



**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 7th FEBRUARY 2023**

Present: Cllr Harrison Cllr Foxall Cllr Lipscombe-Kettel
Cllr Thornhill Cllr Stroud Cllr Boulton Cllr Shankland

In attendance: Roz Morton (Clerk)

PL142 22/23 To note Apologies for absence.
None

PL143 22/23 Declarations of Interest in items on the agenda.
None received

PL144 22/23 To confirm the minutes of the meetings held on 3rd January 2023
It was **RESOLVED** to approve the Minutes of the meeting held on the 3rd January 2023 as a true and accurate record of proceedings. Proposed Cllr Foxall, seconded Cllr Thornhill – all in favour.

PL145 22/23 Matters Arising.

- **Update on NDP.** The NDP has received positive comments from the examiner who has recommended that it goes forward to referendum. CDC will make a formal decision in February. The referendum will take place on May 4th.
- **Letter to Rob Weaver.** The Clerk reported on a telephone conversation with RW. He's discussed the issue with Phil Shaw – He has said they are not going to go back and revisit the Bank House application and will not introduce Article 4 direction in the Town Centre. Cllr Harrison queried whether this policy is consistent with National policy. RW has offered to work with us to put together a Town Team etc to look to increase footfall in the town, promote tourism etc. and would like us to work with Paul James at CDC and potentially the Fairford & Lechlade Business Club (if appropriate).

ACTION: Clerk to set up a meeting with Paul James et al.

ACTION: Cllr Foxall to recommend to Full Council that a Town Centre Team is established – add to Full Council Agenda.

PL146 22/23 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit. N/A

PL147 22/23 To agree to reconvene the meeting following Public Participation. N/A

PL148 22/23 To review decision notices for PERMITS / CONSENTS received:
22/00189/LBC and 22/00188/FUL | Loft refurbishment, installation of roof lights and conversion of folly into garden room/office | Hampton Cottage Milton Street Fairford Gloucestershire GL7 4BN – **PERMIT**

Confirmation is sought from the Planning Officer at the number of roof lights permitted on the front of the building, since there is an inconsistency between the south elevation and the latest 2nd Floor Plan so it is impossible to comply with both. It is also noted that no notification was given of the additional drawings submitted in January 2023.

ACTION: Clerk to contact the planning officer.

22/00188/FUL | Loft refurbishment, installation of roof lights and conversion of folly into garden room/office | Hampton Cottage Milton Street Fairford Gloucestershire GL7 4BN – **PERMIT**
(As for 00189/LBC)

22/02158/FUL | Conversion and change of use of various former farm buildings to 5 no. residential dwellings and associated works | Manor Farm London Road Lechlade Gloucestershire – **PERMIT**

22/03596/CLOPUD | Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for the proposed conversion of garage | 31 Lakeside Horcott Fairford Gloucestershire GL7 4DN – **PERMIT**

22/04183/TCONR | Weeping Willow. Re Pollard | Home Farm Cirencester Road Poulton Gloucestershire GL7 5HS – **PERMIT**

PL149 22/23 To consider NEW PLANNING APPLICATIONS:

22/04423/TPO | H2 - Yew trees x8 - reduce height to previous pruning points and tip prune roadside back in by 1.5m | 1 Fayre Gardens Fairford Gloucestershire GL7 4NU

(Received CDC 16.12.2022. Validated CDC 12.12.2022. Notification FTC 11.01.2023 Deadline for response 01.02.2023)

The Committee resolved to submit the following comment: Can the Officer ask the applicant why they feel they need to prune back again so soon visually after last works? Trees are barely out to the level of the wall adjacent to pavement, some 2 to 3m behind it, they are not impeding adjacent telephone or powerline and they are just starting to regain a nice green top after previous pruning. They do not look unsightly and still look very neat yet natural, instead of pruned hard and unnaturally which I believe is a tree and hedge management practice we should be looking to get away from in any area. In my opinion they don't need pruning for at least another 5 to 10 years and should be kept as they are for landscape and amenity value on Coronation Street opposite Milton Place. The Committee is aware that there may be a tree management plan in place.

ACTION: Clerk to submit the above comment.

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

(Received CDC 20.12.2022. Validated CDC 16.01.2023 Notification FTC 18.01.2023 Deadline for response 08.02.2023)

No Comment.

23/00049/LBC | Replacement of windows and doors, Removal of redundant flue, Repair of cracks in external wall, provision of first floor storage and insertion of steel security bars | Dovecote In Former Park Farm Yard Park Street Fairford Gloucestershire

(Received CDC 06.01.2023. Validated CDC 123.01.2023, Notification FTC 25.01.2023 Deadline for response 15.02.2023)

Residents have raised concerns regarding the proposed meeting room and extraction planned. The Committee has no objection to the restoration work planned.

Prior to submitting a comment the Committee would like to hear more from the neighboring residents.

ACTION: Clerk to contact residents and report back to the Committee.

