



**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON TUESDAY 4<sup>th</sup> JULY 2023**

**Present:** Cllr Harrison Cllr Foxall Cllr Rymer  
Cllr Lipscombe-Kettel Cllr Thornhill Cllr Stroud  
Cllr Shankland

**In attendance:** Roz Morton (Clerk), Cllr H Mansilla (CDC)

**PL036 23/24 To note apologies for absence.** None

**PL037 23/24 Declarations of Interest in items on the agenda.**  
None.

**PL038 23/24 To confirm the minutes of the meeting held on 20<sup>th</sup> June 2023**  
It was **RESOLVED** to confirm the Minutes of the meeting held on the 20<sup>th</sup> June 2023 as a true and accurate record of the proceedings. Proposed Cllr Lipscombe-Kettel, seconded Cllr Foxall – 6 in favour one abstention.

**PL039 23/24 Matters Arising**

- Case Studies submitted to NALC re Bank House and Neighbourhood Plan
- A further letter to Thames Water in response to their reply has been sent, this was also copied to Sir Geoffrey Clifton-Brown.
- Planning process: the Clerk & Chair are communicating the Council's intention to comment on applications to the Case Officer prior to the Planning Committee meeting in order to give prior notice. This is an informal trial (by us) to assess whether this helps the decision process.
- Listing of applications related to Milestone House and Lakes 103, 103a and 104 – Listing under different property names makes it more difficult to track the planning history reliably. CDC has been asked to address this issue.
- Extension of North Meadow SAC Zones of Influence – Note that requirement being added to s.106 agreement for Hatherop Road
- Letter from Corylus re the Manor wedding venue – there are still outstanding queries that we require answers to: location of 100 parking spaces, the impact on the PROW that runs adjacent to the property, how the frequency of events will be enforced.

**ACTION: Clerk to contact the case officer to ascertain whether these issues are being addressed by CDC.**

**PL040 23/24 To agree to adjourn the meeting for Public Participation - there is a 5- minute time limit.** N/A

**PL041 23/24 To agree to reconvene the meeting following Public Participation.** N/A

**PL042 23/24 To review decision notices for PERMITS / CONSENTS received:** Noted without comment.

**23/01369/FUL** | Installation of 4 no. solar lighting columns to illuminate skate park | Land Parcel Known As The Walnut Tree Field Park Street Fairford Gloucestershire – PERMIT

**23/01265/FUL** | Erection of two-storey side extension and single-storey rear extension | 11 The Garretts Fairford Gloucestershire GL7 4JA – PERMIT

**23/01200/FUL** | Variation of condition 2 (plans) of permission 20/01783/FUL - Erection of a new storage unit (Use Class B8) | Garners Field London Road Fairford Gloucestershire GL7 4DS – PERMIT

**23/01827/COMPLY** | Compliance with condition 9 (Tree Statement) re permission 20/00691/FUL - Proposed single storey extension, alterations and landscaping | The Ernest Cook Trust The Estate Office Fairford Park Fairford Gloucestershire GL7 4JH - PERMIT

**PL043 23/24 To consider NEW PLANNING APPLICATIONS:**

**23/01806/FUL** | Variation of condition 2 (Approved plans) of permission 12/05033/REM-Reserved Matters application for the erection of 59 units and leisure facility including details of appearance and landscaping pursuant to Outline permission (ref. 09/00882/OUT) of plot 103.45+46 | Lakes 103 103A 104 And Milestone House London Road Fairford (Received CDC 05.06.2023. Validated CDC 21.06.2023. Notification FTC 22.06.2023 Deadline for response 13.07.2023)

The Committee OBJECTS to this application on the following grounds:

This is one of several applications that are waiting to be determined, however the Council is unable to respond positively because the overarching issue of the screening of Lake 104 from all of the proposed development is still outstanding (enforcement case: 23/00006/PROT). Until the screening has been adequately addressed and the Council has a definitive guarantee that the screening will be carried out, we are placed in a position of having to object as the cumulative impact of the proposed changes on the landscape, particularly without adequate screening, is too great to be ignored. Our Tree Warden suggests the following specification in line with best practice (which we believe your Tree Officer would be in agreement with), but it is clearly the planning authority's responsibility to make sure this provides adequate screening in accordance with the approved proposals:

- 9ft standard (3m) or 12ft heavy standard (4m), mix of both preferable, Native broadleaf trees; Field Maple, Hornbeam, Wild Cherry every 5m with,
- Native Hawthorn, Blackthorn, spindle and Dog Rose hedging between, planted in 2 staggered rows 30cm apart.

