc. We hope it goes ahead and look forward to using the spa and recommending to local friends and family.'</i></p> <p>Further Comment of Objection received:</p> <p>Please see attached letter dated 9 January 2026.</p>
10 & 11	25/02175/FUL 25/02722/LBC <i>(Thyme – Southrop Estate Office)</i>	<p>Additional Information received from the Agent:</p> <p>Please see attached photomontages '<i>Public Footpath View of Application Site (Winter)</i>'</p>
12	24/02513/FUL <i>(Siddington Park)</i>	<p>Officer Assessment:</p> <p>Section (j) (paragraph 10.91) of the report is amended to:</p> <p>This application is CIL liable and there will be a CIL charge payable. Section 143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive, in payment of CIL is a material 'local finance consideration' in planning decisions.</p> <p>Additional Consultee Response:</p> <p>Tree Officer: No objection subject to conditions</p>

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Preston Parish Council formally objects to the above planning application for the following reasons.

The proposed development is contrary to the Cotswold Design Code. The introduction of large, four-storey buildings is overbearing and inappropriate for the site and its setting. In particular, the scale, massing and height of the buildings fail to respect the surrounding landscape character. As noted by the Council's Conservation Officer, the density and scale of development-especially the four-storey form of Block 4-does not fully accord with adopted design policy. The proposals conflict with principles requiring new buildings to be proportioned to a human scale, avoid excessive or uncharacteristic bulk, and sit comfortably within their landscape or townscape context. Furthermore, the height of the buildings does not provide a gentle transition from open countryside to settlement edge, contrary to policies D.16, D.17 and D.18 of the Cotswold Design Code.

In addition, the application raises significant heritage concerns. The site lies close to Siddington House and Preston Mill, both Grade II listed buildings, and opposite Preston Conservation Area across the Swindon to Cirencester Road. The Local Planning Authority has a statutory duty under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings and their settings. The National Planning Policy Framework (Section 16) requires great weight to be given to the conservation of designated heritage assets, including Conservation Areas. The proposal fails to adequately preserve or respect the setting of these heritage assets and conflicts with Local Plan Policies EN10 and EN11.

The Parish Council is also concerned that the height and scale of the proposed buildings will result in unacceptable overlooking of existing neighbouring properties, leading to a loss of privacy and a loss of light. The overall density and massing are excessive and not in keeping with the character

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of the surrounding area. The development appears more akin to an urban form of development rather than one appropriate to the edge of a rural settlement.

The parish Council also brings to the Officer's attention that no reference is made, in either the application or the Officer's report, to the Preston Neighbourhood Development Plan (NDP) which specifically refers to the retention of the village character of Preston. The proposed extension to the Rangeford development is clearly contrary to the vision set out in the NDP. As the Preston NDP has been adopted, its requirements should be taken into account.

The development would inevitably give rise to an increase in traffic at the junction with A419 and an increase in pedestrian journeys. Therefore, particular attention should be paid to creating a safe walking route from the development to Town and connectivity with bus routes.

Further concern is raised regarding the location of the communal bin store adjacent to neighbouring properties, which may result in vermin infestations and unhygienic conditions, causing unacceptable harm to residential amenity.

Given that the proposal conflicts with adopted Cotswold District Council policies, Preston Parish Council urges the Planning Committee to refuse planning permission. A development of a lower height and reduced density would be significantly more appropriate for this sensitive site and its surroundings.

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9th January 2025

Dear Planning Committee,

Application Ref: 25/02175/FUL

We were sorry that the site visit on 7th January did not include viewing the proposed development from The Dovecote side of the boundary. We feel strongly that this would have given a different perspective and highlighted the significant impact of the development on us.

We would like therefore to highlight a couple of things. Firstly, the pool house has always been an important part of our living accommodation. It does contain a guest bedroom and bathroom, but the main living area is used daily including for my cello practise. If the development goes ahead as planned, this room will look directly on to two new buildings (yoga studio and accommodation block) only a few metres away. We've attached below a photograph of the interior of the pool house.

