

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE**  
**held in Tetbury Library, Close Gardens, Tetbury on Monday 15<sup>th</sup> December 2025**  
**at 6.30pm**

**PRESENT:**

Councillors: J Taylor (Chair), P Burrell (Vice Chair), R Smith, S Scott and M Baker

Officer: CEO – T Niblett

Public: District Councillors I Watson, N Ind, Councillor C Pearce

**PL01. 12/25 Apologies for absence:**

None.

**PL02. 12/25 Declarations of Interest:**

None.

**PL03. 12/25 Public Consultation:**

None.

**PL04. 12/25 To approve the minutes of the meeting held on Monday 15<sup>th</sup> November 2025:**

It was proposed by Councillor P Burrell, seconded by Councillor M Baker to approve the minutes of the meeting held on Monday 15<sup>th</sup> November 2025.

Voting record	For 5	Against 0	Abstain 0	Absent 0
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**PL05. 12/25 Consideration of planning, listed building consent, tree work and licensing applications received by 8<sup>th</sup> December 2025 (refer to attached Schedule link):**

<p><b>25/03613/PLP</b>  Permission in principle for permission in principle application for the erection of 2no. dwellings</p> <p>Land parcel West of 3 Cutwell</p> <p><b>Decision:</b> Tetbury Town Council does not support this application due to various factors which goes against certain policies within the Tetbury and Tetbury Upton Neighbourhood Plan.</p> <p>Policy 2- Enhancement of Tetbury's Townscape and Character.</p> <p>The proposed dwellings would have a detrimental impact on the landscape as these dwellings will sit on a raised site.</p> <p>The proposed dwellings sit alongside the Cutwell Valley which is listed within Policy 8: Local green space - Development of local green space is ruled out other than in very special circumstances.</p>	<p><b>25/03537/FUL</b>  Full application for proposed side and rear extension and loft conversion</p> <p>8 Conygar Road</p> <p><b>Decision: TTC has no objections</b></p>
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<p>Access is along a single track which will cause issues due to the multiple vehicles trying to access this site.</p> <p>Vision for Tetbury - point 2. Tetbury's unique urban and green landscape within the town and beyond will be protected and enhanced in line with the ethos of the Cotswold AONB - these proposed dwellings will not enhance the green landscape.</p> <p>The proposed dwellings will have an impact on the mature hedgerows, biodiversity and wildlife within this area.</p> <p>Many of the key issues for the Cotswolds AONB are outlined in Cotswold District Local Plan 2011-2031 - PolicyEN5.</p>	
<p><b><u>25/03797/FUL</u></b></p> <p>Full application for erection of two-storey extension to the side and single-storey extension to the rear with associated works. Demolition of conservatory and garage          Long View, Bath Road  <b>Decision: TTC is unable to support this application. The proposed extension is imposing in both scale and form, and it would have a detrimental impact on the neighbouring properties</b></p>	<p><b><u>25/03595/TPO</u></b></p> <p>Works to trees with TPO for T1 Beech – Crown reduce top and sides by approx. 3 meters (to match neighbouring beech we reduced in the summer)</p> <p>17 Dormers Close          Already been permitted by CDC</p>
<p><b><u>25/03669/TPO</u></b></p> <p>Works to trees with a TPO for T12 – Beech tree to be felled at ground level as its canopy is asymmetric due to recent adjacent tree failure, low vigour, and its canopy is severely weighted over adjacent garden office/shed</p> <p>T12 Beech          (common) 20 9 970 FM Fair Fair          Mature boundary tree, large wound on southern edge of stem, Dryads saddle bracket present, good adaptive growth but moderate decay. Canopy asymmetric due to recent adjacent tree failure, low</p>	<p><b><u>25/03711/TCONR</u></b></p> <p>Works to trees in conservation areas for          H1 Privet remove          S1 Cotoneaster remove          S2 Jasmine remove          S4 Viburnum remove          T1 Rowan remove          T2 Pear (willow leafed) remove          T5 Holly remove          T6 Hawthorn remove          The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability to</p>

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<p>vigour, canopy weighted over adjacent garden office/shed</p> <p>25 Northfield Road</p> <p>Decision: TTC has no objections</p>	<p>Oakhill, Northfield Road</p> <p>Already been permitted by CDC</p>
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<p><b><u>25/03655/FUL</u></b></p> <p>Full application for a conversion of conservatory into masonry extension</p> <p>9 Cherry Orchard</p> <p><b>Decision: TTC has no objections</b></p>	<p><b><u>25/03659/FUL</u></b></p> <p>Full application for erection of one and a half storey extension to the south-west elevation</p> <p>42 Silver Street</p> <p><b>Decision: TTC has no objections</b></p>
<p><b><u>25/03623/FUL</u></b></p> <p>Full application for proposed internal alterations and alterations to courtyard fenestration</p> <p>Mill House, Church Street</p> <p><b>Decision: TTC has no objections</b></p>	<p><b><u>25/03624/LBC</u></b></p> <p>Listed Building Consent for proposed internal alterations and alterations to courtyard fenestration</p> <p>Mill House, Church Street</p> <p><b>Decision: TTC has no objections</b></p>
<p><b><u>C/25/01186/PRMV</u></b></p> <p>Application for variation of premises licence</p> <p>Tetfest, Worwell Farm, Cirencester Road</p> <p><b>Decision: TTC has no objections</b></p>	<p><b><u>25/03725/FUL</u></b></p> <p>Full application for single-storey rear extension</p> <p>4 Courtfield</p> <p><b>Decision: TTC has no objections</b></p>
<p><b><u>25/03847/TCONR</u></b></p> <p>Works to trees in conservation areas for T1 &amp; T2 – Silver Birch trees to be removed  G1 – Group of 8 Leyland Cypress trees to be reduced to a height of six foot to match the ones already done</p> <p>Woolsack cottages at Ramparts, 54 West Street</p> <p><b>Decision: TTC does not support this application as the application does not provide any justification on why the Silver Birch trees need to be removed.</b></p> <p><b>TTC would like clarification on whether tree works have already been carried out within this property.</b></p>	<p><b><u>25/03846/TCONR</u></b></p> <p>Works to trees in conservation areas for T1 – Beech tree to be reduced by 30% T2 &amp; T3 – Beech trees to be removed as they are both badly formed and pushing over the dwarf Cotswold stone wall</p> <p>Woolsack Cottage, West Street</p> <p><b>Decision: TTC does not support this application as the application does not provide any justification on why the Beech trees need to be removed.</b></p> <p><b>TTC would like clarification on whether tree works have already been carried out within this property.</b></p>

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**PL06. 12/25 To note planning applications using Scheme of Delegation:**

Noted

**PL07. 12/25 Correspondence:**

None received.

**PL08. 12/25 To receive Chairs report:**

Nothing to report.

**PL09. 12/25 to receive Vice Chairs report:**

Nothing to report.

**PL10. 12/25 To receive Members report:**

Nothing to report.

**PL11. 12/25 Next scheduled meeting – Monday 26<sup>th</sup> January 2026, 6.30pm:**

Noted.

Meeting closed 6.53pm

Chair ..... Dated .....