COTSWOLD
District Council

Minutes of a meeting of Planning and Licensing Committee held on Wednesday, 10 June 2026

Members present:

Dilys Neill (Chair)	Ian Watson (Vice Chair)	
Ray Brassington	Daryl Corps	Julia Judd
Nick Bridges	Paul Evans	Michael Vann
Patrick Coleman	Nikki Ind	

Officers present:

Marie Barnes, Lawyer	Andrew Moody, Senior Planning Officer
Harrison Bowley, Head of Planning Services	Martin Perks, Principal Planning Officer
Simon Harper, Head of Democratic Services and Elections	Jordan Hawes
	Julia Gibson, Democratic Services Officer
Nickie Mackenzie-Daste, Senior Democratic Services Officer	

Observers:
Councillor Gina Blomefield, David Fowles, Laura Hall-Wilson and Tom Stowe

289 Apologies

There were no apologies.

290 Substitute Members

There were no substitute Members.

291 Declarations of Interest

There were declarations of interest from Councillor Nikki Ind for agenda item 10, due to previous involvement in supporting the GP surgery application. They noted that this could be perceived as bias or predetermination and they would not take part in the debate or vote.

292 Minutes

The minutes of the meeting on 13 May 2026 were discussed. Councillor Nikki Ind proposed accepting the minutes and Councillor Julia Judd seconded the proposal which was put to the vote and agreed by the Committee.

RESOLVED: to APPROVE the minutes of the meeting held on 13 May 2026.

To confirm minutes 13 May 2026 (Resolution)		
For	Ray Brassington, Nick Bridges, Patrick Coleman, Nikki Ind, Julia Judd, Dilys Neill and Michael Vann	7
Against	None	0
Conflict Of Interests	None	0
Abstain	Daryl Corps, Paul Evans and Ian Watson	3
Carried		

---

293 Chair's Announcements

Thanks were given for the recent planning training, with a rolling programme of supplementary updates being developed due to ongoing changes in planning rules. Members were invited to request topics they would like included in future training sessions.
Licensing training dates would be circulated to Committee members.

294 Public questions

There were no public questions.

295 Member questions

Councillor Ray Brassington asked:
Would the council provide an update on the enforcement situation relating to flying activities at Rendcomb airfield?
The Chair answered: "The Planning Enforcement Team was continuing to investigate the reported breach of legal obligations as a high priority, with senior officers actively progressing the case to determine whether further action is expedient and proportionate. Members were reminded that enforcement investigations must be handled carefully in line with the Council's legal duties to avoid prejudicing the investigation or limiting potential formal action."

Further details on the Enforcement timeline was requested.

296 25/02687/FUL - Land Parcel East of Willersey Business Park

The proposal was for residential development comprising 60 dwellings with associated roads, accesses, parking and servicing, open space, landscaping and drainage infrastructure.

Planning and Licensing Committee
10/June2026
Case Officer: Martin Perks
Ward Members: Councillors Gina Blomefield and Tom Stowe
Recommendation:
PERMIT subject to no objection from Biodiversity Officer (and associated conditions), the completion of a S106 legal agreement covering matters such as affordable housing, self-build/custom build plots, Biodiversity Net Gain monitoring, and financial contributions to education and library services and Willersey Parish Council.

The Case Officer shared the application details with the Committee.
Additional details:

- Members were advised that an updated set of plans had been circulated, accurately reflecting the proposed site layout and play areas.
- An update was provided following a response from Gloucestershire County Council Highways, clarifying that a new bus shelter near the recreation ground would not be justified, although contributions or improvements to bus stops on Main Street could potentially be justified.
- A supplementary update included objections and general comments from residents and Willersey Parish Council.

Public Speakers
Public speaker – Councillor Kevin O'Donoghue – Town and Parish Council
The Parish Council did not object in principle but requested deferral for further evidence on three key issues: noise impacts from the adjacent factory, the adequacy and methodology of the £8,000 Section 106 leisure contribution, and the status of former allotment land as open space of potential public value requiring fuller assessment of need and demand before any conclusion was reached.

