



**Minutes of a meeting of Planning and Licensing Committee held on Wednesday,
12 March 2025**

Members present:

Ray Brassington	Patrick Coleman	Daryl Corps
Dilys Neill	Julia Judd	Andrew Maclean
Mark Harris	David Fowles	Dilys Neill
Gary Selwyn	Daryl Corps	

Officers present:

Helen Blundell, Interim Head of Legal Services	Graham Smith, Planning Case Officer
Adrian Harding, Interim Head of Planning	Julia Gibson, Democratic Services Officer
Harrison Bowley, Head of Planning Services	Kira Thompson, Election and Democratic Services Support Assistant
Martin Perks, Principal Planning Officer	

103 Apologies

Apologies were received from Councillor Ian Watson and Councillor Michael Vann.

104 Substitute Members

There were no substitute members.

105 Declarations of Interest

8. 24/01608/FUL - Land West of Down Ampney Football Club.
David Fowles, Personal, Councillor Fowles was the Ward Member for Down Ampney 2003 - 2019.

9. 24/02125/FUL - The Barn Hills Farm.
Julia Judd, Personal, The applicant is known as a fellow Cotswold District Councillor.

106 Minutes

The Minutes of the meeting held on 12 February 2025 were considered.
The acceptance of the minutes subject to a minor spelling adjustment was proposed by Councillor Mark Harris and seconded by Councillor Andrew Maclean.

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

03. To confirm the minutes of the meeting of the Committee held on 12 February 2025. (Resolution)		
For	Patrick Coleman, David Fowles, Mark Harris, Julia Judd, Andrew Maclean, Dilys Neill and Gary Selwyn	7
Against	None	0
Conflict Of Interests	None	0
Abstain	Ray Brassington and Daryl Corps	2
Carried		

107 Chair's Announcements

The Chair informed the Committee that the National Planning Policy Framework (NPPF) feedback would be updated very shortly.

The Chair, on behalf of the Committee, thanked Adrian Harding, Interim Assistant Director of Planning, and Richard McEllistrum, Interim Development Management Manager, as they concluded their roles within Cotswold District Council.

108 Public questions

There were no public questions.

109 Member questions

There were no member questions

110 24/01608/FUL - Land West of Down Ampney Football Club

The application was for the erection of thirteen affordable homes with associated work at Land West of Down Ampney Football Club.

Case Officer: Martin Perks

Ward Member: Councillor Lisa Spivey

Original Recommendation:

PERMIT Subject to no objection from Gloucestershire County Council Lead Local Flood Authority and completion of S106 legal agreement covering provision of affordable housing and financial contributions towards school transport and North Meadow and Clattinger Farm Special Area of Conservation.

The Chair invited the Case Officer to introduce the application:

- There were additional pages as supplementary documents to include a Cabinet Report dated 22 November 2022
- Various maps and photographs of site location, housing layout scenscape.

Public speakers:

Public Speaker 1.

The Parish Council Member, Councillor Richard Busby made the following points:

- He was not against social housing but opposed this plan as it disregarded the Down Ampney Neighbourhood Development Plan (2024).
- The proposed density exceeded village norms; fewer dwellings would align better with local policies.
- The plans contradicted parking local regulations and created safety risks due to off-plot parking arrangements.
- The area already suffered from flooding; the drainage strategy in the application was unclear and inadequate.
- Residents felt that the local sewage system was overloaded and that the application provided no timeline for essential upgrades.
- Concerns were raised about a potential conflict of interest regarding Cotswold District Council's involvement in the application.

Public Speaker 2.

Mr Geoffrey Tappern spoke to object to the application:

- Objections were made to the overruling of the Down Ampney Neighbourhood plan and a possible conflict of interest related to the development of land owned by the Council.
- Concerns about a lack of housing mix as all units were affordable housing and the proposed density exceeding the village standard of 12.5 dwellings per hectare.
- Concerns were also raised about the Ampney St. Peter sewage plant being able to support additional housing with no confirmed upgrade to date.

Public speakers 3.