Please see our earlier comments on application 22/03313/FUL.

**ACTION: Clerk to submit the above objection and email the Case Officer with further explanation of our comments and to request a meeting to discuss the development as a whole.**

**23/01870/LBC** | Re-roofing works | Warren House London Street Fairford GL7 4AH (Received CDC 12.06.2023. Validated CDC 21.06.2023. Notification FTC 22.06.2023 Deadline for response 13.07.2023)

No Comment.

**23/01830/FUL** | Erection of two storey side extension, single storey rear extension and front porch extension | 2 Hatherop Road Fairford Gloucestershire GL7 4JS (Received CDC 07.06.2023. Validated CDC 20.06.2023. Notification FTC 22.06.2023 Deadline for response 13.07.2023)

No Comment.

**23/01675/FUL** | Variation of condition 2 (approved plans) of permission 12/05033/REM - Reserved Matters application for the erection of 59 units and leisure facility including details of appearance and landscaping pursuant to Outline permission (ref. 09/00882/OUT) of plot 103.52+53 | Lakes 103 103A 104 And Milestone House London Road Fairford (Received CDC 22.05.2023. Validated CDC 21.06.2023. Notification FTC 22.06.2023 Deadline for response 13.07.2023)

The Committee OBJECTS to this application on the following grounds:

This is one of several applications that are waiting to be determined, however the Council is unable to respond positively because the overarching issue of the screening of Lake 104 from all of the proposed

development is still outstanding (enforcement case: 23/00006/PROT). Until the screening has been adequately addressed and the Council has a definitive guarantee that the screening will be carried out, we are placed in a position of having to object as the cumulative impact of the proposed changes on the landscape, particularly without adequate screening, is too great to be ignored. This plot is at the N end of Lake 103, visually exposed owing to the unauthorised removal of some of the trees Our Tree Warden suggests the following specification in line with best practice (which we believe your Tree Officer would be in agreement with), but it is clearly the planning authority's responsibility to make sure this provides adequate screening in accordance with the approved proposals:

- 9ft standard (3m) or 12ft heavy standard (4m), mix of both preferable, Native broadleaf trees; Field Maple, Hornbeam, Wild Cherry every 5m with,
- Native Hawthorn, Blackthorn, spindle and Dog Rose hedging between, planted in 2 staggered rows 30cm apart.

Please see our earlier comments on application 22/03313/FUL.

**ACTION: Clerk to submit the above objection and email the Case Officer with further explanation of our comments and to request a meeting to discuss the development as a whole.**

**23/01691/FUL | Variation of condition 2 (Approved plans) of permission 12/05033/REM-Reserved Matters application for the erection of 59 units and leisure facility including details of appearance and landscaping pursuant to Outline permission (ref. 09/00882/OUT) at plot 103.03+04 | Lakes 103 103A 104 And Milestone House London Road Fairford**  
(Received CDC 23.05.2023. Validated CDC 21.06.2023. Notification FTC 22.06.2023 Deadline for response 13.07.2023)

The Committee OBJECTS to this application on the following grounds:

This is one of several applications that are waiting to be determined, however the Council is unable to respond positively because the overarching issue of the screening of Lake 104 from all of the proposed development is still outstanding (enforcement case: 23/00006/PROT). Until the screening has been adequately addressed and the Council has a definitive guarantee that the screening will be carried out, we are placed in a position of having to object as the cumulative impact of the proposed changes on the landscape, particularly without adequate screening, is too great to be ignored. Our Tree Warden suggests the following specification in line with best practice (which we believe your Tree Officer would be in agreement with), but it is clearly the planning authority's responsibility to make sure this provides adequate screening in accordance with the approved proposals:

- 9ft standard (3m) or 12ft heavy standard (4m), mix of both preferable, Native broadleaf trees; Field Maple, Hornbeam, Wild Cherry every 5m with,
- Native Hawthorn, Blackthorn, spindle and Dog Rose hedging between, planted in 2 staggered rows 30cm apart.

The Council also has concerns over the route of the access road and footpath which is still yet to be determined – please see our earlier comments on application 22/03313/FUL.

