



**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON THE 15th NOVEMBER 2022**

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

In attendance: Roz Morton (Clerk)

PL102 22/23 To note Apologies for absence.
Cllr Stroud and Cllr Foxall.

PL103 22/23 Declarations of Interest in items on the agenda.
None received.

PL104 22/23 To confirm the minutes of the meetings held on 1st November 2022
It was **RESOLVED** to confirm the Minutes of the Meeting held on the 1st November 2022 as a true and accurate record of the proceedings. Proposed Cllr Thornhill, seconded Cllr Shankland – 4 in favour, one abstention.

PL105 22/23 Matters Arising.

- **Lake 104 footpaths** – Cllr Thornhill circulated a note which will be filed with these Minutes.
- **Application 22/03313/FUL – update on response and meeting with CDC Planning Officer.** – Cllr Harrison spoken with Andrew Moody to express his concerns over the S73 process. The meeting was useful, and Andrew Moody took on board the points made.

PL106 22/23 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit. N/A

PL107 22/23 To agree to reconvene the meeting following Public Participation. N/A

PL108 22/23 To review decision notices for PERMITS / CONSENTS received:
Noted without comment.

22/02590/COMPLY | Compliance with conditions 1 (Time), 4 (Walling and roofing samples), 6 (Sample walling panels), 8 (Cast iron RWG) and 10 (Door and window details) of permission 22/00214/FUL - Proposed rear extension and associated works (part retrospective) | Fayrecourt Milton Street Fairford Gloucestershire GL7 4BN

(Received CDC 29.07.2022. Validated CDC 29.07.2022. Decision issued 08.11.2022) – **PERMIT**

22/03460/TCONR | Tree 1 (within group 1). Reduce canopy spread all round by 1.5m - 2m, lift canopy by removal of lower secondary growth only. Tree 3 (within group 1). Prune back the branches to boundary line. Minor branches up to a maximum of 100mm in diameter. Tree 4 (within group 1) Prune back the branches to the boundary line. Minor branches up to a maximum of 100mm in diameter | Maple House The Green Fairford Gloucestershire GL7 4HU

(Received CDC 04.10.2022. Validated CDC 04.10.2022. Decision issued 02.11.2022) – **NO OBJECTION**

**PL109 22/23 To consider NEW PLANNING APPLICATIONS:
21/01041/FUL | Demolition of existing buildings and structures with the conversion and extension of the roadside building to form a single dwelling, together with the erection of 8 one and a half and two storey dwellings, creation of a new access off the Cirencester Road, together with garaging, parking, landscaping and all enabling development | Yells Yard Cirencester Road Fairford Gloucestershire – NEW DETAILS**

(Received CDC 08.03.2021. Validated CDC 08.03.2021. Notification FTC 18.10.2022 – Deadline for response extended to 18th Nov.)

The Committee RESOLVED to OBJECT to this application on the following grounds:

The Council's major objection is still the loss of a working small employment site.

The Committee notes that the overlooking of private areas of the Old Piggery is reduced.

The access layout has changed to use the existing entrance and avoid demolition of the section of boundary wall. However, this may create issues of visibility and space for turning of larger vehicles e.g. refuse vehicles. The swept path analysis doesn't address what happens if there is another vehicle trying to come the other way (with restricted visibility around corners). The Council requests that the Highway Authority are asked to address this particular issue.

The Council has an issue with the (new) building at Plot 2. The layout is still reliant on 'development' outside the Development Boundary. This is all largely the result of 'over-development' of the site, with the avoidable loss of a significant group of trees (landscape/setting of CA) and other biodiversity.

The Council would also like to query vehicle movements data – What is the rationale of the estimates for the existing businesses?

The access onto Horcott Road is still directly onto the road with no additional visibility – This isn't a 'safe' route for normal pedestrian access and there is certainly insufficient width for cycles.

The Council also questions whether a separate pedestrian access onto Cirencester Road (e.g. via an opening in the wall) would be feasible (as referred to in the Road Safety Audit appendix of the Transport Assessment).

Proposed Cllr Thornhill, seconded Cllr Harrison, all in favour.

ACTION: Clerk to submit the OBJECTION above.

22/03718/TPO | T1 - Poplar - tip prune the lower overlong limb on north east section of the tree. T2 - Poplar - fell due to undermining the wall and being swallowed up by the crown of T1 | 11 Sarah Thomas Walk Cirencester Road Fairford Gloucestershire GL7 4FE

(Received CDC 20.10.2022. Validated CDC 20.10.2022. Notification FTC 27.10.2022 – Deadline for response 17.11.22.)

The Council has no objection to the proposed work but would like to request that a suitable native tree is planted as a replacement.

ACTION: Clerk to submit the comment above.

