



**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON THE 4th October 2022**

Present: Cllr Harrison Cllr Foxall Cllr Shankland Cllrs Thornhill
Cllr Lipscombe-Kettel Cllr Boulton.

In attendance: Roz Morton (Clerk)

PL069 22/23 To note Apologies for absence.
None

PL070 22/23 Declarations of Interest in items on the agenda.
None received.

PL071 22/23 To confirm the minutes of the meetings held on 19th July and 6th September 2022
It was **RESOLVED** to confirm the Minutes of the Meeting held on the 19th July 2022 as a true and accurate record of the proceedings. Proposed Cllr Foxall, seconded Boulton – 3 in favour, three abstentions.
It was **RESOLVED** to confirm the Minutes of the Meeting held on the 6th September 2022 as a true and accurate record of the proceedings. Proposed Cllr Foxall, seconded Boulton – 4 in favour, two abstentions.

PL072 22/23 Matters Arising.

- **NDP** – has been submitted to CDC for Reg 16.
- **Lake 104 footpaths** – no update available.
- **Follow-up to questions reference 17/05047/FUL – LBY Visitors Centre** – no further action required at this time.
- **Fayre Court appeal** – has been submitted to the Planning Inspectorate.

It was **RESOLVED** to take the next item in camera

- **Lake 104 leisure centre update**

PL073 22/23 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit. N/A

PL074 22/23 To agree to reconvene the meeting following Public Participation. N/A

**PL075 22/23 To review decision notices for PERMITS / CONSENTS received:
Noted without comment.**

22/03079/TCONR | T1 - Beech - diseased and in decline - Ganoderma around whole of base - recommend to fell T2 - Lime - Tree Survey recommends to fell - Kretzmaria all around base. Damage and decay in main stem top 8m dead. T3 - Beech - Significant damage in the past, decay in the stem - already monolith but recommend to fell as per tree | The Ernest Cook Trust The Estate Office Fairford Park Fairford GL7 4JH

(Received CDC 01.09.2021. Validated CDC 01.09.2021 Decision issued 21.09.2022) – **PERMIT 21/00881/FUL** | Erection of covered area and retention of timber shed | Marlborough Arms Cirencester Road Fairford Gloucestershire GL7 4BS

(Received CDC 26.02.2021. Validated CDC 27.02.2021 Decision issued 16.09.2022) – **PERMIT 22/02563/FUL** | Erection of single-storey rear extension | Orchard House Horcott Road Fairford GL7 4DD

(Received CDC 18.07.2022. Validated CDC 19.07.2022 Decision issued 02.09.2022) – **PERMIT 22/02600/FUL** | Erection of a two storey rear extension and a front porch | 5 Concorde Crescent Fairford GL7 4GB

(Received CDC 21.07.2022. Validated CDC 22.07.2022 Decision issued 01.09.2022) – **PERMIT 22/02644/TCONR** | T1 - Maple - fell | The Barn London Road Fairford Gloucestershire GL7 4AR

(Received CDC 26.07.2022. Validated CDC 26.07.2022 Decision issued 07.09.2022) – **NO OBJECTION 22/02750/COMPLY** | Compliance with Condition 18 (scheme of archaeological work) re permission 09/00882/OUT- Tourism and recreational development comprising the erection of 59 pavilions, leisure facility, access, car parking, landscaping and ecological management | Lakes 103, 103A & 104 London Road Fairford Gloucestershire

(Received CDC 02.08.2021. Validated CDC 03.08.2021 Decision issued 13.09.2022) – **PERMIT 22/02839/TCONR** | Remove flowering cherry tree next to dry stone wall | Moor Farm East End Fairford Gloucestershire GL7 4AP

(Received CDC 11.08.2021. Validated CDC 11.08.2021 Decision issued 13.09.2022) – **NO OBJECTION 22/00782/FUL** | Remedial works to detached residential garage, including rebuilding of gable end wall and roof repairs (retrospective) | Laverton House Market Place Fairford Gloucestershire GL7 4AB

(Received CDC 01.03.2022. Validated CDC 18.03.2022 Decision issued 22.09.2022) – **PERMIT 22/03042/COMPLY** | Compliance with condition 4 (Stone sample panel) of permission 20/02086/FUL - Removal of garden room, rebuilding of greenhouse, erection of veranda, summer house and garden walls, alterations to outbuildings, addition of solar panels, alterations to doors and windows, replacement of dormer windows, front facade alteration, re-slate roof and addition of attic bedrooms and living space | Wick House East End Fairford Gloucestershire GL7 4AP

(Received CDC 22.08.2022. Validated CDC 22.08.2022. Decision issued 27.09.2022) – **PERMIT 22/02750/COMPLY** | Compliance with Condition 18 (scheme of archaeological work) re permission 09/00882/OUT- Tourism and recreational development comprising the erection of 59 pavilions, leisure facility, access, car parking, landscaping and ecological management | Lakes 103, 103A & 104 London Road Fairford Gloucestershire

