



**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON THE 19<sup>th</sup> JULY 2022**

**Present:** Cllr Harrison Cllr Boulton Cllrs Foxall

**In attendance:** Roz Morton (Clerk)

**PL045 22/23 To note Apologies for absence.**  
Apologies were noted from Cllrs Thornhill, O'Connell, Shankland and Lipscombe-Kettel

**PL046 22/23 Declarations of Interest in items on the agenda.**  
None received.

**PL047 22/23 To confirm the minutes of the meetings held on 5<sup>th</sup> July 2022**  
The Minutes were not signed as a quorum could not be met.

**ACTION: Clerk to add Minutes to September meeting.**

**PL048 22/23 Matters Arising.**

- **NDP.** CDC has advised us of a suggested timetable for the reg 16 submission to avoid absences due to holidays over the summer. The suggested date for submission to CDC is w/c 22<sup>nd</sup> August.
- **Lake 104 footpaths.** A meeting note was circulated to the committee.
- **Town Centre strategy briefing paper** – no update available.

**ACTION: Clerk to consider alternative consultants.**

**PL049 22/23 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit. N/A**

**PL050 22/23 To agree to reconvene the meeting following Public Participation. N/A**

**PL051 22/23 To review decision notices for PERMITS / CONSENTS received:**  
**22/02364/NONMAT** | Non-material amendment application to permission 12/05033/REM for changes to the external appearance of the building, addition of sky box rooflights and changes to plot layouts (plots 103.08 and 103.09) | Lakes 103 103A 104 And Milestone House London Road Fairford Gloucestershire – **PERMIT**  
(Received CDC 04.07.2022. Validated CDC 04.07.2022 Decision issued 07.07.2022)

The following question was sent to the case officer in advance of the meeting and his reply is copied below: Is the change to the permitted balcony and slope to the lake edge a change to the ground profiling agreed in the reserved matters application and if so, does that still render this non-material? If every unit has these changes allowed, there is a concern that this will radically alter what was previously agreed.

Is the cumulative effect of all the changes that are being proposed on various applications being taken into account? Is it possible to have oversight of the entire plan for the lakes including all proposed changes before any more non-mat applications are permitted?

Have Natural England been consulted on the changes to the lake edge and are they content that there is no harm as a result?

*The degree of changes proposed to each unit are quite minor when considering the scale of the overall development. There is no increase in height / scale, and most of the alterations relate to changes to the fenestration pattern / external materials.*

*Each case is considered upon its own merits, if anything too significant is proposed to be handled through this procedure then it will need an application to vary the approved plans (S.73 of The Act). We recently refused a couple of NONMATs where either an increase in height was proposed or for a change that was too significant when compared to the approved plans (22/01106/NONMAT and 22/01265/NONMAT).*

*I have spoken to Natural England and explained the changes to the overhanging balconies over the edge of the water. They were not overly concerned and did not wish to be consulted, it was commented that the majority of the biodiversity enhancement arising from the proposal was planting that was to occur after the completion of the development, so alterations such as this, at the present time, were not a matter they considered that they needed to be kept informed about. Clearly, they are there to speak to if or any other Officer has a concern.*

**22/01980/TCONR** | Fell Silver Birch in rear garden to ground level. | 4 Eastbourne Terrace London Road Fairford Gloucestershire GL7 4AN – **PERMIT**

(Received CDC 07.06.2022. Validated CDC 07.06.2022 Decision issued 07.07.2022)

**22/01668/FUL** | Change of use of agricultural land for the creation of an ashes only interment burial ground with associated landscaping and car parking | Land At Grid Reference 415076 201283 Mill Lane Fairford Gloucestershire – **PERMIT**

(Received CDC 13.05.2022. Validated CDC 13.05.2022 Decision issued 04.07.2022)

**22/01519/FUL** | Extension to existing detached garage | West Mead The Green Fairford GL7 4HU - **PERMIT**

(Received CDC 29.04.2022. Validated CDC 16.05.2022 Decision issued 11.07.2022)

**22/01392/LBC** | Erect metal estate railings and fencing to the boundary of the property and relocate oil tank | The Lodge Burdocks Fairford Gloucestershire GL7 4BT – **PERMIT**

(Received CDC 19.04.2022. Validated CDC 12.05.2022 Decision issued 01.07.2022)

**22/01226/TCONR** | T1 - Ash - reduce back to previous pruning points. T2 - Eucalyptus - fell | 6 Coronation Street Fairford Gloucestershire GL7 4HP – **NO OBJECTION**

(Received CDC 05.04.2022. Validated CDC 05.05.2022 Decision issued 06.07.2022)

**PL052 22/23 To consider NEW PLANNING APPLICATIONS:**

**22/02256/TPO** | (1) Group 20. Reduce 3 trees by 1 - 2m and shape. (2) T22 remove major deadwood | Jasmine Cottage 1 Lygon Court Fairford Gloucestershire GL7 4LX

(Received CDC 27.06.2022. Validated CDC 27.06.2022. Notification FTC 11.07.2022 – Deadline for response 01.08.2022). No Comment

**22/02151/FUL** | Proposed two storey pitched roof side and single storey flat roof rear extension | 31 Churchill Place Fairford Gloucestershire GL7 4JT

(Received CDC 17.06.2022. Validated CDC 20.06.2022. Notification FTC 06.07.2022 – Deadline for response 27.07.2022) No Comment

**22/02315/TCONR** | T1 - Holly - fell | Walls Cottage London Street Fairford GL7 4AQ

(Received CDC 30.06.2022. Validated CDC 30.06.2022. Notification FTC 11.07.2022 – Deadline for response 19.07.2022) No Comment

**PL053 22/23 To receive the pre-app advice from CDC and consider and agree next steps.**

After consultation with CDC there is nothing in the Council's present approach which gives the committee cause for concern.

The committee RESOLVED to move forward with the NDP and to convene a meeting of the steering group. Proposed Cllr Foxall, seconded Cllr Harrison, all in favour.

**ACTION: Clerk to convene a meeting of the NDP Steering Group.**

**PL054 22/23 To discuss the Lake 104 leisure centre membership proposal**  
Discussion took place. Reference was made to the CDC planning meeting 28<sup>th</sup> Oct 2009, at which it was agreed that “the precise details [of the leisure centre access] would form part of the S106 agreement”. The existing S106 does not contain the precise details of the access. The S106 states that the “Access Scheme” has to be submitted and approved by CDC prior to construction of the leisure centre, and the access scheme should include a scheme for securing and regulating public access to and use of the leisure facility building and should include the fee structure for public users.  
It was agreed to contact CDC to ask whether they have the agreed access scheme document.

**ACTION: Clerk to contact the case officer in the first instance.**

**PL055 22/23 To receive feedback from MPC consultation and agree next steps.**  
Feedback was circulated to the Committee without comment.

**PL056 22/23 To consider and agree to have a Zoom meeting with Andrew Hughes, Associate Director, Commissioning NHS Glos.**  
The Committee agreed to find a date for a Zoom meeting with Andrew Hughes.

**ACTION: Clerk to set up the meeting.**

**PL057 22/23 Items the Chairman considers urgent. None**

**PL058 22/23 Date of next meeting 6<sup>th</sup> September 2022.**

**There being no further business the meeting closed at 7.15pm**

.....Chairman

.....2022