



**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON TUESDAY 21<sup>st</sup> MARCH 2023**

- Present:** Cllr Harrison Cllr Foxall  
Cllr Thornhill Cllr Lipscombe-Kettel  
Cllr Stroud
- In attendance:** Vanessa Lawrence (Clerk), 10 members of the public
- PL165 22/23 To note Apologies for absence.**  
Apologies were received from Cllr Boulton and Cllr Shankland
- PL166 22/23 Declarations of Interest in items on the agenda.**  
None declared
- PL167 22/23 To confirm the minutes of the meetings held on 21<sup>st</sup> February 2023**  
It was **RESOLVED** to approve the Minutes of the meeting held on the 21<sup>st</sup> February 2023 as a true and accurate record of the proceedings. Proposed Cllr Lipscombe-Kettel, seconded Cllr Thornhill – all in favour
- PL168 22/23 Matters Arising.**
- **Update on NDP** – the NDP has been published and is going to Referendum on the 4<sup>th</sup> May.
  - **Update on response to NPPF consultation** - Positive response has been sent. Our suggestions have been incorporated.
- PL169 22/23 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit.**  
It was **RESOLVED** to adjourn the meeting – all in favour.  
Residents from Faulkners Close who are in attendance with concerns regarding the application to build houses on the playground area at Faulkners Close.  
Issues related to :
- The current safe area for children to play on.
  - The part of Fairford is a fair distance from the Walnut Tree Field and allows children to play safely and within easy reach of their homes.
  - Building houses here is totally unacceptable to parents with young children living in Faulkners close.
  - Plans for the development place the new houses 1-2 metres away from boundary wall to current properties
  - Two-thirds of the garden area of current properties would be in shadow for at least 6 hour of the day.
  - No thought to infrastructure
  - Will these houses be for local people ?
  - Horcott Road already extremely busy, more housing = more cars
  - Couple of near misses and accidents on Horcott Road near the Catholic church, more traffic would exacerbate the problem

- Detrimental effect on wildlife, bats, ducks and the nature reserve
- Damage caused by heavy plant during construction
- This end of Fairford needs the green space
- Invasion of privacy with new houses overlooking bungalows
- Any new development has to incorporate a play area
- Drainage worries – issues in the past
- Sewage worries- issues in the past

Cllr Harrison reported that he had been to CDC to look at the documents relating to Faulkners Close and it was clear the planning permission granted on appeal in 2004 (which the Town council had complained about) had lapsed and not been implemented, so the site's designated use was still as a 'play area' and the new application would be considered based on this and on the current policies. He said that the Town Council had objected to the last application and were minded to do the same again with this application. He also said that the NDP contained details of other more suitable locations for developments.

**PL170 22/23 To agree to reconvene the meeting following Public Participation.**

It was **RESOLVED** to reconvene the meeting – all in favour.

**It was agreed to bring forward to allow members of the public to leave**

**Item PL172 22/23 23/00435/OUT | Outline application (some matters reserved) for the erection of No. 3 dwellings and associated works | Land Parcel E415213 N200428 Faulkners Close Horcott Fairford Gloucestershire**

Cllr Harrison summarized a number of points related to this application and the history of the site.

It was agreed to **OBJECT** to the application on the following grounds:-

1. **Loss of the play area** – The proposal to change the use of the site from a play area to residential without demonstrating that there was not demand for it or providing a suitable replacement is contrary to part 2 of CDLP policy INF2 and is strongly opposed by the local residents for this reason'
2. **Drainage/Flood Risk** – The applicant's Drainage Strategy does not meet the requirements of the NPPF, in particular paragraph 167 (with footnote 55). No infiltration tests have apparently been carried out and an inappropriate comparison has been made with 2 other application sites in Fairford which have different geology. (It is suggested that the applicant is referred to the 'Groundwater Monitoring and Review of Flood Risk in Fairford' by Water Resource Associates (2018) provided in support of the Fairford Neighbourhood Plan). Given the known groundwater surface water and sewer flooding issued in the locality a site-specific flood risk assessment should be provided before the application is determined;
3. **Over-development in the context of the state (not good design)** – 3 dwellings in such a small space is out of keeping with the rest of the estate and contrary to NPPF paragraph 134 and section N1 of the National Design Guide, particularly because of the proposed removal of the play area, and should therefore be refused.

It was also agreed to submit a more detailed statement with more complete reasoning, prepared by Cllr Harrison and circulated to the committee prior to the meeting, to the LPA.

