



**Minutes of a meeting of Planning and Licensing Committee held on Wednesday,
10 December 2025**

Members present:

Dilys Neill (Chair)

Ray Brassington

Nick Bridges

Julia Judd (Vice Chair)

Daryl Corps

David Fowles

Patrick Coleman

Michael Vann

Officers present:

Marie Barnes, Lawyer

Harrison Bowley, Head of Planning Services

Amy Hill, Senior Planning Officer

Ceri Porter, Senior Planning Officer

Jasper Lamoon, Principal Planning Policy Officer

Julia Gibson, Democratic Services Officer

Tyler Jardine, Trainee Democratic Services Officer

Kira Thompson, Election and Democratic Services Support Assistant

212 Apologies

There were apologies for absence from Councillors Ian Watson and Tristan Wilkinson.

213 Substitute Members

There were no substitute Members.

214 Declarations of Interest

Councillor Julia Judd declared that she had known the applicant for 25/02175/FUL approximately 17 years ago which was agreed to be impartial by the legal representative.

The Ward Member, Councillor David Fowles, described a letter received from Howard Cole, written by Mark Chadwick on 5 December which was included in the additional pages, the contents of which had been discussed with officers and legal services. While officers recommended approval, the Ward Member explained that there were significant objections from Southrop residents and the parish council, and that he had

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been asked to summarise those views as reasons for referral to the review panel and subsequently to Committee. He emphasised that these were not necessarily his own views, and that his role was to represent the whole village, including the applicant and his family. The Ward Member acknowledged the letter's tone but confirmed that, despite correspondence received from both objectors and the site owner, he approached the application with an open mind. Legal Services sought confirmation of this, and the Ward Member confirmed that he was content to consider the application impartially.

Councillor Ray Brassington declared that he had previously known Mark Chadwick, as he had formerly been a planning officer at the Council.

215 Minutes

The minutes of the meeting held on 12 November 2025 were discussed. Councillor Coleman proposed accepting the minutes and Councillor Fowles seconded the proposal which was put to the vote and agreed by the Committee.

RESOLVED: To APPROVE the minutes of the meeting held on 12 November 2025.
Councillor Ray Brassington did not vote.

To agree the minutes of the 12 November 2025 (Resolution)		
For	Nick Bridges, Patrick Coleman, David Fowles, Julia Judd, Dilys Neill and Michael Vann	6
Against	None	0
Conflict Of Interests	None	0
Abstain	Daryl Corps	1
Carried		

216 Chair's Announcements

The Chair proposed holding a festive buffet lunch for Planning and Licensing Committee members and officers on 15 January 2026, subject to availability and confirmation.

The Chair noted with regret the absence of Councillor Maclean, who had resigned as District Councillor for the Rissingtons due to ill health. The Committee expressed their sincere thanks for his valued and thoughtful contributions over many years, particularly his guidance on energy conservation, ecology and climate change. He was warmly acknowledged as a respected colleague who would be greatly missed.

217 Public questions

There were no public questions.

218 Member questions

There were no Member questions.

219 25/02175/FUL - Thyme - Southrop Estate Office

The proposal was for the erection of 3 new structures and associated landscaping to provide additional spa facilities and hotel accommodation.

Case Officer: Amy Hill

Ward Member: Councillor David Fowles

Officer Recommendation: PERMIT

The Chair invited the Case Officer to introduce the application who made the following points:

- Updates were provided in the additional pages including conditions 4 and 5 which had been reviewed and updated.
- Maps of the location site and the background of the business.
- Ariel photographs showing location and Public Right of Way (PROW).
- Photographs of the site from various directions.
- Site location plan, site sections and site elevations.

Public Speakers

Speaker 1 – Southrop Parish Council – Councillor Cathy Brickley

The Parish Council noted that, although the application had been subject to pre-application discussions, no local consultation had taken place. An objection was raised due to concerns about new development within a conservation area, including potential noise and light pollution, the risk of further incremental development, and impacts on nearby listed buildings. The speaker raised concerns about increased traffic on narrow village roads and the absence of a traffic survey. The level of local objection was highlighted as evidence of concern that the proposal represented over-development harmful to the character and scale of the village.

