



**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 21st NOVEMBER 2023.**

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

In attendance: Roz Morton (Clerk)

PL123 23/24 To note Apologies for absence.
Cllr Thornhill.

PL124 23/24 Declarations of Interest in items on the agenda.
None received.

PL125 23/24 To confirm the minutes of the meetings held on 7th November 2023
It was **RESOLVED** to confirm the minutes of the meeting held on the 7th November are a true and accurate record of the proceedings. Proposed Cllr Lipscombe-Kettel seconded Cllr Rymer – all in favour.

PL126 23/24 Matters Arising.

- **Update on LBY and CDC meeting re Leisure Facility.** The Clerk reported on the information received from LBY after the meeting. A meeting took place with LBY, Corylus, a CDC officer and Cllr Mansilla. No decisions were taken. CDC agreed to send LBY a list of requirements for the leisure facility. The feedback from the meeting hosted by FTC with all the relevant parishes that took place in Dec 2022 were sent to CDC & to LBY. The Committee are concerned that Fairford is not being wholly represented in these ongoing discussions, particularly if they relate to varying the existing S106. The Committee agreed to write to CDC to request that they are able to send representation to any future meetings pertaining to the S106 and the leisure facility.

ACTION: Clerk to draft a letter to Andrew Moody, CDC planning officer, asking if we can have a representative(s) for the whole of Fairford at any future meetings. The letter should be copied to Fairford District Councillors.

- **Update on request for clarification pertaining to the precise location of the pumping station etc.** No update was available.

ACTION: Clerk to chase the case officer for an update.

- **Update on costs for new Helix Transport appraisal.** The cost for updating the existing transport appraisal will be circa £3k. Cllr Shankland circulated a comprehensive report regarding cycle paths, racks and other highways issues. She reported on her meeting with Dan Tiffney who is going to contact Active Travel England to ascertain what opportunities there may be for introducing cycle paths in Fairford and to try to access any funding for surveys etc. Dan Tiffney indicated that if FTC purchase additional cycle racks, he can arrange for Glos Highways to install them. Cllr Shankland was thanked for her continuing good work on this.

ACTION: Clerks to ascertain where additional racks should be installed and get a quote for purchasing them.

ACTION: Clerk to add to W & A agenda for agreement.

ACTION: Clerk to circulate report to Full Council.

- **Update on Curry King application.** Cllr Harrison has advised the case officer and district councillors that study of the case files at CDC has identified that the current shop window was approved in January 1965, i.e. before the designation of the Fairford Conservation Area.

PL127 23/24 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit. N/A

PL128 23/24 To agree to reconvene the meeting following Public Participation. N/A

PL129 23/24 To note decision notices for PERMITS / CONSENTS received: Noted.

23/03175/NOTDEM | Prior notification for the demolition of 2no. blocks of 18no. total garage units | Garages At Goodmans Terrace Fairford Gloucestershire – Prior approval not required

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

23/03075/FUL | Erection of single storey side extension and loft conversion with associated works (amendment of permission Ref. 22/01102/FUL) | 50 Aldsworth Close Fairford GL7 4LB – **PERMIT**

23/00910/LBC | Demolition of detached ancillary stores, removal of existing office/WC and erection of replacement storage outbuildings together with external staircase access to upper floors | The Co-operative Food Market Place Fairford Gloucestershire GL7 4AB – **APPLICATION WITHDRAWN**

22/02980/FUL | Erection of 3 no. dwellings, associated cycle storage and landscaping. Demolition and replacement of 3 no. existing store buildings together with removal of the existing office building and replacement of the existing stairs to the rear of No.4 Market Place | The Co-operative Food Market Place Fairford Gloucestershire GL7 4AB – **APPLICATION WITHDRAWN**

23/03059/FUL | Erection of single storey side and rear extensions (revisions) | 2 Hatherop Road, Fairford, GL7 4JS - **PERMIT**

23/03047/FUL | Erection of single storey residential garage/storage building (mixed use class C3/B8) | Manor Farm, London Road, Lechlade, GL7 3DU – **APPLICATION WITHDRAWN**

PL130 23/24 To consider NEW PLANNING APPLICATIONS:

23/03179/FUL | **Erection of two-storey side and rear extension. Demolishment of rear lean-to extension and replacement including flat single-storey flat roof and two-storey rear facing cross gable structure. Alterations to existing garage/store building | 11 Hatherop Road Fairford Gloucestershire GL7 4JS**

(Received CDC 11.10.2023. Validated 03.11.2023. Notification FTC 06.11.23. Deadline for response 27.11.2023)

The Committee RESOLVED to OBJECT to this application as drawing and revision numbers are duplicated and therefore it is not clear from the application what has been previously approved and what is being applied for. The Committee also notes the objection raised by the neighbour regarding the close proximity of the windows and the resulting loss of privacy which would appear to be contrary to Local Plan policy EN2 and Cotswold Design Code Appendix ref D.67 1.p.

ACTION: Clerk to submit objection above.