**ACTION: Comments to be submitted via the Portal and e-mail to case officer with more detailed statement.**

**PL171 22/23 To review decision notices for PERMITS / CONSENTS received: 22/03831/LBC | Change of use from commercial (Class E) to residential (Class C3) 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 GL7 4AB – PERMIT**

Cllr Harrison noted the following:

The Officer's report states "It is therefore considered that there is no commercial interest in the property and the loss of the main town centre use is justified." It is not clear how CDC arrived at this view, since they haven't carried out a proper study on demand or the vitality of Fairford town centre and have ignored evidence we have previously sent them on this. As highlighted in FTC's earlier objection, it is not clear that the evidence requirements meet those in policy EC8. Also, the Ridgeway letter dates from June 2021 and only covers advertising up to 2019, after the previous tenant business (Josh Hair) couldn't get their lease renewed and moved to Cricklade. The situation may well have changed since then and as we supposedly emerged from COVID-19. The officer focuses on the lack of a shop front (which is not relevant to some town centre uses) and ignores the fact that a significant part of the building at the rear has been a separate property for a considerable time, which prevents the overall building being restored to its 'original' form. It was questioned whether this is another case of a decision being made under delegated authority that is contrary to Development Plan policies – and hence contrary to even the revised Scheme of Delegation.

**ACTION: To discuss with District Cllr Andrews for possible consideration by the Overview & Scrutiny Committee.**

**22/04185/FUL** | Change of use of land to equestrian and construction of stable block | Mere Coach House Fairford Gloucestershire GL7 4BT – **Application withdrawn**

**23/00326/COMPLY** | Compliance with condition 6 (Design details) of consent 21/04596/LBC - External and internal alterations to main house and outbuilding | Waynes Cottage The Croft Fairford Gloucestershire GL7 4BD – **PERMIT**

**23/00285/TCONR** | T1 - Apple - reduce back to previous pruning points. G1 - Apple x2- reduce back to previous pruning points. T2 - Sycamore - 2m overall crown reduction. G2 - Apple x2- reduce back to previous pruning points. T3 - Hazel - 5m height reduction. | Mount Pleasant Cottage Hatherop Road Fairford Gloucestershire GL7 4BA – **NO OBJECTION**

**22/04488/LBC** | Installation of stairlift | Linden House The Croft Fairford GL7 4BB – **PERMIT**

**23/00604/TCONR** | T1: Hybrid Cockspurthorn. To crown lifted all round by 3m to allow access of skip delivery to residents drive without damaging the tree also to life footpath | Street Record Coronation Street Fairford Gloucestershire – **No Objection**

**22/00025/FUL** | Demolition of existing buildings, conversion of building to dwelling and 4 new dwellings | Lower Croft Mews (formally East Gloucestershire Engineering Ltd) London Road Fairford Gloucestershire GL7 4AS – **Application withdrawn.** **ACTION: Clerk to contact the applicant.**

**PL172 22/23 To consider NEW PLANNING APPLICATIONS:**

**23/00231/FUL** | **Erection of freestanding timber frame car port | Crabapple Barn Park Street Fairford Gloucestershire GL7 4JL**

(Received CDC 23.01.2023. Validated CDC 28.02.2023, Notification FTC 03.03.2023 Deadline for response 24.03.2023) - **ACTION: Comment to be submitted that there are no clear plans available on which to comment.**

**23/00553/FUL** | **Erection of two storey side extension and single storey rear extension (amendment to 20/02826/FUL) (retrospective) | 2 Thornhill Farm Cottages London Road Lechlade Gloucestershire GL7 3DX**

(Received CDC 17.02.2023. Validated CDC 20.02.2023, Notification FTC 07.03.2023 Deadline for response 28.03.2023) **ACTION: Comment to be submitted that CDC should have regard to the neighbours objection comments.**

**23/00435/OUT** | **Outline application (some matters reserved) for the erection of No. 3 dwellings and associated works | Land Parcel E415213 N200428 Faulkners Close Horcott Fairford Gloucestershire**

(Received CDC 08.02.2023. Validated CDC 01.03.2023, Notification FTC 09.03.2023 Deadline for response 30.03.2023) – (See above)

**23/00106/FUL** | **Erection of single storey side extension from garage to existing house | 10 Sarah Thomas Walk Cirencester Road Fairford Gloucestershire GL7 4FE**

(Received CDC 11.01.2023. Validated CDC 08.03.2023, Notification FTC 09.03.2023 Deadline for response 30.03.2023) – **NO COMMENT**

**PL173 22/23 To note EV changing point consultation.**

It was noted that notices have been sent to residents regarding this consultation.

**PL174 22/23 To consider and agree to send a letter to Thames Water regarding sewage discharging into the River Coln.**  
A draft letter has been circulated. Following debate it was **RESOLVED** to agree to send the letter subject to agreement of further amendments. Proposed Cllr Foxall, seconded Cllr Thornhill – all in favour. The draft letter should be re-circulated to include District Cllrs and other interested parties.

**ACTION: Cllr Harrison to amend letter, re-circulate to Planning Committee for approval before circulating to District Cllrs and other interested parties.**

**PL175 22/23 Items the Chairman considers urgent.**  
None

**PL176 22/23 Date of next meeting 4<sup>th</sup> April 2023.**

**There being no further business the meeting closed at 7.30pm**

**Chairman.....**

**.....2023**