Robert Weaver, Chief Executive stood in for Alan Hope, the Strategic Housing Manager.

The following points were raised:

- The Council has partnered with Bromford, a major UK housing association, to develop genuinely affordable housing.
- Bromford would own and manage the homes, aiming to support thriving communities.
- This project would build on a 2022 collaboration agreement between Bromford and Cotswold District Council for sustainable affordable housing.
- The development included 13 social rented homes, a play area, open space, and a financial contribution for school transport.

Chris Moore, (Agent)

- The development aimed to address two urgent issues in the Cotswolds: affordable housing shortages and the impact of climate change.

Planning and Licensing Committee
12/March2025

- The development provided 100% affordable, social rented housing with a mix of two and three-bedroom homes.
- The Cotswolds had a significant gap between average income and house prices, and the development helped to address this issue with a new type of affordable housing for the local area.
- The design focused on sustainability, using a fabric-first approach and renewable energy sources to reduce energy bills and lower running costs.
- The applicant addressed concerns about foul and surface water drainage in direct communication with the Local Lead Flood Authority (LLFA).

Helen Blundell, Interim Head of Legal Services, clarified the concerns about a conflict of interest. The Committee was legally permitted to determine a planning application for Council-owned land, as long as the Committee handling the application was separate from those managing the land.

Ward Member.

Councillor Lisa Spivey (read out by Democratic Services in her absence):

- The site in Down Ampney was currently neglected, and the development of good-quality housing would improve the area and contribute positively to the village. The housing plans incorporated traditional Cotswold materials, green features, and a zero-carbon tag, enhancing the village's future.
- The village had experienced disruption from previous developments, including flooding and sewage issues. The community had been active in addressing these concerns, and the proposed development should leverage support for upgrading sewage treatment works.
- While the parish council had concerns about the density of the new homes, the development of 13 homes for social rent helped meet the district's housing needs and contribute to the regeneration of the area, offering safe, affordable homes and improving communal spaces.

Members Questions

Members asked questions of the Case Officer, who responded as follows:

- The Case Officer shared that GCC Highways had raised no highway safety objection following concerns raised about parking design and location.
- There may be instances where a proposal may conflict with guidance or policy in a Neighbourhood Plan. However, it was necessary to consider an application against all policies and guidance including the Local Plan and NPPF and weigh the benefits and impacts of the proposal accordingly.
- The Case Officer explained how the drainage of surface water on site would drain to the attenuation pond and then be released into the existing surface water sewage system.

Planning and Licensing Committee
12/March2025

- Thames Water was satisfied that it could deal with the water supply but the Ampney St Peter treatment plant had not got the capacity to deal with the extra homes at present.
- The proposed condition regarding the 'no occupancy' caveat until Thames Water had completed the upgrade to the foul water treatment, or had agreed an infrastructure phasing programme was a standard recommended by Thames Water.
- Plans showed that the air source heat pumps were enclosed. The Case Officer explained that the developer would have to accord with the approved plans and it would be for the developer to ensure that this could be achieved.
- The Case Officer expressed doubts whether any occupation of the completed buildings would occur within 12 months with the Ampney St Peter's Sewage works due to be upgraded by 2028 if planning permission were to be granted by the Committee.
- Down Ampney was a Principal Settlement in the Local Plan and the application site was allocated for residential development. Affordable housing on the site was intended to meet the District's affordable housing needs, however, preference would be given to people with a local connection to Down Ampney parish.
- Social rented units in Down Ampney were not being delivered as part of the ongoing housing developments currently being undertaken in the village.
- Bromford housing would have five year permission within which to implement the scheme. This would provide the applicant with more time to deal with matters such as water treatment improvements.
- The developer would pay £803 per dwelling towards the management of the North Meadow and Clattinger Farm Special Area Conservation (SAC) due to the site location within the Zone of Influence of the SAC.
- The Case Officer agreed that a traffic management plan could be placed as a condition to minimise disruption to residents of Down Ampney and nearby villages during construction works.