Public speaker – Alastair McGrigor – Objector
Multiple current and proposed developments in and around Willersey could cumulatively increase pressure on already inadequate sewerage infrastructure and the Badsey Pumping Station, with concerns raised about recent sewage flooding incidents. Reference was made to the use of Grampian conditions, with confirmation that similar conditions to those applied at Folly View had been included in the current application.

Public Speaker – Councillor Gina Blomefield – Ward Member
Concerns were raised regarding highway safety at the site access, limited village infrastructure, lack of local employment opportunities, and significant pressure on existing sewage and drainage systems. These issues had been addressed through proposed planning conditions, and support was expressed for strong conditions to be secured.

Public Speaker – Councillor Tom Stowe – Ward Member
Concerns were raised that development in Willersey should not exacerbate infrastructure issues, particularly relating to a failing sewage and drainage network,

with reports of repeated flooding and capacity problems and no clear timetable from Severn Trent for resolution. Concerns were highlighted regarding highway safety at the proposed access onto the B4632, including limited visibility, reliance on speed mitigation measures, and potential risks despite compliance with minimum standards. The importance of effective Section 106 contributions was noted, with a request that development should not proceed without robust mitigation to protect residents' safety and quality of life.

SIB feedback.

- Fast-moving traffic was reported on the adjacent road, including large industrial vehicles using the former A46 as a busy through route.
- Concerns that visibility issues could make it difficult and unsafe for vehicles to emerge from the site.
- The site was not isolated and closely linked to the village, with residential development considered inappropriate without major highway improvements
- Surrounding countryside described as attractive open fields.
- Former allotment area observed as overgrown and bramble-covered.

Members questions

Members of the Committee asked a series of questions and noted that:

- The proposed footpath/pavement would be set back within the development site. Existing sections would be upgraded with improved pavement provision and a tactile crossing, alongside a stepped reduction in road speed limits.
- Highways have been involved and had assessed the proposal using transport statements and technical data (including movements, visibility and speed). While it was not confirmed whether an on-site visit took place, they have not objected and considered the access acceptable.
- The development would have two pedestrian access points. The principal access to the village would be via the south-west corner, linking directly to the existing pavement, meaning pedestrians would not need to walk along the carriageway.
- A public footpath provided an alternative route from the proposed vehicle entrance to the church and village school. This offered a shorter route into the village but concerns were raised about how pedestrians, particularly children, would safely cross the road to access it, and it was acknowledged that the footpath may be less suitable in winter due to wet and muddy conditions.
- The £8,000 Section 106 recreation contribution was considered reasonable because the development included open space and play facilities, reducing reliance on the village recreation ground. The scheme would provide £120,000 towards the village hall, with further income to the Parish Council through CIL receipts.
- Gloucestershire Highways advised that the bus stop near the recreation ground was not a recognised stop with a bus service, so a new shelter would not be justified.

- The proposed Grampian condition would require sewer upgrades to be agreed before development commences and implemented before occupation. Responsibility for providing adequate sewer capacity rested with Severn Trent under its statutory duties. The development could be built out, but occupation would not be permitted until the required sewerage upgrades agreed with Severn Trent had been completed.
- The use of the adjacent site was for outdoor vehicle and material storage, and existing noise controls were considered sufficient.
- If the Parish Council did not take on the open space, it would be managed by a private management company, with residents paying an annual maintenance fee.
- Highway measures, such as speed bumps, would be a matter for Gloucestershire County Council as the highway authority.
- The hedgerow viewed was outside the application site. If it was ecologically important, it was already protected under hedgerow regulations.
- Officers confirmed the footpath would be widened to approximately 1.8–2 metres as part of the highway improvements, which was considered standard width and suitable for pedestrians, pushchairs and cyclists to pass safely.
- Pedestrian/cycle access would link into the approved Auto Sleepers site entrance, which formed part of a one-way system. Vehicles were expected to exit rather than enter at that point, and HGV movements were considered limited. The arrangement includes segregated footways and a tactile crossing, with the pedestrian route continuing through to the improved pavement network.