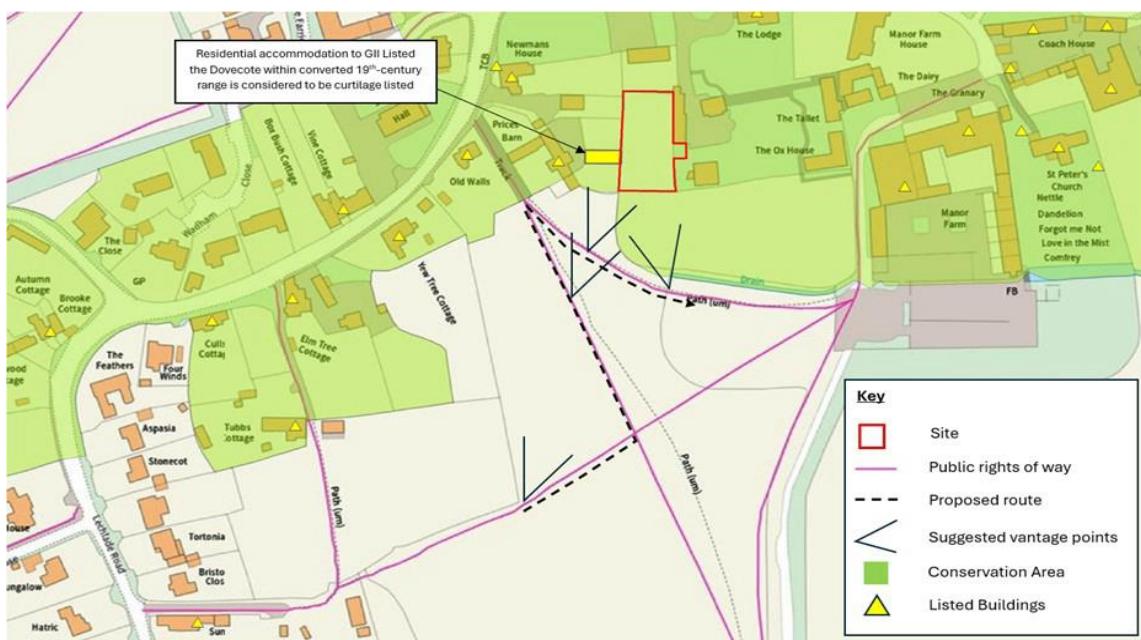


Secondly, we have also tried to demonstrate the significant impact on us of the development through the following before and after views from the pool area which is also the view from our living room in the main house.



As can be seen, the new buildings will overlook us at close quarters and will significantly alter both our outlook and our privacy in the pool area, the pool house and our living room in the main house.

Thirdly, there has been widespread concern in the village about the impact of this dense new development on views from public footpaths crossing the large field (Little Gore) behind the Dovecote. A village resident was requested to provide a map indicating the location of these views. To assist the site visit she included a suggested walk, and photographs from a number of vantage points, noting 'that many villagers hope that the site visit affords an opportunity to see the beautiful views many hold dear'. We assume the committee was therefore able to see why there is such concern for themselves, but we have included the map and photographs here for reference.





The new buildings will be highly visible from public footpaths both in the daytime and at night when light will spill out from all the glazing. This will significantly and negatively affect these well-loved and distinctive views over an historic environment whose conservation area status should afford it protection. The photomontage images submitted by the applicant on 6th January show the development from favourable aspects and points where there is intervening vegetation, whilst there are numerous other vantage points (as shown above) where it will be seen much more clearly.

The applicant owns a considerable amount of land within the boundary of existing hotel buildings which could potentially be used to extend the spa in a manner which does not negatively affect others so greatly. The most significant impact comes from the additional hotel bedrooms at the end of the development for which no separate case has been made. We believe that more consideration should have been given to the siting of these new buildings in order to minimise the effect on neighbours, the village and the conservation area in general.

We would be very grateful if you could take all the above into consideration when making your decision.

Yours sincerely

Sue Dale & Julian Gleek

PUBLIC FOOTPATH VIEWS OF APPLICATION SITE (WINTER)

Viewpoint 1 : View from southern approach



PUBLIC FOOTPATH VIEWS OF APPLICATION SITE (WINTER)

Viewpoint 1 : View from southern approach with proposal inset

Proposed bedroom buildings



PUBLIC FOOTPATH VIEWS OF APPLICATION SITE (WINTER)

Viewpoint 2 : View from south



PUBLIC FOOTPATH VIEWS OF APPLICATION SITE (WINTER)

Viewpoint 2 : View from south with proposal inset



PUBLIC FOOTPATH VIEWS OF APPLICATION SITE (WINTER)

Viewpoint 3 : View from the orchard



PUBLIC FOOTPATH VIEWS OF APPLICATION SITE (WINTER)

Viewpoint 2 : View from the orchard with proposal inset