**ACTION: Clerk to submit the above objection and email the Case Officer with further explanation of our comments and to request a meeting to discuss the development as a whole.**

**23/01868/LBC | Replacement windows and doors in ground floor front (south) elevation | 3 White Hart Court Fairford Gloucestershire GL7 4NH**  
(Received CDC 12.06.2023. Validated CDC 21.06.2023. Notification FTC 23.06.2023 Deadline for response 14.07.2023)

No Comment.

#### **PL044 23/24 To consider and agree further steps in relation to the CDC Development Management Improvement Plan**

Cllr Harrison circulated a paper to send to all District Councillors. It was agreed to send a paper to our District Councillors and request that they put this forward as an additional paper on the agenda when the District Council is asked to approve the DMIP at Full Council.

**ACTION: Cllr Harrison to circulate a draft for committee approval and once approved, send the request to Cllrs Muir, Mansilla & Vann that they add this to the relevant Full Council Agenda.**

**PL045 23/24 To consider and agree actions in relation to application 22/03313/FUL (awaiting decision) and other related applications.**

Discussion took place. It was agreed that the most urgent issue to resolve is the outstanding enforcement (23/00006/PROT) relating to the unauthorised removal of trees rendering the essential screening of the apartments around Milestone Lake, from lake 104, non-existent. Until this issue is resolved the Council is minded to object to all current applications. There are a myriad of unresolved issues relating to application 22/03313/FUL and the other applications on the development site.

The following will be sent to Andrew Moody:

*For some reason this application doesn't seem to have been picked up when I looked under 'Related Cases' last week. Maybe this is associated with the issue I have raised re applications for these 2 sites being listed under various different 'property names'. I note that the relevant drawings are marked 'DRAFT' - Not sure of the significance of this(?)*

*Having looked back at our records, it appears that our Planning Committee did consider this at our meeting on 7<sup>th</sup> September 2021. I don't recall our discussion on this, but I would surmise that we did not consider it necessary to comment on the new balconies, on the basis that the apartments would be adequately screened by the group TPO trees under the approved Landscape Scheme. We note that application 21/03045 did not change the latter.*

*(At the same meeting it was reported that a temporary closure of the footpaths around Lake 104 had been approved (contrary to the Informative in the decision notice on 09/00882/OUT) but the developer had agreed to a "soft closure" to keep the paths from Fairford to Whelford open. This was clearly before the destruction on site started.)*

*The additional 'clutter' of the new glass-fronted balconies on the West side of the apartments clearly increases the visual and landscape impact if this is not screened, and therefore the screening is more important, not less, because of this. We note that the Landscaping is a key part of the development, being clearly recognised in the Description as well as conditions 20, 22 and 23 of the Outline consent (09/00872/OUT).*

*The section 106 agreement required a Landscape and Ecological Management Plan (specified in Schedule 3) but I am unable to locate this within the documents showing on the website for the relevant applications. This should presumably also address the issue. We would be very grateful if you could send us a copy of this document.*

*Our Tree Warden suggests the following specification in line with best practice (which we believe your Tree Officer would be in agreement with), but it is clearly the planning authority's responsibility to make sure this provides adequate screening in accordance with the approved proposals:*

- 9ft standard (3m) or 12ft heavy standard (4m), mix of both preferable, Native broadleaf trees; Field Maple, Hornbeam, Wild Cherry every 5m with,
- Native Hawthorn, Blackthorn, spindle and Dog Rose hedging between, planted in 2 staggered rows 30cm apart.

**ACTION: Cllr Harrison to draft an email to Andrew Moody, case officer, outlining our position and requesting a meeting to discuss the whole development.**

**ACTION: Clerk to continue to chase the enforcement officer for an update (note, to date 4 emails have been sent, Feb, April, June & July, and no reply has been forthcoming).**

**PL046 23/24 To consider and agree any further steps in relation to 22/02980/FUL and 23/00910/LBC (Modifications/demolition to Co-op store + 3 new dwellings in rear garden)**

Cllr Harrison and District Cllr Vann met with the applicant and were shown alternative plans. The plans have not yet been submitted to CDC, until such time as they are the Council will refrain from offering a comment.

**PL047 23/24 Items the Chairman considers urgent.** None.

**PL048 23/24 Date of next meeting 18<sup>th</sup> July 2023.**

**There being no further business the meeting closed at 7.40pm**

.....**Chairman**

.....**Date**