<u>Member comments</u>

- There was significant development activity just across the local authority boundary, and concerns were raised about the cumulative impact of multiple developments on already small surrounding roads.

Members felt that there was not sufficient information to make an assessment as to whether or not the development would have an impact on the highway safety. A request was made for Gloucestershire County Council Highways officers to undertake a site visit and attend the Planning Committee to provide further clarity on highway safety considerations.

Councillor Julia Judd proposed DEFERING the application and Councillor Ray Brassington seconded the proposal. The proposal was put to the vote and agreed by the Committee.

RESOLVED: to DEFER the application to request attendance of the GCC Highways Officer.

To DEFER 25/02687/FUL (Resolution)		
For	Ray Brassington, Nick Bridges, Patrick Coleman, Daryl Corps, Paul Evans, Nikki Ind, Julia Judd, Dilys Neill, Michael Vann and Ian Watson	10
Against	None	0
Conflict Of Interests	None	0
Abstain	None	0
Carried		

---

297 25/03721/FUL - Cutlers Field And Horcott Hill

The proposal was change of use of agricultural land to allow for the siting of caravans in association with Fairford Royal International Air Tattoo.

Case Officer: Jordan Hawes
Ward Members: Councillors Tristan Wilkinson and Helene Mansilla
Recommendation: PERMIT

The Case Officer shared the application details with the Committee.

Public Speaker
Public speaker – Emma Wellman – Applicant
The Royal International Air Tattoo at RAF Fairford was a major annual event with significant economic and educational benefits. The campsites will be used to accommodate volunteers and contractors and operate on a short-term basis on agricultural land that would be fully reinstated afterwards.

Councillor Daryl Corps proposed PERMITTING the application and Councillor Julia Judd seconded the proposal. The proposal was put to the vote and agreed by the Committee.

RESOLVED: to PERMIT the application.

To PERMIT 25/03721/FUL (Resolution)		
For	Ray Brassington, Nick Bridges, Patrick Coleman, Daryl Corps, Paul Evans, Nikki Ind, Julia Judd, Dilys Neill, Michael Vann and Ian Watson	10
Against	None	0
Conflict Of Interests	None	0
Abstain	None	0
Carried		

---

298 Footpath Diversion Order - Tetbury Upton Footpath

The proposal was to consider making a Public Path Diversion Order in respect of TETBURY UPTON Footpath No NTU 46 (Part) at Worwell Farm.

Ward Members: Councillors Nikki Ind and Laura Hall-Wilson
Report Author: Andrew Moody
Recommendations:
That Planning and Licensing Committee resolves to:

a) Make a Public Path Diversion Order in respect of TETBURY UPTON Footpath No NTU 46 (Part) under Section 257 Town and Country Planning Act 1990 and carry out the statutory consultation (subject to response and any final minor amendment required by the County Council PROW Officers).
b) To confirm the Public Path Diversion Order, if unopposed.

The Case Officer shared the application details with the Committee.
Updates:

- Additional representations did not include any objections.
- Annex C supplied supporting photographic evidence.

Public Speakers
Councillor Nikki Ind – Ward Member
Councillor Laura Hall-Wilson – Ward Member
The Ward Members expressed support for the footpath diversion order at Worwell Farm, noting that the revised route was an improvement on the previous path and that concerns raised during consultation had been addressed. It was confirmed that permissive access to the Tetbury Avon remained in place, and that the path width and usability had been reviewed on site and found to be satisfactory.

Councillor Nikki Ind left the Chamber.

Member Questions

- A gate provided access to the permissive route, which remained available to users. This access was not formally part of the footpath diversion order but was retained through permissive arrangements.

Councillor Julia Judd proposed PERMITTING the application and Councillor Paul Evans seconded the proposal. The proposal was put to the vote and agreed by the Committee.