Speaker 2 - Objector - Jonathan Turnock

Dr Jonathan Turnock, Associate Heritage Consultant, spoke on behalf of the owners of The Dovecote, a building adjacent to the site. He raised concerns that the application had not been supported by an adequate heritage assessment and that the level of heritage harm identified was understated. He considered that the proposed development would cause harm to the Southrop Conservation Area and to the significance of nearby Grade II listed buildings. He stated that the loss of open land would harm the historic setting and functional relationship of these assets and adversely affect important views from public footpaths. He concluded that public benefits had not been sufficiently demonstrated.

Speaker 3 – Supporter - Flavia Mann

She considered that the level of local support for Thyme had not been fully reflected and emphasised the value of Thyme's role in sustaining village amenities, employment and community life. She described Thyme as a locally rooted business that provided quiet facilities and supported a wide range of local jobs and suppliers. She did not believe the proposal would result in increased noise, light or traffic, and considered the development to be a modest and appropriate evolution.

Speaker 4 – Applicant - Camilla Hibbert

The General Manager of Thyme outlined that the business employed a local team of approximately 130 people and had restored the former farmstead. She highlighted ongoing investment in listed buildings and local trades and crafts and its commitment to sustainability. She stated that the design had been developed in accordance with heritage guidance and that the applicant had engaged with neighbours and the Parish Council, resulting in revisions to the scheme.

Speaker 5 – Ward Member – Councillor David Fowles

The Ward Member acknowledged Thyme's achievements and its positive role within a close-knit community. He outlined the history of Thyme's development since 2002 and recognised its success, local employment and use of local suppliers. However, he emphasised that the current proposal differed from previous applications as it involved new development in open countryside.

He noted that 49 residents had objected, raising concerns about overdevelopment, impacts on the Cotswolds landscape, noise, light pollution, traffic, future expansion and harm to listed buildings and the conservation area. Whilst acknowledging recent amendments made by the applicant, he stated that concerns remained regarding traffic increases and heritage impacts. He described the application as finely balanced and requested that a site visit be arranged to allow Members to fully understand the village context and potential impacts.

Member questions

Members asked questions of the officers, who responded in the following way:

- The officer highlighted recent changes to the siting of the plant room to mitigate impacts on neighbouring properties.
- The green roof on the spa building was not included as part of the noise mitigation measures, and biodiversity officers did not give significant weight to green roofs for biodiversity benefits.
- Controlling construction traffic and protecting narrow lanes and grass verges could be managed through a Construction Management Plan. It was advised that this would be an onerous condition, noting that the applicant could appeal against conditions they consider excessive.

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- No traffic survey had been requested, and Highways had indicated they were satisfied that the proposal would not result in an unacceptable increase in traffic.
- The paddock contributed mainly to the soft, low-density rural edge of the settlement. While historically associated with nearby buildings, there was no direct functional relationship. Proposed development would respect this character and comprise of low, small-scale buildings with meadow grass roofs to integrate with the landscape.
- Proposed buildings were designed to be low, small-scale, and broken up, reflecting traditional outbuildings, with contemporary, green-roofed elements discreetly integrated so that impacts on the Conservation Area and adjacent listed buildings would be limited.
- Price's Barn on the site location plan was now known as the Dovecot.
- Limited height of the new building reduced prominence, but would still be visible.
- The main overflow car park was accessible from the south and did not require driving through the village. Whilst some visitors might pass through the village, the additional parking demand was expected to be minimal, with a small increase in winter visitor traffic.

Member Comments

Members proposed the following reasons to arrange a Site Inspection Briefing:

- Complexity of the site, both existing and proposed.
- Evolution of the proposal in late submissions and papers, including design changes.
- Topography and the special nature of the landscape.
- Multiple protections: National Landscape, Conservation Area, and Listed Buildings.
- Widespread public concern.
- Evidence from debate highlighted difficulty in fully understanding all elements without a recent site visit.
- A previous site visit was many years ago and the site had likely changed significantly since then.

Councillor Ray Brassington proposed an All-Member Site Inspection Briefing and Councillor Daryl Corps seconded the proposal. The proposal was put to the vote and agreed by the Committee.

RESOLVED: To DEFER the application.

