



**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD on TUESDAY 1st February 2022**

Present: Cllr Harrison Cllr Foxall
Cllr Thornhill Cllr O'Connell (part)

In attendance: Vanessa Lawrence (Clerk)

- PL185 21/22 To note Apologies for absence.**
Apologies were received from Cllr Hill and Cllr Nicholls
- PL186 21/22 Declarations of Interest in items on the agenda.**
None received
- PL187 21/22 To confirm the minutes of the meeting held on 18th January 2022.**
It was **RESOLVED** to confirm the Minutes of the Meeting held on the 18th January 2022 as a true and accurate record of the proceedings. Proposed Cllr Foxall, seconded Cllr Thornhill – all in favour.
- PL188 21/22 Matters Arising.**
- **Update on NDP** – Cllr Harrison reported as follows:-
 - This is moving towards Reg 16 submission – hopefully not too long after the next meeting (A special meeting of the Town Council is likely to be necessary for this, to avoid delay).
 - Cllrs confirmed their contentment with the provision made for the proposed sports/community building on the CHPF. Cllr Foxall wanted assurance that there is nothing in the document that will prevent the Council from moving forward with this project.
 - The provisions re Local Green Spaces are dictated by the NPPF, which includes relevant exceptions, and we have been advised that there is no point trying to refine this in the NDP. However, the inclusion of the proposed building in a new Projects list in the NDP will make clear our intent. The option of amending the boundary of the proposed LGS has been considered, but we do not yet have clarity on what area would need to be excluded. There is also a fall-back 'get out of jail free card' in that we could get a Neighbourhood Development Order to justify the development in the unlikely event that the LGS status was found to preclude this.
 - **Update on Fayre Court** –
 - The Clerk reported that as an observation – the owner has planted a hedge along the field boundary. Cllrs agreed investigate this and report accordingly.
 - **Wick House** – Nothing further to report at present.
- PL189 21/22 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit.**

N/A

PL190 21/22 To agree to reconvene the meeting following Public Participation.
N/A

PL191 21/22 To review decision notices for PERMITS / CONSENTS received:

21/04623/TPO | T7 Beech: Raise the crown, reduce long lateral branches, reduce the side branches that are interfering with the roof generally to give 2m clearance from the Community Centre building and Fairford House. Remove the major deadwood from the tree's canopy. T8 Lime: Raise the crown and reduce the side branches generally to give 2m clearance from the Community Centre building and Fairford House. Remove the major deadwood from the tree's canopy. T9 Horse Chestnut: Raise the crown and reduce the side branches generally to give 2m clearance from the Community Centre building. Remove the major deadwood from the tree's canopy | Fairford House Market Place Fairford Gloucestershire GL7 4AA
(Received CDC 09.12.21. Validated CDC 09.12.2021 Decision issued 19.01.2022) **PERMIT**

21/04481/TPO | Prune, remove weak growth and reduce about 4/6 feet in height non-fruiting crab apple and similar for prunus domestica in rear garden. Both old trees - action designed in part to improve their condition | Yew Trees 3 Fayre Gardens Fairford Gloucestershire GL7 4NU
(Received CDC 29.11.21. Validated CDC 29.11.2021 Decision issued 19.01.2022) **PERMIT**

21/04419/TPO | 1.Ash on the main drive- fell. 2.Ash on the North East corner - Fell. 3.Yew by the wall/road - 50% reduction. 4.Yew on the North East corner- Removal of leaning limb over garden | East End Garden House London Road Fairford Gloucestershire GL7 4AN
(Received CDC 23.11.21. Validated CDC 25.11.2021 Decision issued 17.01.2022) **PERMIT**

21/04259/TCONR | T = Y Yew tree 20 % crown reduction, in the interest of standard arboricultural practice. T = H Horse Chestnut remove to ground level | Convenience Store Market Place Fairford Gloucestershire GL7 4AB
(Received CDC 12.11.21. Validated CDC 12.11.2021 Decision issued 12.01.2022) **PERMIT**

21/04188/FUL | Variation of Condition 2 (approved plans) of planning permission 18/02520/FUL to revise the ground floor layouts and rebuilding of wall | Land South Of Wick House East End Fairford Gloucestershire GL7 4AP
(Received CDC 05.11.21. Validated CDC 05.11.2021 Decision issued 26.01.2022) **PERMIT**

21/03841/LBC | Replacement windows at nos 12 - 15 Park Street, and a rear door to 7 Park Street | 12 Park Street Fairford Gloucestershire GL7 4JJ
(Received CDC 08.10.21. Validated CDC 22.11.2021 Decision issued 21.01.2022) **PERMIT**