22/03829/TPO | H1 - Yew hedge - fell due to conflict with drystone wall. G1 - Yew and Maple - fell Maple due to poor health. 1 - Magnolia - fell due to proximity to house. 2 - Magnolia - fell due to proximity to house. 3 - Magnolia - fell due to proximity to house. 4 - Laurel group - fell due to proximity to house. H2 - Yew and Western Red Cedar hedge - fell Cedar part of hedge and trim and shape remaining Yew. 128 - Lawson Cypress - fell due to conflict with surrounding trees. 129 - Yew - clear back from wall by 0.5m due to damage. 143 - Magnolia - fell due to proximity to house. 144 - Yew - perform a 1.5m crown lift and a 3-4 lateral reduction to balance the crown as the tree has multiple overlong limbs. 147 - Yew - fell to ground level due to tree in retrenchment and crown being chlorotic. Replace with English Oak 12/14cm BR. 156 - Yew - lateral cutback on north side by 1.5m due to overlong limbs. 158 - Elm (dead) - fell. 161 - Ash - fell due to rubbing on the wall. 163 - Lime - fell due to undermining wall. 166 - Cherry - fell due to poor health | Morgan Hall London Road Fairford Gloucestershire

(Received CDC 27.10.2022. Validated CDC 27.10.2022. Notification FTC 31.10.2022 – Deadline for response 21.11.22.)

The Committee RESOLVED to OBJECT to this application on the following grounds:

The impact on the setting of a listed building, the loss of habitat if the yew hedge is removed, the volume trees being removed.

Proposed Cllr Boulton, seconded Cllr Lipscombe-Kettel, all in favour.

The Committee would also like a site visit with the tree officer given the sensitivity of the site and the volume of work proposed.

ACTION: Clerk to submit the OBJECTION above.

22/03770/OUT | Outline planning application (all matters reserved except means of access) for residential development up to 87 dwellings including the creation of new vehicular access, public open space, landscape planting, surface water attenuation and associated infrastructure | Land West Of Hatherop Road Fairford Gloucestershire

(Received CDC 24.10.2022. Validated CDC 25.10.2022. Notification FTC 09.11.2022 – Deadline for response 01.12.22.)

The Committee RESOLVED to submit the following comment:

The play area seems better located close to Lovers Walk and St Mary's Drive as shown in the Design and Access Statement, rather than further north as shown on the Illustrative Masterplan.

The linkage through the site to the public footpath network is good.

The originally suggested area for the 'drop-off' point was near the southern end of Lovers Walk. The one proposed now would involve less walking but likely more traffic on the estate road.

The provision for the future link road could facilitate a better public transport/cycle connection with the town centre helping those who find it inconvenient to walk. The spacing around the central access road through the estate needs to take this into account. The point at which the future link road would connect with Leafield Road needs to be discussed with GCC Highways.

The non-prescriptive approach of the Low Carbon policy has produced a positive response from the developer, although this is only an Outline application and it isn't clear how the proposed standards could be enforced at the Reserved Matters stage (possibly via a Design Code for the development?).

The Archaeology report identifies a couple of interesting features which could be investigated more fully under a suitable planning condition if approved.

In line with the last bullet of para 6.23 and para 6.77 of the NDP, ideally the SUDS feature should be required by condition to be constructed early, to assist with managing surface water run-off and avoid increased risk of flooding (via the ditch north of Lovers Walk) during the construction period.

22/03831/LBC | Change of use from commercial (Class E) to residential (Class 3C) to create 1No. dwelling. Internal modifications to 1980's timber and plasterboard partitioning. Reinstatement of timber upper panels to 1980's front door | Colston House Market Place Fairford Gloucestershire GL7 4AB

(Received CDC 27.10.2022. Validated CDC 27.10.2022. Notification FTC 10.11.2022 – Deadline for response 01.12.22.)

The Council notes the lack of parking and amenity space.

22/03950/TCONR | A) 1 Western Red Cedar- Fell to ground level- overhanging Back lane and neighbouring properties, 1 primary resting on listed wall and damaging wall and gateway- too big for location. B) 1 Sycamore- relieve branches touching roof of neighbouring building and causing damage. C) Leyland Cypress - fell to ground level. Do Leyland Cypress - fell to ground level. | Byways Back Lane Fairford Gloucestershire GL7 4AG

The Council notes the comments of support from neighbours.

PL110 22/23 To consider and agree any further steps to be taken in light of the application at Bank House being permitted (22/01624/FUL).

A letter was sent to Robert Weaver, CEO at CDC, but no response has been received as yet.

ACTION: Clerk to chase for a reply.

PL111 22/23

To consider and agree any further comments for application 22/02175/FUL in the light of new information.

The Committee continues to have concerns regarding the screening of the unit, the extent of the plot encroaching into the Country Park and the footpath.

ACTION: Cllrs Thornhill & Harrison have a site meeting on Wednesday 16th Nov with the applicant and will report back so that any further comment can be made to CDC before the decision is made and a request can be made to Cllr Andrews for the matter to be referred to Committee if appropriate.

PL112 22/23

To consider and agree response to CDC re draft Lake 104 Leisure Centre access arrangement proposal.

Cllr Thornhill circulated a note which will be filed with these Minutes. The proposals are still draft, however the Committee agreed that it would be useful to have a meeting with all the Council’s included on the existing S106 in order to discuss the draft proposals prior to reporting back to CDC.

ACTION: Clerk to arrange a Zoom meeting with all relevant parties.

PL113 22/23

Items the Chairman considers urgent. None.

PL114 22/23

Date of next meeting

Tuesday 6th December at 6.30pm.

There being no further business the meeting closed at 7.15pm

.....**Chairman**

.....**2022**