



**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 19th January 2021 (remotely)**

Present: Cllr Harrison Cllr Nicholls Cllr Jefferies
Cllr Thornhill Cllr Hill

In attendance: Cllr Lipscombe Roz Morton (Clerk)

PL185 20/21 To note Apologies for absence. Cllr Morgan & Cllr Foxall

PL186 20/21 Declarations of Interest in items on the agenda. None

PL187 20/21 To confirm the minutes of the meeting held on 5th January 2021
It was **RESOLVED** to confirm the Minutes of the meeting held on the 5th January 2021 are a true and accurate record of the proceedings. Proposed Cllr Thornhill, seconded Cllr Nicholls – All in favour.

PL188 20/21 Matters Arising

- **Date for meeting with Cllr Clive Webster – 16th February**
 - The meeting with Cllr Webster will start at 6.30pm, the Planning Meeting will start at 7.15pm. The meeting with Clive Webster is not open to the public.
- **Fayre Court** – The case officer has emailed with an update. The Heritage Officer's comments in relation to the amended proposal at Fayre Court are currently being considered under pre-application.
- **Coln Park application – PROW concerns**
 - PROW officer has confirmed that the diversion of BLE44 is complete.
 - Cllr Trotter has confirmed that the PROW is not affected by plots W19-21.
 - New footpath maps have been submitted as part of the current application. (circulated).

PL189 20/21 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit. N/A

PL190 20/21 To agree to reconvene the meeting following Public Participation. N/A

**PL191 20/21 To review decision notices for PERMITS / CONSENTS received:
Noted without comment.**

20/03205/FUL | Erection of a raised outdoor terrace platform | Marlborough Arms Cirencester Road Fairford Gloucestershire GL7 4BS - **Application withdrawn**

20/03887/FUL | Proposed Porch and canopy | 3 Queens Field Fairford Gloucestershire GL7 4JP – **PERMIT**

(Received CDC 02.11.2020 Validated CDC 14.11.20. decision issued 06.01.2021.)

20/04215/TCONR | T1 - Beech - Reduce crown by 2 - 3 metres | The Nurseries Milton Street Fairford Gloucestershire GL7 4BW – **NO OBJECTION**

(Received CDC 23.11.2020 Validated CDC 23.11.20. decision issued 04.01.2021.)

PL192 20/21 To consider NEW PLANNING APPLICATIONS:

21/04395/CLOPUD | Replacement of existing conservatory with garden room. Addition of door into garden | Waylands Mount Pleasant Fairford Gloucestershire GL7 4AZ

(Received CDC 04.12.2020 Validated CDC 04.12.20. Notification FTC 05.01.2021 Deadline for response 25.01.2021). **No comment.**

20/04147/FUL | Conversion of existing Grade II Listed Coln House into 7no residential units (C3), demolition of modern teaching blocks and outbuildings, erection of 17 no new residential units within former school grounds, soft and hard landscaping and drainage works | Coln House School Horcott Road Fairford Gloucestershire GL7 4DB

(Received CDC 18.11.2020 Validated CDC 29.12.20. Notification FTC 07.01.2021 Deadline for response 28.01.2021)

20/04148/LBC | Conversion of existing Grade II Listed Coln House into 7no residential units (C3) and associated works | Coln House School Horcott Road Fairford Gloucestershire GL7 4DB

(Received CDC 18.11.2020 Validated CDC 29.12.20. Notification FTC 07.01.2021 Deadline for response 28.01.2021)

Fairford Town Council **OBJECTS** to this application (**20/04147/FUL & 20/04148/LBC**) on various grounds outlined below.

1) **Loss of Community Infrastructure**

Loss of a community facility when it has not been demonstrated that there is no local demand for the facility or demand for an appropriate, alternative community use for the facility (or replacement facilities or services are provided in and appropriate alternative location), contrary to CDLP policy INF2. The school did previously serve a function as community facility as well.

2) **Design**

The proposal for 3 houses of 'contemporary' design at the eastern side of the development is contrary to CDLP policy EN2. The proposed design is of no particular architectural or environmental merit to justify this. Specifically, it does not require building standards that help to address the Climate Emergency.

3) **Impact on Heritage and Landscape/Townscape**

The proposal for the 3 'contemporary' houses at the eastern side of the development will harm the setting and significance of Fairford United Church (Grade II listed) as well as this part of the Fairford Conservation Area, and is therefore contrary to CDLP policies EN10 and EN11.

4) **The additional market housing is not needed in Fairford**

This is already provided for quite adequately by housing site allocations in the Local Plan and the emerging Fairford Neighbourhood Plan as well as other windfall sites developable under policy DS2 of the Local Plan.

Other Comments

The continued sustainability of Fairford depends on maintaining an appropriate balance of housing, economic activity and community facilities, and we would expect GCC as a responsible local authority to give this due consideration. Its economic strategy continues to be focused on Gloucester, Cheltenham and the M5 corridor to the detriment of other areas.

Coln House School was an important employer in the town, and we are disappointed that no consideration seems to have been given to including at least some potential office space for local small businesses within the buildings as part of the proposals, as has been suggested in our response to the public consultation and the draft Fairford Neighbourhood Plan, to compensate for this loss. The school office was located in the building immediately adjacent to the cross-roads, and this is clearly a less environmentally desirable location for a large private dwelling as is proposed.

