COTSWOLD
District Council

COTSWOLD DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Agent
Plan-A Planning And Development Ltd
Phoenix House
Phoenix Way
Cirencester
GL7 1QG

Applicant
Bledisloe Estate Holdings Ltd
Kimberley House
Ty Glas Avenue
Llanishen
Cardiff
CF14 5DX

Conversion and alteration of vacant agricultural and residential buildings to create 8 no. tourist accommodation units at Bledisloe Barns Manor Farm Road Coates Cirencester Gloucestershire GL7 6NH

APPLICATION REF: 25/00935/FUL **DATE 21st January 2026**
FILE REF:

DECISION NOTICE

In pursuance of their powers under the above Act, the Council **REFUSES** permission for the above development for the following reason(s).

1 The proposed Units 1, 2 and 2A; Units 3 and 4; Unit 5, and Unit B are historic outbuildings which lie within the historic curtilage and setting of Bledisloe (formerly the Manor House), which is a grade II listed building, and consequently they meet the criteria to be considered curtilage-listed. Under the Planning (Listed Buildings and Conservation Areas) Act, 1990, there is a statutory duty for the Local Planning Authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The current application has provided insufficient information to demonstrate that the design of the proposal would not materially impact upon the curtilage-listed buildings, in particular the design of the extension to Units 3 and 4, which has a box-like character and lack of articulation that is unresponsive to the character of the outbuilding, or the rural character of this part of the site.

The proposal therefore fails to preserve aspects of the parent listed building's setting that contribute positively to its significance, thereby neither preserving its special architectural or historic interest, nor sustaining its significance as a designated heritage asset. The harm would be less-than substantial and would not be outweighed by any public benefits. As such the proposal conflicts with paragraph 215 of the National Planning Policy Framework, and to grant permission would be contrary to the requirements of Section 16 of the Framework, and the statutory duty of Section 66(1) of the 1990 Act. The proposal is also contrary to Policies EN1, EN2, EN4, EN10 and EN13 of the Cotswold District Local Plan.

2 Insufficient information has been provided to demonstrate that the proposed development would not cause a loss of amenity to the neighbouring residential properties, so as to protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policies EN2 and EN15 of the Cotswold District Local Plan, and paragraph 135 (f) of the NPPF.

3 Insufficient information has been provided to allow consideration of the impact of the proposed development upon the Cotswold Beechwoods Special Area of Conservation, which is an internationally designated wildlife site. The financial contribution has not been paid following the Appropriate Assessment having been undertaken. In the absence of this, which it is the requirement of the applicant to provide, the proposal is contrary to Policies EN1, EN8 and EN9 of the Cotswold District Local Plan and paragraphs 187, 193, 194 and 195 of the National Planning Policy Framework.

INFORMATIVES:-

1 Please note that the proposed development set out in this application would have been liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) if planning permission had been granted. Therefore, if an appeal is lodged and subsequently allowed, the CIL liability will be applied. Any revised application would also be CIL liable.

Note: Statement in respect of the positive and proactive approach undertaken by the Local Planning Authority

In accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and Paragraph 39 of the National Planning Policy Framework, the Council has sought to work with the applicant in a positive and proactive manner. Pre-application advice was available and encouraged, and the Council's Negotiation Protocol was applied to assess whether amendments could reasonably make the scheme acceptable. However, in this instance, the issues identified could not be resolved within the lifetime of the application.

Your attention is drawn to the NOTES overleaf.

Geraldine LeCointe

Geraldine LeCointe
Assistant Director of Planning Services

INFORMATION ABOUT THIS DECISION

This is the Council's formal decision on your application. As your application has been refused, the refusal reasons are set out. If there is anything about the refusal reasons that you do not understand, then please contact Customer Services, Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX Tel 01285 623000.

ENFORCEMENT
As your application has been refused, then you cannot carry out the work or use that you applied for.

If you fail to comply with this Decision Notice, then you could be in contravention of the Town and Country Planning Act 1990 or other legislation. In such circumstances, the Council may well initiate enforcement action.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*

- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

- If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

- If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

- If this is a decision for neither of the above and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

- Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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* **householder application means** (a) an application for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development, but does not include (i) an application for change of use; (ii) an application to change the number of dwellings in a building.

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX Tel 01285 623000 www.cotswold.gov.uk
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