



**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 17th OCTOBER 2023.**

Present: Cllr Harrison Cllr Foxall Cllr Thornhill
Cllr Rymer Cllr Lipscombe-Kettel

In attendance: Roz Morton (Clerk)

- PL099 23/24 To note Apologies for absence.**
Apologies received from Cllr Shankland and Cllr Stroud
- PL100 23/24 Declarations of Interest in items on the agenda.**
None received
- PL101 23/24 To confirm the minutes of the meetings held on 3rd October 2023**
It was **RESOLVED** to confirm the minutes of the meeting held on the 3rd October are a true and accurate record of the proceedings. Proposed Cllr Lipscombe-Kettel seconded Cllr Rymer – 4 in favour, one abstention.
- PL102 23/24 Matters Arising.**
- **Update on planting timetable from Corylus re Milestone Lakes enforcement.** No update available.
 - **Update on TRO.** The Council agreed by email to give the go ahead to GCC to take their proposed scheme forward. The Council will continue to seek clarification as to why Lower Croft & Mill Lane have not been included in the 20mph zone (since these appear to meet the national criteria) and will aim to engage with Glos Highways to improve the scheme in the future.
- PL103 23/24 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit. N/A**
- PL104 23/24 To agree to reconvene the meeting following Public Participation. N/A**
- PL105 23/24 To note decision notices for PERMITS / CONSENTS received:** Noted
21/02679/FUL | Variation of conditions 9 (Highways improvements), 17 (Bus shelters) and 35 (Approved drawings) of permission 09/00872/OUT (Tourism and recreational development comprising the erection of 63 apartments, 18 pavilions, access, car parking, landscaping and ecological management) to amend the layout of the foot/cycle way and to omit the requirement for bus shelters | Milestone Fisheries Milestone Lake London Road Fairford Gloucestershire
(Decision issued 04.102023) **PERMITTED**
- 21/02680/FUL** | Variation of conditions 9 (Highways improvements), 12 (Bus shelters) and 34 (Approved drawings) of permission 09/00882/OUT (Tourism and recreational development comprising the erection of 59 pavilions, leisure facility, access, car parking, landscaping and ecological management) to amend the location and specification of a foot/cycle way and to omit the requirement for bus shelters | Lakes 103, 103A And 104 London Road Fairford Gloucestershire
(Decision issued 04.102023) **PERMITTED**

22/00675/FUL | Erection of detached dwelling and garage together with associated ancillary development | Land South West Of Wayside Totterdown Lane Fairford Gloucestershire – **REFUSED**
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 – **PERMITTED**
23/02549/FUL | Variation of conditions 2 (Approved plans), 5 (Landscaping) and 8 (Consultants report) of permission 22/02158/FUL - Conversion and change of use of various former farm buildings to 5 no. residential dwellings and associated works (retrospective) | Manor Farm London Road Lechlade Gloucestershire GL7 3DU – **PERMITTED**
23/02707/FUL | Erection of single storey rear extension | 21 Queens Field Fairford Gloucestershire GL7 4JP – **PERMITTED**
23/02721/CLOPUD | Certificate of lawful proposed use under Section 192 of the Town and Country Planning Act 1990 for works to include a hip to gable roof conversion and rear dormer creation with associated first floor layout changes to provide internal access | 11 Hatherop Road Fairford Gloucestershire GL7 4JS - **PERMITTED**

PL106 23/24 To consider NEW PLANNING APPLICATIONS:

23/03102/TCONR | **4 x Hawthorn tree. Plan to remove the 4 sick hawthorn trees, dig and enrich a decent planting hole and replace with 3 or 4 Field Maple** | Car Park Opposite St Marys Church Mill Lane Fairford Gloucestershire

(Received CDC 03.10.2023. Validated 03.10.2023. Notification FTC 05.10.23. Deadline for response 13.10.2023) **No Comment**

23/03059/FUL | **Erection of single storey side and rear extensions (Revision)** | **2 Hatherop Road Fairford Gloucestershire GL7 4JS**

(Received CDC 29.09.2023. Validated 02.10.2023. Notification FTC 05.10.23. Deadline for response 26.10.2023) **No Comment**

23/03038/FUL | **Erection of single storey rear extension and porch** | **Tithe Barn House London Street Fairford Gloucestershire GL7 4AH**

(Received CDC 28.09.2023. Validated 06.10.2023. Notification FTC 06.10.23. Deadline for response 27.10.2023) **No Comment**

23/02653/FUL | **Replacement of existing asbestos cement roof with insulated metal roof cladding system** | **Somerford Laboratories 9 Horcott Industrial Estate Horcott Fairford Gloucestershire GL7 4BX**

(Received CDC 23.08.2023. Validated 06.10.2023. Notification FTC 06.10.23. Deadline for response 27.10.2023) **No Comment**

23/03097/FUL | **Single storey bedroom and shower room extension** | **18 Prince Charles Road Fairford Gloucestershire GL7 4JY**

(Received CDC 03.10.2023. Validated 05.10.2023. Notification FTC 10.10.23. Deadline for response 31.10.2023) **No Comment**

23/03111/FUL | **Erection of single storey rear extension** | **4 Jacobs Piece Fairford Gloucestershire GL7 4FJ**

(Received CDC 04.10.2023. Validated 05.10.2023. Notification FTC 12.10.23. Deadline for response 02.11.2023) **No Comment**

Applications that arrived after the Agenda was posted were considered.

23/03125/LBC | **Installation of new timber stud partition wall and door (retrospective)** | **Bank House High Street Fairford Gloucestershire GL7 4AD** - **No Comment**

23/03146/FUL **Erection of single and two storey rear and side extensions** | **4 Milking Path Way Fairford GL7 4FR**

The Committee resolved to OBJECT to this application for the following reasons:

The proposal to extend the property close to the edge of the ownership boundary (and significantly beyond the Ritter Close building line) would have the effect of closing the open nature of the original design of the gap going through from Ritter Close through to the Milking Path Park, through which the footpath goes. This would also set an undesirable precedent for No.3 on the opposite side of the path, which would exacerbate the effect. This is contrary to Policy EN2 and the Cotswold Design Code, specifically D67 n.,

since we believe the gap is important in this case, and is also inconsistent with the Landscape Strategy (referred to in condition 2 of the consent for 12/02133/FUL and the LEMP), which provides for spring bulbs covering part of the ground either side of the path running between No.4 and the adjacent property with hedges close to the buildings – relative to which the current proposal represents a clear loss of biodiversity. We would argue that this is not ‘good design’ and should therefore be refused in accordance with NPPF para 134. We note that this issue was partially obscured by the fact that the proposed elevations do not show the proposal in relation to the neighbouring properties (as required by the validation criteria), in particular they do not show the impact on the existing gap between the application property and the property across the footpath.

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

ACTION: Clerk to submit the OBJECTION.

PL107 23/24 To consider and agree a response to DLUHC consultation on Implementation of Plan Making Reforms (response deadline 18 October).
Cllr Harrison circulated his draft response. Discussion took place. It was agreed that the response should be submitted following final ‘tidying up’.

ACTION: Cllr Harrison to finalise and submit the response to the consultation.

PL108 23/24 To consider and agree budget for 2024/25 for recommendation to Finance Committee.
The Committee agreed to recommend a budget of £5000 to the Finance Committee.
Proposed Cllr Foxall, seconded Cllr Thornhill, all in favour.

PL109 23/24 Items the Chairman considers urgent. Nil of note.

PL110 23/24 Date of next meeting 7th November 2023

There being no further business the meeting closed at 7.10pm

.....Chairman

.....2023