RESOLVED: to PERMIT the order.

To APPROVE the Footpath Diversion Order (Resolution)		
For	Ray Brassington, Nick Bridges, Patrick Coleman, Daryl Corps, Paul Evans, Julia Judd, Michael Vann and Ian Watson	8
Against	None	0
Conflict Of Interests	Nikki Ind	1
Abstain	None	0
Carried		

---

299 Enforcement Plan

Purpose

This report presents the Council's draft Local Enforcement Plan 2026–2028 for endorsement. The Planning Committee was asked to endorse the Plan as the Council's formal policy approach to planning enforcement for the period 2026–2028.

Accountable member: Councillor Juliet Layton - Cabinet Member for Housing and Planning
Report author: Harrison Bowley – Head of Planning Services

Recommendation:

That the Planning and Licencing Committee resolves to:

1. Endorse the Local Enforcement Plan

Councillor Nikki Ind returned to the Chamber.
The Report author shared the application details with the Committee.

Members Questions

- The team was now fully staffed at 5.5 FTE.
- Work was ongoing to improve reporting systems. Resources were currently being prioritised for active enforcement work, so reporting improvements would be delivered gradually.
- The Section 106 monitoring officer tracked obligations as they were triggered, largely based on developer notification and periodic reporting rather than routine site inspections.
- Annex A would be found in the Overview & Scrutiny Committee report.

Councillor Patrick Coleman proposed APPROVING the recommendations and Councillor Ian Watson seconded the proposal. The proposal was put to the vote and agreed by the Committee.

RESOLVED: To ENDORSE the Local Enforcement Plan

To ENDORSE the Local Enforcement Plan (Resolution)		
For	Ray Brassington, Nick Bridges, Patrick Coleman, Daryl Corps, Paul Evans, Nikki Ind, Julia Judd, Dilys Neill, Michael Vann and Ian Watson	10
Against	None	0
Conflict Of Interests	None	0
Abstain	None	0
Carried		

---

300 Appointments to Sub-Committee

Purpose
To invite the Licensing Committee to confirm the appointment of Sub-Committees for the 2026/27 municipal year.

Accountable member: Councillor Dilys Neill
Recommendations:
That the Planning and Licensing Committee resolved to:
1. Appoint five members of the Committee to the Licensing Sub-Committee (Taxi, Private Hire and Street Trading) in accordance with political proportionality and the wishes of political groups (3 Liberal Democrat, 2 Conservative);
2. Note that Licensing Sub-Committee membership will comprise the Chair or Vice Chair of the Planning and Licensing Committee and two other members of the Planning and Licensing Committee drawn on an alphabetical rota basis from the remaining members of the Planning and Licensing Committee (subject to their availability and completion of licensing training prior to participation in a Licensing Sub Committee (Licensing Act 2003) meeting).

The Report Author shared the report details with the Committee.

Councillor Julia Judd proposed APPROVING the recommendations and Councillor Ray Brassington seconded the proposal. The proposal was put to the vote and agreed by the Committee.

RESOLVED: to APPROVE the recommendations.

To APPROVE the Licensing Sub-Committee appointments (Resolution)		
For	Ray Brassington, Nick Bridges, Patrick Coleman, Daryl Corps, Paul Evans, Nikki Ind, Julia Judd, Dilys Neill, Michael Vann and Ian Watson	10
Against	None	0
Conflict Of Interests	None	0
Abstain	None	0
Carried		

---

301 Sites Inspection Briefing

Members for 1 July 2026.
Councillors Dilys Neill (Chair), Ian Watson, Daryl Corps, Paul Evans, Nikki Ind.

302 Licensing Sub-Committee

Members for 25 June 2026 at 2pm.
Councillors Ian Watson (Chair), Julia Judd (Vice-Chair), Michael Vann, David Fowles, Ray Brassington.

The Meeting commenced at 2.00 pm and closed at 4.35 pm

Chair