

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL
IMPACT ASSESSMENT) REGULATIONS 2017**

SCREENING OPINION

Agent/Applicant: Plainview Planning
Watermoor Point
Watermoor Road
Cirencester
GL7 1LF

Application Reference: 23/04043/FUL

Description Of Proposed Development : Change of Use from Public House to residential dwelling

Location: The Queen Matilda Tavern Star Lane Avening Tetbury

The above application was received by Cotswold District Council on 27 December 2023 and was not accompanied by an Environmental Impact Assessment with a formal Environmental Statement.

The development falls under Schedule 2 of the above regulations and is within a “sensitive area” because it falls within an Area of Outstanding Natural Beauty as defined in Regulation 2, subparagraph (1) Interpretation. Having considered the criteria stated within Schedule 3 the Local Planning Authority concludes that it will have no significant environmental effects having regard to its nature, size and location and therefore **will not** require the submission of an Environmental Impact Assessment.

Yours faithfully

Robert Weaver
Chief Executive
Cotswold District Council