23/00127/TPO | 122 - Lawson cypress (*Chamaecyparis lawsoniana*): Remove limb protruding to the west 125 - Yew (*Taxus baccata*): Remove dead at base; crown lift to 1.0m to expose trunk & make the tree more prominent; lightly prune approximately 1.0-1.5m on all sides 127 - Lime (*Tilia x europaea*): Remove all deadwood above 30mm diameter & remove all basal epicormic growth 131 - Honey locust (*Gleditsia sp.*): Fell as poor specimen in ill health 133 - Silver birch (*Betula sp.*): Fell as poor specimen 134 - Myrobalan plum (*Prunus cerasifera*): Fell as *Ganoderma applanatum* fungus on dead central stem T1 - Lime (*Tilia x europaea*): Remove all deadwood above 30mm & remove all basal epicormic growth G2 - Cherry laurel (*Prunus laurocerasus*): Remove as overgrown & leggy, taking light from adjacent yew tree 142 - Yew (*Taxus baccata*): Reduce to form a manageable/maintainable crown; height to be reduced by approximately 5.0m & lateral growth by 3.0m 146 - Myrobalan plum (*Prunus cerasifera*): Fell due to basal damage & poor specimen 147 - Yew (*Taxus baccata*): Remove dead top to fresh new growth; remove ivy; reduce sides by approximately 1.5m 149 - Lebanon cedar (*Cedrus libani*): Remove as no long-term viability in this position as overcrowded by adjacent lime & Atlas cedar 150 - Lime (*Tilia x europaea*): Remove all deadwood above 30mm & remove all basal epicormic growth 154 - Yew (*Taxus baccata*): Lateral cut back on all sides by 3.0m to promote new growth 167 - Norway maple (*Acer platanoides*): Remove deadwood above 3.0m diameter & girdle ivy 5 - Topiary yew

(Taxus baccata): Remove due to proximity to house | Morgan Hall London Road Fairford Gloucestershire

(Received CDC 12.01.2023. Validated CDC 12.01.2023, Notification FTC 25.01.2023 Deadline for response onsite meeting agreed 7th Feb)

Cllr Stroud met with the Tree officer onsite: advised that current applied for reduction of large healthy and great form yew to south of property would be heavily detrimental to the tree. It was agreed that if work was going to take place the tree would be crown reduced by a maximum of 1.5m from current crown spread down to no less than 25mm stem size, only in targeted crown locations to prevent patches that would not regrow, down from original 17ft reduction which is simply too much for the tree and would not allow viable regrowth. Should be noted consultant who advised owner on Yew pruning has an incorrect view of how mature yew trees respond to very heavy pruning, assuming they will respond quickly in same way to younger 'hedge like' Yews when they went and will likely end up with a crown full of mostly deadwood. All other works agreed due to trees being of poor form or poor health and smaller. Applicant to amend application today re Yew.

ACTION: Clerk to submit the above comment.

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 – NEW DETAILS

The Landscape Officer has recommended refusal of this application. The Committee wishes to submit the following additional comment:

It should be pointed out that the acceptability or otherwise of the proposals in this application are dependent on the status of the emerging Fairford Neighbourhood Plan, which has now completed its Independent Examination with the recommendation that it should be put to a local referendum with the inclusion of certain wording modifications

As regards the detail, we would expect that any proposals to be approved conform with the policies in our Neighbourhood Plan, and in particular the conditions attached to policy FNP14, modified as recommended by the Independent Examiner:

FNP14.2. Proposals for housing development of around 80 homes will be supported, subject to delivery of a comprehensive proposal satisfying the following criteria:

- a) Development is not commenced until the necessary upgrade and improvements to the local utilities infrastructure are as provided for by Policy FNP5 Investing in Utilities' Infrastructure Improvements;
- b) Development conforms with the requirements of FNP15 to deliver appropriate housing type and mix;
- c) Development conforms with the requirements of FNP16 to deliver sustainable housing;
- d) The layout and landscape scheme incorporate appropriate measures, including tree planting, to mitigate the visual effects of the development on the countryside to the west, north and east of the site, with provision for this to be maintained in perpetuity;
- e) Development satisfies, as a minimum, the standards required for the "Building with Nature8 – Design" level. Developments that meet the higher levels ("Good", "Excellent") of the standard would be strongly supported.
- f) The design and landscaping have regard for the setting of the Fairford Conservation Area; NP14 A New Low Carbon Community In Fairford
- g) Provision is made in the layout for the future provision of a link road giving access between the schools and the A417 to the east of the town;
- h) A dropping-off point away from the school is provided, with a safe walking route to the schools;
- i) The scheme provides one or more areas of publicly accessible open space, including a children's play area (Local Equipment Area for Play "LEAP") and a community garden or allotments;
- j) Provision is made for the delivery of self or custom build plots in line with CDLP policy H1;
- k) The scheme keeps housing away from areas prone to surface or ground water flooding and incorporates measures to contain and attenuate surface water either in low lying areas within the site boundary or on other land in accordance with FNP4; and
- l) Provision is to be made for affordable housing in accordance with CDLP policy H2.