Proposal for Site Inspection Briefing - All Members (Motion)		
For	Ray Brassington, Nick Bridges, Patrick Coleman, Daryl Corps, David Fowles, Julia Judd, Dilys Neill and Michael Vann	8
Against	None	0
Conflict Of Interests	None	0
Abstain	None	0
Carried		

220 25/02722/LBC - Thyme - Southrop Estate Office

The proposal was for the erection of glazed extension to curtilage listed building at Thyme.

Case Officer: Amy Hill

Ward Member: Councillor David Fowles

Officer Recommendation: PERMIT

The Chair invited the Case Officer to introduce the application who shared the Site Location Map, aerial photographs and photographs from different directions.

Member Questions

Members asked questions of the officers, who responded in the following way:

- The Listed Building was historically a garden outbuilding or bothy within the grounds of Southrop Lodge and maps had showed the area as landscaped garden. It was advised that a contemporary interpretation of a garden structure, such as a glasshouse or orangery, would be appropriate in this context. The design included a narrow linking element so the new structure would read as a separate orangery adjacent to the Bothy reflecting the character of high-status historic gardens.

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- Widespread public concern.
- Evidence from debate highlighted difficulty in fully understanding all elements without a recent site visit.
- A previous site visit was many years ago and the site had likely changed significantly since then.

Councillor Ray Brassington proposed an All Member SIB and Councillor Daryl Corps seconded the proposal. The proposal was put to the vote and agreed by the Committee.

RESOLVED: To DEFER the application.

Break: 15:35 – 15:45

Councillor Ray Brassington did not vote.

Proposal for Site Inspection Briefing - All Member (Resolution)		
For	Nick Bridges, Patrick Coleman, Daryl Corps, David Fowles, Julia Judd, Dilys Neill and Michael Vann	7
Against	None	0
Conflict Of Interests	None	0
Abstain	None	0
Carried		

221 25/01951/FUL - Talland School of Equitation

The proposal was for the construction of an outdoor riding arena.

Case Officer: Ceri Porter

Ward Member: Councillor Lisa Spivey

Officer Recommendation: PERMIT subject to the completion of a S106 legal agreement covering Biodiversity Net Gain.

The Chair invited the Case Officer to introduce the application who shared arial photographs, site map, cross sections, construction details and photographs of the site from various directions.

Public Speakers

Speaker 1 – Agent – Laura Polley

The Talland School of Equitation, a major UK riding centre with 80–100 horses, provided training from beginner to Olympic/Paralympic level. The school was limited by available training space rather than horses or staff. The proposal would enable year-round training, competitions, and expanded services. Officers had confirmed it complied with local planning policy, would not harm the Cotswolds National Landscape, and that the applicant had worked with the Council ecologist to protect species and achieve the required 10% on-site biodiversity net gain.

Member Questions

Members asked questions of the officers, who responded in the following way:

- The timber fencing colour had not been specified, but it could be controlled by condition.
- The landscaping and site topography would make the development largely discreet from public views. Views from the road and nearby public rights of way were also largely screened by trees and distance, making the development difficult to see in full.
- Soil would need to be scraped off and additional soil imported, but the biodiversity net gain (BNG) elements around the edges would remain undisturbed. Being currently grazed by horses, the area had limited biodiversity, so introducing meadow edges and trees would enhance ecological value.
- There was currently no fencing to protect the new meadow. Its protection would be agreed as part of the BNG condition and secured through the Section 106 agreement.

Member Comments

In discussing the application, Members made the following comments:

- There were concerns about the development requiring excavation and levelling of uneven land when a level area was available nearby.
- Tree planting should ideally provide screening above the building's height.
- The school was acknowledged as being a remarkable business contributing to rural life in the Cotswolds.

Councillor Coleman proposed PERMITTING the application and Councillor Fowles seconded the proposal. The proposal was put to the vote and agreed by the Committee.

RESOLVED: To PERMIT the application.

Talland school of Equitation - PERMIT subject to S106 (Resolution)		
For	Ray Brassington, Nick Bridges, Patrick Coleman, Daryl Corps, David Fowles, Julia Judd, Dilys Neill and Michael Vann	8
Against	None	0
Conflict Of Interests	None	0
Abstain	None	0
Carried		

222 Sites Inspection Briefing

The Chair advised all Members to keep 7 January 2026 free for a Site Inspection Briefing.

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223 Licensing Sub-Committee

There were no licensing sub-committees planned.

The Meeting commenced at 2.00 pm and closed at 4.04 pm

Chair

(END)