Member Comments:

Members made the following comments on the application:

- There were low levels of concern in the community based on the number of objection comments received.
- There was a need for more social housing by 2027.
- It was important for landscaping conditions to be enforced to protect biodiversity.
- Low-carbon, energy efficient housing was welcome.
- Conditions were requested to involve traffic-management controls during construction and in-roof solar panels to enhance the appearance of the scheme.

Planning and Licensing Committee
12/March2025

- Concerns were raised about the issues around flooding and the sewage water treatment upgrade by Thames Water.

Councillor Mark Harris proposed accepting the officer recommendation, and Councillor Andrew Maclean seconded the proposal. The proposal was put to the vote and agreed by the Committee.

Resolved: To Permit the application subject to the inclusion of Construction Management Plans.

24/01608/FUL - Land West of Down Ampney Football Club. To Permit subject to Construction Management Plans. (Resolution)		
For	Ray Brassington, Patrick Coleman, Daryl Corps, Mark Harris, Andrew Maclean, Dilys Neill and Gary Selwyn	7
Against	None	0
Conflict Of Interests	None	0
Abstain	David Fowles and Julia Judd	2
Carried		

III 24/02125/FUL - The Barn Hills Farm

The application was for the erection of a first storey extension and ground floor alterations.

Case Officer: Graham Smith

Ward Member: Cllr Paul Hodgkinson

Original recommendation: Refuse

The Chair invited the Case Officer to introduce the application:

- There was a minor amendment proposed to the ground floor to replace a window with the door.
- The Case Officer shared site location, floor plans and elevations and photographs of building.

Public speakers:

Speaker 1

Chedworth and Withington Parish Council – Councillor David Broad

The Parish council had no objections to the extension application subject to no unnecessary external lighting and found nothing to object to regarding the design.

Speaker 2

Supporter – Helen Bridge

Helen Bridge described the need for the extension for extra room and they gave very careful consideration to the character of the barn and the impact on the conservation area.

Speaker 3

Applicant – Councillor Jeremy Theyer

Councillor Jeremy Theyer explained how they had kept their design in keeping with the hay barn design.

Members questions:

Members asked questions of the Case Officer, who responded as follows:

- There was no pre-application submitted prior to the planning application.
- Although the Conservation Officer had not visited the site prior to producing the consultee comment, they had visited with previous building applications for the dwelling.
- The distance between the application dwelling and neighbouring properties was a reasonable distance and officers did not have concerns about being overlooked.
- The twin gable design was deemed uncharacteristic of the agricultural setting as confirmed by the Conservation Officer.
- The Head of Planning described the Local Plan Policies EN2, AN12 and EN13 that related to the decision to refuse the application but noted that all policies referred to within the refusal reason were relevant.

Member Comments:

Members made the following comments:

- Members felt that it would be unfair to bypass the usual planning process due to the applicant being a Cotswold District Councillor.
- Some members felt that the lack of visual pictures of the gable end made it difficult to appreciate the potentially disproportionate addition to the existing building.
- Members commented that, although not a listed building, barns were a non-designated heritage asset.

Planning and Licensing Committee
12/March2025

Councillor Mark Harris proposed refusing the application.
The proposal was seconded by Councillor David Fowles and was put to the vote and was agreed by the Committee.

Resolved: To REFUSE the application.

24/02125/FUL - The Barns Hills Farm. Proposal to Refuse. (Resolution)		
For	Ray Brassington, Patrick Coleman, Daryl Corps, David Fowles, Mark Harris, Dilys Neill and Gary Selwyn	7
Against	Julia Judd and Andrew Maclean	2
Conflict Of Interests	None	0
Abstain	None	0
Carried		

112 Sites Inspection Briefing

The Chair advised members that there would be a Site Inspection Briefing on 2 April 2025 with Councillor Ray Brassington, Councillor Mark Harris, Councillor Andrew Maclean, Councillor Dilys Neill and Councillor Gary Selwyn.

113 Licensing Sub-Committee

There were no licensing sub-committees planned.

The Meeting commenced at 2.00 pm and closed at 4.07 pm

Chair

(END)