Alternatively, the site has also been suggested as a possible one for community facilities (to replace the one lost to a speculative planning application on London Road), potentially including a replacement or additional doctors' surgery, if the existing one no longer has sufficient capacity to serve the needs of the growing town in the future.

The site is particularly well located in this respect for those living at the western end of the town and in Horcott. The current proposals would effectively sterilise these possibilities for the Coln House site itself, although other limited possibilities for sports or community related facilities may be feasible on the adjoining playing fields.

As we said in our response to the public consultation, we also think it would be helpful if pedestrian access towards the town centre from the Coln House site could be provided either directly onto Milton Street or via Waterloo Lane, to give a shorter route, rather than relying on a route via the entrance on Horcott Road.

A full objection statement will be submitted to CDC.
Proposed Cllr Thornill, seconded Cllr Hill, all in favour.

**ACTION: Cllr Harrison to complete the objection statement and circulate for final comment.
ACTION: Clerk to extract Facebook copy to let residents know on what grounds the Council is objecting.**

20/03972/FUL | Conversion of former school building to 4no residential (C3) units with stair core extension and associated hard and soft landscaping | Applestone Court Cirencester Road Fairford Gloucestershire GL7 4BS

(Received CDC 06.11.2020 Validated CDC 07.11.20. Notification FTC 03.12.2020 Deadline for response 31.12.2020)

The Planning Committee has the following comments:

Fairford Town Council objects to this application on grounds of loss of a community facility when it has not been demonstrated that there is no local demand for the facility or demand for an appropriate, alternative community use for the facility (or replacement facilities or services are provided in and appropriate alternative location), contrary to CDLP policy INF2.

Previously, the site served the community by providing a fully operational launderette that was used by local sports clubs, a community kitchen that was used by sports clubs and for social functions, the May Fayre that was held annually for the entire community. The current application offers no community benefit. The Council would like the applicant to consider a mixed-use development to mitigate for the loss of community facilities and employment opportunities caused by the closure of CHS.

There are also major concerns around the safety of the access and parking in particular around the junction of A417/Horcott Road and Coronation Street. This junction is already made difficult by cars parking outside the Marlborough Pub and along Coronation street.

The width of the proposed entrance to this development does not allow for two cars to pass each other (3.1m). Parking provision is only for 7 cars, with no allowance for visitor parking. Average car ownership in Fairford is 14% greater than the rest of the country

(https://www.gloucestershire.gov.uk/media/1521275/glos-parishes-cotswold-fairford-cp-glos_li_parish_e04004230-20161109020300731.pdf) therefore, parking provision should take that into account and provide at least 8 spaces plus visitor parking.

The development offers nothing to address the climate emergency declared by both CDC & GCC. The Planning Committee urges the applicant to take the climate emergency into account and consider electric car charging points, bicycle parking and carbon neutral or low carbon designs.

ACTION: Clerk to submit the above comment/objection.

20/04666/TPO | T1 Maple. Reduce canopy to finished height of approximately 8.0m, retaining overall canopy shape to reduce excessive shading whilst retaining amenity and privacy between owners and adjacent property. T2 Poplar. Dismantle and remove Poplar tree. One of a tight group of four Poplars all of which in summer cause excessive shading. Wish to remove the southern most one to ease shading effect whilst retaining overall amenity value locally and from views further afield. T3 Yew. Remove one of a tight group of three Yew trees. Dismantle and remove centre tree of group, then reduce height of remaining trees to approximately 8.0m and reshape ('lollipop') their respective canopies. Work proposed to reduce overshadowing whilst retaining amenity value. T4 Yew. Reduce to finished height of approximately 8.0m and reshape ('lollipop') canopy to generally manage. Work proposed to reduce overshadowing whilst retaining amenity value. T5 Ash. Dismantle and remove. Works proposed as have been advised that base of trunk is rotten and there is a risk of tree collapsing and damaging property | 2 Fayre Gardens Fairford Gloucestershire GL7 4NU

(Received CDC 04.01.2021 Validated CDC 04.01.2021. Notification FTC 07.01.2021 Deadline for response 28.01.2021) **No comment.**

20/04424/FUL | Erection of two replacement storage buildings | Garners Field London Road Fairford Gloucestershire GL7 4DS

(Received CDC 08.12.2020 Validated CDC 09.12.2020. Notification FTC 08.01.2021 Deadline for response 29.01.2021) **No comment.**

20/04462/FUL | Proposed rear single storey extension, amendment to application 19/02879/FUL | 34 Lakeside Horcott Fairford Gloucestershire GL7 4DN

(Received CDC 11.12.2020 Validated CDC 05.01.2021. Notification FTC 11.01.2021 Deadline for response 01.02.2021) **No comment.**

PL193 20/21 To consider and agree a response to the Govt Consultation: Supporting housing delivery and public service infrastructure (deadline 28th January 2021).

Cllr Harrison has circulated a draft response. The Committee RESOLVED to submit it. Proposed Cllr Harrison, seconded Cllr Hill, all in favour.

ACTION: Clerk to submit response.

PL194 20/21 Items the Chairman considers urgent. None.

PL195 20/21 Date of next meeting Tuesday 2nd February 2021

There being no further business the meeting closed at 7.35pm.

Chairman.....

.....2021