FNP14.3. The development of this site will be required to mitigate its impact on the Special Area of Conservation (SAC) at North Meadow near Cricklade.

If condition d) of FNP14.2 is applied properly, this should address any reasonable concerns about the landscape impact, and we would therefore suggest that the Landscape Officer focus their attention on this aspect, both in terms of these outline proposals but, more importantly, at the reserved matters stage, when we would expect this would be addressed under a condition imposed as part of outline consent.

We would also refer the Landscape Officer to paragraph 6.76 in the supporting text to policy FNP14, which states:

“To provide a ‘soft’ edge to the town, the form of development would need to be relatively low density, and incorporate significant tree planting, particularly towards the north and west of the site, in order to replicate the parkland character of the Special Landscape Area to the east, with fields separated by belts of trees and over-grown hedgerows. This would help to screen the development from the wider landscape to the north (including the AONB) and the east – a landscape of which the White report (White Associates, June 2000) says “The deterioration of tree cover, hedges and walls would make this area bleak”. ”

ACTION: Clerk to submit the above to the Planning Officer and ascertain his thoughts on the timing of determining the application given the emerging NDP in impending referendum.

23/00023/OUT | Residential development of up to 100 dwellings (Class C3 uses), up to 70-bed care home (Class C2 use), employment uses (Class E(g) uses), highway accesses from The Wern; new pedestrian route to Lechlade, cemetery extension, flood alleviation scheme and associated landscaping, earthworks, parking, engineering works, demolition, and infrastructure. All matters reserved except for the principal access junction from The Wern | Land North Of The Wern Lechlade Gloucestershire

(Received CDC 04.01.2023. Validated CDC 05.01.2023, Notification FTC - in a neighbouring parish
Deadline for response 09.02.2023)

The Committee decided to wait until Lechlade Town Council has commented before submitting a comment.

ACTION: Clerk to add to Feb 21st Agenda.

23/00285/TCNR | 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

(Received CDC 26.01.2023. Validated CDC 26.01.2023, Notification FTC 02.02.2023 Deadline for response 10.02.2023)

The Committee agreed to submit the following comment:

T1 apple - yes. T2 sycamore - advise no works required (good form with great potential, can be pruned in about 20 years when it needs it and should be allowed to develop. Around 8-9m from property so not dangerous to property). T3 hazel 5m height reduction too excessive, less would be better. G1 and G2 apple yes.

ACTION: Clerk to submit the above comment.

PL150 22/23 To consider and agree a response to the NPPF consultation
<https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy>

Cllr Harrison circulated draft comments (below). The Committee agreed that they should be submitted. There are a number of proposed changes which strengthen the role of Neighbourhood Plans and we should support these in a response.

Specific comments:

#7 – Welcome addition of reference to supporting infrastructure

#11 b ii – Welcome reference to consideration of local character and local design guides/codes

Ditto iii – reference to past over-delivery

#14 Welcome the proposed extension of protection to 5 years and the removal of the modified threshold qualification – which reinforces the incentive for positive neighbourhood planning

#20 – Welcome emphasis on beauty and placemaking

#35 – Welcome a) removal of reference to meeting need from neighbouring areas, but question the deletion of b) – Surely all strategies should be justified, appropriate taking account of reasonable alternatives, and based on proportionate evidence?

#61 – Welcome the qualification to the basis for assessing housing requirement for the area

#75 – Welcome the removal of the additional ‘buffers’, which do not make development any more ‘sustainable’

#130-135 – Note that LPAs will need to be adequately resourced to support the development of local design codes, particularly where the development of individual codes for local communities/ neighbourhoods is appropriate.

#161 – Concern about how this will impact on listed buildings and conservation areas notwithstanding the reference to chapter 16.

ACTION: Cllr Harrison to submit the above comments.

PL151 22/23 To consider and agree any actions in light of the closure of the Charity Shop
Rob Weaver (CEO CDC) and Paul James CDC Economic Development Lead, have offered to assist in setting up a Town Team to try to increase footfall and vitality in Fairford.
Cllr Foxall proposed setting up a Town Team and agreed to recommend it to Full Council.

ACTION: Clerk to add to Full Council Agenda.

PL152 22/23 To consider and agree to publish statement on NDP
Cllr Harrison circulated a draft statement for publication. The Committee agreed that it should be tweaked to make it more accessible to the layperson.

ACTION: Clerk to revise the copy and recirculate for agreement.

PL153 22/23 Items the Chairman considers urgent.
The Committee noted that Cotswold Markets has given notice on the Wednesday market.

PL152 22/23 Date of next meeting 21st February 2023.
To note that the following meeting 7th March clashes with the CDC budget presentation. It may be appropriate that another Councillor chairs the planning meeting if Cllr Harrison attends, or the meeting date is changed.

There being no further business the meeting closed at 7.35pm.

Chairman.....

Date.....