21/02594/COMPLY | Compliance with conditions 10 (proposed external fixture schedule) and 22 (external lighting design) re permission 18/02520/FUL - Erection of two dwellings | Land South Of Wick House East End Fairford Gloucestershire GL7 4AP
(Received CDC 29.06.21. Validated CDC 29.06.2021 Decision issued 26.01.2022) **PERMIT**

PL192 21/22 To consider NEW PLANNING APPLICATIONS:

21/04762/FUL | Erection of Annex extension at unit 7.02, Coln Park | 7 Newfound Causeway Coln Waters Lechlade Gloucestershire GL7 3FZ
(Received CDC 21.12.2021. Validated CDC 22.12.2021. Notification FTC 13.01.2022 Deadline for response 03.02.2022) – **NO COMMENT**

22/00166/TPO | T1 at Orchard House - Yew - 2m overall crown reduction leaving balanced crown. This is to allow more light into the garden area. T2 at Fayre Court - Yew - 2.5m overall crown reduction leaving balanced crown. This is to allow more light into the garden area. T3 at Fayre Court - Yew - 3m overall crown reduction leaving balanced crown. This is to allow more light into the garden area | Orchard House Milton Street Fairford Gloucestershire GL7 4BN
(Received CDC 14.01.2022. Validated CDC 14.01.2022. Notification FTC 17.01.2022 Deadline for response 07.02.2022) - **NO COMMENT**

22/00025/FUL | Demolition of existing buildings, conversion of building to dwelling and 6 new dwellings | Lower Croft Mews (formally East Gloucestershire Engineering Ltd) London Road Fairford Gloucestershire GL7 4AS

(Received CDC 22.12.2021. Validated CDC 24.01.2022.2022. Notification FTC 17.01.2022 Deadline for response 14.02.2022) The Committee agreed to OBJECT on the following grounds:

1) The proposal would constitute over-development of the site with likely adverse consequences for the safety and quality of life of its future residents. Refer to paragraph D.65 and therefore policy EN.2 of the Local Plan, para. 134 of the NPPF and relevant sections of the National Design Guide (which are material considerations).

- The provision of parking space within the site does not seem to be clarified (or sufficient) as recommended by the Highway Authority, which may also have implications for emergency vehicle access.
- The only 'communal' space seems to be a parking area (NDG #P). There seems to be no provision for planting within this.
- Unit 1 appears to have no meaningful private sitting-out area (particularly if the boundary wall on the west side is lowered to 1 metre height) - this appears contrary to CDLP policy EN.2 and paragraph D.67 r-s.
- There are safety issues with the pedestrian exit routes both to the west (where there is no footway) and to the south (where a similar situation applies, and it would emerge onto the road virtually at the junction with the A417).
- The provision for storage of waste bins etc is unclear (NDG #H3 refers).
- 'Unit 2' in the middle of the site would severely restrict turning space.
- The treatment of the building in Unit 3 is noted as a reference to the existing character, but the design of the other proposed buildings is unexceptional, and it is unclear what energy efficiency they will seek to meet.

2) The Committee was concerned about the Highway authority's comment in their pre-payment advice (2019) that "The main advantage of a planning application on this site will be the removal of B2 use in what is in effect a residential village setting.", which seems to go well beyond their remit. It does not reflect the history of the site or adequately recognise the importance of maintaining mixed uses in a small market town such as Fairford – a principle that is recognised in the new National Design Guide (e.g. paras 5, 43, 47, 52, 108, 111-112) and objective 3 of the Local Plan, which is to support the local economy.

3) There is an issue of visibility splays at the exit on the western boundary of the site, which is only some 25 metres from the junction on Mount Pleasant, where vehicles often come round the bend at some speed. The Highways advice suggests the demolition of old walls which are part of the fabric of the Conservation Area (albeit not of any obvious historical value) and their replacement with lower walls set back from the boundary. However, it is not clear to us that this would remedy the visibility problem.

4) The impact on the setting of the adjoining Grade II listed Holmdene is unclear. This does not appear to have been addressed in the Design and Access Statement (in which the NPPF references are out of date). We understand that there was very little/no disturbance from the former engineering business outside normal working hours, which is unlikely to be the case with the proposed 7 residential properties.

It was also noted that the likelihood of contamination would need to be addressed for this former industrial site."

ACTION: Cllr Harrison to finalise objection and circulate for agreement prior to sending.

22/00190/FUL | Detached garage loft conversion with external staircase, for home office/gym use | 2 Tomlinson Close Fairford Gloucestershire GL7 4FW

(Received CDC 17.01.2022. Validated CDC 25.01.2022.2022. Notification FTC 25.01.2022 Deadline for response 15.02.2022) **NO COMMENT**– Objection from neighbour has however been noted.

PL193 21/22 Items the Chairman considers urgent.
None

PL194 21/22 Date of next meeting 15th February 2022

There being no further matters to discuss the meeting closed at 7pm

.....Chairman

.....2022