(Received CDC 02.08.2022. Validated CDC 03.08.2022. Decision issued 13.09.2022) – **PERMIT**

PL076 22/23 To consider NEW PLANNING APPLICATIONS:
22/02980/FUL | Erection of 3 no. dwellings, associated cycle storage and landscaping. Demolition and replacement of 3 no. existing store buildings together with removal of the existing office building and replacement of the existing stairs to the rear of No.4 Market Place | The Co-operative Food Market Place Fairford Gloucestershire GL7 4AB

(Received CDC 23.08.2022. Validated CDC 08.09.2022. Notification FTC 09.09.2022 – Deadline for response 30.09.2022)

The Committee resolved to OBJECT to this application and submit the following objection:

- 1) Impact on Conservation Area (CDLP policy EN11) – Over-development, filling a green space in the existing layout of this part of the town.
- 2) Drainage – The CDC Drainage Engineer has commented on the constraints due to the local geology/hydrology and recommended that “prior to any planning permission being considered for the development or further drainage comments being made, the applicant will need to demonstrate there is a viable means to dispose of surface water from the site, by carrying out soakage testing to BRE 365 and submitting the test results/a surface water drainage strategy upfront.” The emerging Fairford Neighbourhood Plan recommends correlating groundwater level measurements with longer term data for the local area and basing design on a 200 year likely maximum. Discharging surface water into foul sewers in Fairford is something that is strongly opposed by Thames Water owing to the capacity constraints.

- 3) Loss (no net gain) of biodiversity. The Preliminary Ecological Appraisal and the Biodiversity Officer's report focus on bats and other protected species, but there is no mention of insects, of which there are many and which are presumably important to support the other species.
- 4) Poor Design and Access –
 - (a) The windows on the north elevation of the proposed new cottages appear to be clearly within 28 metres of the two [small] windows on the garden room/playroom of Laverton House (see Dr Sethi's objection comments), and therefore contrary to D.67 1.p. of the Cotswold Design Code and CDLP policy EN2.
 - (b) It is unclear how safe and unimpeded access will continue to be provided to the 3 existing flats in the building, particularly the one at the back on the first floor if the access is from the 'Secure Yard'.
 - (c) No vehicle access other than parking in the Market Place (already overloaded); there is a pedestrian crossing point immediately adjacent to the entrance onto the Market Place; bin storage and putting-out arrangements; access for emergency vehicles and escape. Conflict between residential access and unloading for Co-op (safety).
 - (d) Para 2.2 of the DAS states that the existing flats have no right of access to the [garden]. This seems to be at best a 'lost opportunity' – so the space is not necessarily 'redundant'.

NPPF #134 states that development which is not well designed should be refused.

- 5) Impact on commercial expansion potential of the Co-op (BP-S)
- 6) Impact on the viability of the town centre due to likely increased residential demand on very limited parking space. It is not realistic to assume that all transport needs for the new houses/flats can be met by cycling, walking and very limited public transport services.
- 7) The emerging Fairford Neighbourhood Plan defines a Town Centre Boundary and national policy requires the balance of uses within such an area to be taken into consideration. Given the number of retail/commercial premises that have already been converted to residential use over recent decades and the very limited space now available for such commercial use in the Town Centre, it is undesirable to build houses in a space that could potentially be used for this purpose.
- 8) It is unclear how access will be obtained to construct the proposed new buildings. Access would be required across other properties from either the Croft or London Street (or by helicopter crane?)
- 9) In the event that permission was granted, conditions would be required:
 - a) Limiting construction related operations and access from the Market Place, to ensure no disruption to footways, highway, businesses or parking (to be included in a Construction Method Statement);
 - b) Demonstrating satisfactory solution for run-off to avoid increasing risk of surface water or sewage flooding to adjacent properties, in London Street or elsewhere.

Proposed Cllr Boulton, Seconded Cllr Foxall, all in favour.

ACTION: Clerk to submit the above objection.

22/03106/FUL | Erection of single storey rear extension and garage conversion | 8 Trubshaw Way Fairford Gloucestershire GL7 4GN

(Received CDC 05.09.2022. Validated CDC 06.09.2022. Notification FTC 15.09.2022 – Deadline for response 06.10.2022) – No comment.

22/03194/FUL | Erection of dormer, 2 storey rear extension and single storey side extension. Single storey rear extension and other associated works | 6 Manor Close Fairford GL7 4BG

(Received CDC 12.09.2022. Validated CDC 21.09.2022. Notification FTC xx.09.2022 – Deadline for response 12.10.2022) – No comment.

- PL077 22/23 To consider and agree any actions following on from the meeting with Corylus. The application will be considered at the 18th October Planning meeting.**
- PL078 22/23 Items the Chairman considers urgent. None.**
- PL079 22/23 Date of next meeting 18th October 2022.**

There being no further business the meeting closed at 8.00pm

.....Chairman

.....2022

**In Camera
Lake 104 leisure centre update**