23/03401/LBC | **Install two security cameras on the rear wall of the Restaurant (Retrospective) | 1 London Street Fairford Gloucestershire GL7 4AH**

(Received CDC 30.10.2023. Validated 06.11.2023. Notification FTC 06.11.23. Deadline for response 27.11.2023). No objection, but would request that the applicant tidies up the hanging bare cables.

ACTION: Clerk to submit above comment.

23/03410/FUL | **Erection of a detached double garage and erection of single storey bay window extension | The Gables Horcott Road Fairford Gloucestershire GL7 4DD**

(Received CDC 30.10.2023. Validated 07.11.2023. Notification FTC 08.11.23. Deadline for response 29.11.2023). No comment.

23/03323/FUL | Erection and extension of a class (B2) light industrial building and use as furniture manufacturers (Partially Retrospective) | Lady Lamb Farm Meysey Hampton GL7 5LH

(Received CDC 20.10.2023. Validated 08.11.2023. Notification FTC 09.11.23. Deadline for response 30.11.2023). No comment

23/03470/FUL | Formation of vehicular access | 4 Park Street Fairford GL7 4JJ

(Received CDC 03.11.2023. Validated 08.11.2023. Notification FTC 10.11.23. Deadline for response 01.12.2023). No comment

23/03561/FUL | Variation of condition 2 (Approved plans) to allow for an alternative design of the approved cattery building and to allow the building to be developed in a different location within the site of permission 17/01741/FUL - Change of use to Cattery and Kennels, erection of associated buildings and temporary siting of mobile home | The Retreat Boarding Kennels And Cattery London Road Fairford Gloucestershire GL7 4DS

(Received CDC 13.11.2023. Validated 20.11.2023. Notification FTC 21.11.23. Deadline for response 20.12.2023).

The Committee has no objection to the application but asks that the case officer requests samples of the materials to be used.

ACTION: Clerk to submit above comment.

PL131 23/24 Items the Chairman considers urgent.

To note that the Council received a letter from Nexus Planning dated 10th November regarding the revised water supply capacity for Hatherop Road development. Condition 7 on the outline permission refers to “water network upgrades” and to “sewage flooding and/or potential pollution incidents” as the reason for the condition.

To note that according to Thames Water, the target date for the upgrading of the STW at Fairford has been revised from “by 2025” to between 2025 -2030. Also to note that as of 20th Nov 2023 the Fairford STW has been discharging continuously since 28th October.

Cllr Harrison has agreed to attend the Flood Meeting hosted by Sir Geoffrey Clifton-Brown MP in Cirencester and to ask the following questions:

- 1) *Thames Water (Jake Morley) stated in an email dated 16 Aug 2023 that “Looking at the original correspondence, the capacity increase is treatment capacity increase to 56.8. Flow to Full Treatment increase required to prevent dry day storming. The upgrade to the site is proposed to be carried out this before the end of the AMP (AMP7 ends March 2025). This may be subject to change.” The current EDM ‘information about specific sites’ shows that this upgrade is now only planned for the period 2025-30. What is the explanation for this change? This is particularly important as the EDM information is currently showing Fairford STW as ‘storming’ since 28 October and some customers in the Fairford area (Horcott) are still experiencing problems with restricted toilet use and/or sewage flooding. We understand one has actually had a ‘bung’ (non-return valve?) removed recently. It cannot be acceptable to delay the upgrade while ‘justifying’ the river pollution (which affects lakes now designated as SSSI) on the basis that is preferable to sewage flooding of people’s homes – Both issues need to be addressed a.s.a.p. (As of 20 November there is currently flooding from the river to the Court Brook and also (a small volume) from the Court Brook to Lake 104.)*
- 2) *We asked in our last letter (23 June) for clarification of which developments in Fairford were taken into account in Thames Water’s calculation of capacity requirement but did not receive this. Please can this information now be provided, together with the relevant flow quantity estimates, particularly since a number of new (smaller) housing developments have recently been approved and work now seems to be going ahead to connect the Milestone/lakes holiday development into the sewer going to the Moor Farm pumping station. We were previously led to believe this development was making ‘other’ arrangements and it has come to our attention that it is now being served by a different undertaker (Independent Water Networks) for water services, although it is presumably still dependent on TW’s networks for both water and sewerage. We are concerned that if TW are not able to guarantee that the necessary capacity will be available in time to meet occupation of other planned*

developments (as required by Fairford Neighbourhood Plan policy FNP5) this will impose an unacceptable constraint on the full approval and delivery of much needed new housing for the District.

- 3) *For clarity, what dependence does Thames Water understand the exercise of Independent Water Networks' functions for water and/or sewerage services at Fairford Lakes have on Thames Water's networks, and **by what licence and/or contractual arrangements are these secured?***
- 4) *Can you confirm that Thames Water has been formally notified by Natural England that the site is of special interest in accordance with section 4 of the Water Industry Act 1991?*

These questions will be sent in advance in the hope of receiving answers at the meeting.

PL132 23/24 Date of next meeting 2nd January 2024 unless any urgent matters require meeting to be convened.

There being no further business the meeting closed at 7.10pm

.....Chairman

.....2024