



COTSWOLD
District Council

PLANNING AND LICENSING COMMITTEE – WEDNESDAY 9 SEPTEMBER 2026

ADDITIONAL PAGES

Agenda No 9

**26/01098/FUL - Dial House Hotel High Street Bourton-on-the-Water Cheltenham
Gloucestershire GL54 2AN**

Additional Correspondence submitted by the Ward Member – please see the attached dated 21 August 2026.

From: Jon Brian Wareing

Sent: 21 August 2026 12:49

To: Karl Newman

Cc: Lyn Jones

Subject: Re: Planning Application for The Dial House - support at Planning and Licensing Committee 9th September 2026

Hi Karl,

Thanks for getting in touch. I appreciate you taking the time to explain the proposal and the considerable work that has gone into the application.

As you no doubt are aware, I asked for the application to be considered by Planning Committee at the request of the Parish Council. I agreed that the issues it raises warranted consideration by Members rather than being determined under delegated powers. I have therefore looked carefully at the application and the material submitted in support of it, as well as the representations that have been made.

Considerable effort has clearly gone into addressing the heritage and conservation issues associated with the previous proposals. The architectural and landscape approach seeks to respond to the history and character of the Dial House and its garden.

However, the concerns raised about noise and residential amenity are substantive. The Ion assessment is based on a noise survey undertaken in November, when the garden was not in normal use. The report acknowledges that garden activity noise would therefore have been lower than in summer and that existing noise levels would be expected to be significantly higher when the garden is in use. It is difficult to regard the assessment as providing strong evidence of the likely impact during the period of greatest activity.

Furthermore, the Noise Management Plan requires staff to monitor outdoor patrons and to intervene if customers are creating significant or excessive noise.

I recognise that a Noise Management Plan can form part of an enforceable planning regime, but I don't think the protection of neighbouring residents' amenity from a permanent development should depend materially on the motivation or standards of whoever happens to be running the hotel. Management teams change; planning permissions endure. More fundamentally, relying on enforcement of management arrangements to protect residential amenity rather than securing that protection through the design and operation of the development is a weakness in the planning case.

The development therefore needs to be acceptable in planning terms in its own right, with the protection of neighbouring amenity secured through its design and robust, enforceable planning controls.

A management plan should manage an acceptable development; it should not be relied upon to make the relationship between a permanent commercial use and neighbouring residential properties acceptable.

There is also an important distinction between the previous Tipi and the current proposal. The Tipi was a temporary structure with a finite planning permission. In effect, that permission provided an opportunity to test whether the increased intensity of use of the Dial House garden could operate without adversely affecting residential amenity. The evidence now available, including the Ion assessment's acknowledgement of the difference between winter and summer conditions, suggests that residents' concerns about the impact of that intensified use are legitimate. It is difficult to see how the experience of the temporary arrangement provides sufficient justification for making the use permanent.

For those reasons, I don't feel able to speak in support of the application in my capacity as Ward Member. That is not to say that I have predetermined what the Committee should decide, but I don't think I can properly advocate for the proposal.

I hope you understand my position, and I appreciate you approaching me directly.

Warm wishes,

Jon

Jon Wareing

Councillor for Bourton Village
Cotswold District Council

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<https://www.cotswold.gov.uk/about-the-council/information-data/data-protection/>

From: Karl Newman

Sent: 18 August 2026 07:50

To: Jon Brian Wareing

Cc: Lyn Jones

Subject: Planning Application for The Dial House - support at Planning and Licensing Committee 9th September 2026

Hello Jon,

Hope you are well, I was going to send you a WhatsApp message but decided to make this more formal, I hope you don't mind.

You may be aware that we are pursuing a planning application for a permanent pavilion-style restaurant in the rear garden of The Dial House, to replace the previous temporary Tipi/toilet block/outdoor kitchen and restore the garden (Ref. 26/01098/FUL). The restaurant will serve only as ancillary dining space to the hotel, not as an independent premises. It will operate within the restrictions of the current garden licence (all customers to be cleared by 10pm, and 4pm on Sundays) and will not be used for events or live music performances at any time.

We are mindful that the proposals have raised some concerns with local neighbours and have worked closely with CDC officers to address these (as well as two pre-application enquiries last year). The proposals now have the support of Planning, Conservation, Environmental Health, Highway, Tree, and Biodiversity officers - all are satisfied that the pavilion is appropriate for the site and can operate without harming the neighbours. We've also submitted a Noise Impact Assessment and Noise Management Plan, both of which can be monitored through planning conditions.

The application is now due to be considered by the Planning and Licensing Committee on 9th September. Case officer Helen Cooper is recommending approval, although her report isn't yet available. Whilst we appreciate you don't sit on this Committee, would you consider speaking in support of the application in your capacity as Ward Member?

Attached are some presentation images submitted with the application, along with the accompanying landscaping, which should give you a flavour of the scheme. You are very welcome to visit the site at any time, or let me/my Planning agent know if you have any queries.

Thanks a lot Jon !

Have a nice week

Regards

Karl Newman

General Manager

THE DIAL HOUSE

HOTEL & RESTAURANT

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