



Planning • Historic Buildings • Archaeology

Specialist & Independent Advisors to the Property Industry

Cotswold Agricultural Centre

Cotswold Agricultural Centre is located approximately 6km to the south east of the town of Cirencester, Gloucestershire.

Client

J. Ford

The site comprised an area of flat agricultural land located to the rear of Cirencester Cattle Market, which relocated to the site some two years previous. The site also included a Countrywide Store and existing farmstead.

Location

Cirencester, Gloucestershire

CgMs provided the planning and development advice to the client, overseeing the entire application strategy, including the submission and determination of the planning application for the erection of an agricultural machinery dealership and the extension of the existing car park, all upon the adjacent agricultural land.

Services Provided

Planning

Date of Completion

On-going

CgMs sought to gain planning permission for the dealership by utilising the fact that the original consent for the wider cattle market included a light industrial building which had been constructed, but not occupied, owing to an onerous condition relating to its occupation.

Key Issues

Landscape Impact

The submission offered the removal of this unused building and the erection of the larger purpose built dealership. This facility included a showroom, offices, parts sales area, workshops and storage. This approach sought to negate the restrictive condition and overcome previous concerns from the highway authority concerning the intensification of the site.

Commercial development within countryside

Intensification of site

Whilst the proposed development was not strictly contrary to development plan policy, owing to historic refusals on the site for similar proposals, the Council remained sceptical of any further development proposals on the site.

Through a thorough analysis of the issues raised by the proposal it was demonstrated that the development would have minimal impact upon the landscape or highway network all in accordance with the development plan.

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