



**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON TUESDAY 2<sup>nd</sup> JANUARY 2024.**

**Present:** Cllr Harrison Cllr Foxall Cllr Thornhill Cllr Shankland  
Cllr Rymer

**In attendance:** Roz Morton (Clerk)

**PL133 23/24 To note Apologies for absence.**  
Cllrs Lipscombe-Kettel and Stroud

**PL134 23/24 Declarations of Interest in items on the agenda.**  
None received.

**PL135 23/24 To confirm the minutes of the meetings held on 21<sup>st</sup> November 2023**  
It was **RESOLVED** to confirm the minutes of the meeting held on the 21<sup>st</sup> November are a true and accurate record of the proceedings. Proposed Cllr Foxall seconded Cllr Shankland – 4 in favour one abstention.

**PL136 23/24 Matters Arising.**

- **Update on Thames Water working group** – a meeting has been arranged for 1.00pm on 15<sup>th</sup> Jan to be chaired by CDC Cllr Lisa Spivey.
- **Feedback from RH discussion with CDC Forward Planning on 20/12/2023.** Cllr Harrison reported that CDC have a further consultation on the LP update starting on 1<sup>st</sup> Feb. CDC would also like to FTC's views on the option to extend the plan to 2041 and on preferred sites for future development. This also has implications for the Fairford Neighbourhood Plan and its revision dates.

**ACTION: Clerk to add to future Agenda for further discussion.**

**PL137 23/24 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit. N/A**

**PL138 23/24 To agree to reconvene the meeting following Public Participation. N/A**

**PL139 23/24 To note decision notices for PERMITS / CONSENTS received: Noted.**  
**23/03655/COMPLY** | Compliance with condition 2 (Sample Walling Panel) of consent Ref. 21/01417/LBC - Internal alterations to Ivy Villa following demolition of The Shack (consent being sought under Ref: 21/01042/LBC) | Ivy Villa Cirencester Road Fairford Gloucestershire GL7 4BS - **PERMIT** (Received CDC 20.11.2023. Validated 20.11.2023. Decision Issued 15.12.23)  
**23/03470/FUL** | Formation of vehicular access | 4 Park Street Fairford GL7 4JJ - **PERMIT** (Received CDC 03.11.2023. Validated 08.11.2023. Decision Issued 13.12.23)  
**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 – **PERMIT** (Received CDC 30.10.2023. Validated 07.11.2023. Decision Issued 07.12.23)  
**23/03125/LBC** | Opening up of existing cellar, installation of new timber stud partition and door (retrospective) | Bank House High Street Fairford Gloucestershire GL7 4AD - **PERMIT**

(Received CDC 05.10.2023. Validated 05.10.2023. Decision Issued 13.12.23)

**23/03097/FUL** | Erection of single storey rear and side extension | 18 Prince Charles Road Fairford Gloucestershire GL7 4JY – **PERMIT**

(Received CDC 03.10.2023. Validated 04.10.2023. Decision Issued 13.12.23)

**23/02340/COMPLY** | Compliance with Condition 3 (Construction Management Plan) of permission 22/03913/FUL Formation of self service car wash bay including 2.7m high screens and relocated air/water tower | Shell Service Station London Road Fairford Gloucestershire GL7 4DS- **PERMIT**

(Received CDC 25.10.2023. Validated 25.10.2023. Decision Issued 15.12.23)

**23/01292/FUL** | Change of use from hot food take away (A5/Sui Generis) to dwellinghouse (C3), demolition of rear outbuildings, erection of rear fence and alterations to front window | 19A London Street Fairford Gloucestershire GL7 4AH - **REFUSED**

(Received CDC 17.04.2023. Validated 03.05.2023. Decision Issued 15.12.23)

**23/02333/COMPLY** | Compliance with condition 9 (Lakeside fencing) and 12 (Occupants' Welcome Pack) of permission 21/03483/FUL - Variation of Conditions 2 (drawing numbers), 7 (landscaping), 9 (fencing), & 10 (biodiversity enhancement) of planning permission 20/03519/FUL to enable the substitution of amended plans, to vary the extent & features of the outdoor decking, unit fenestration & features, and access road layout (partially retrospective) | Plot W.19 Coln Park Claydon Pike London Road Lechlade Gloucestershire - **PERMIT**

(Received CDC 25.07.2023. Validated 25.07.2023. Decision Issued 30.11.23)

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

(Received CDC 23.08.2023. Validated 06.10.2023. Decision Issued 30.11.23)

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

(Received CDC 28.09.2023. Validated 06.10.2023. Decision Issued 30.11.23)

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

(Received CDC 28.09.2023. Validated 23.10.2023. Decision Issued 21.11.23)

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

(Received CDC 29.09.2023. Validated 02.10.2023. Decision Issued 17.11.23)

**23/03522/TCONR** | Tag 125- Woodland with dead and dying ash - fell dangerous trees. Tag 199 Beech - Fell. Tag 62 Lime - Remove Deadwood | The Ernest Cook Trust The Estate Office Fairford Park Fairford Gloucestershire GL7 4JH – **NO OBJECTION**

(Received CDC 08.11.2023. Validated 08.11.2023. Decision Issued 27.11.23)

**23/03963/NONMAT** | Non-material amendment to enlarge bin/bike store of permission 22/02751/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) to substitute the approved pair of semi-detached units at plots 103.05 and 103.06, to one unit type, and vary plot layout, at Lake 103, Fairford | 5 Lilly Lake London Road Fairford Gloucestershire GL7 4GU - **PERMIT**

(Received CDC 18.12.2023. Validated 18.12.2023. Decision Issued 21.12.23)

**23/03947/NONMAT** | Non-material amendment to internal layout and consequent external appearance of new build plots 1-17 of permission 20/04147/FUL - Conversion of existing Grade II Listed Coln House into 7no residential units (C3), demolition of modern teaching blocks and outbuildings, erection of 17 no new residential units within former school grounds, soft and hard landscaping and drainage works | Coln House School Horcott Road Fairford Gloucestershire GL7 4DB – **PERMIT**

*Note: FTC has commented on this application and questioned whether it should have been considered as Non-material, given that the application includes a change to the roofing materials and its proximity to a listed building.*

(Received CDC 15.12.2023. Validated 15.12.2023. Decision Issued 21.12.23)

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

(Received CDC 30.10.2023. Validated 06.11.2023. Decision Issued 21.12.23)

**23/03769/TCONR** | Leyland Cypress (T1) located at the back of the property. Reduce tree by 2-3 metres to improve light penetration to understory plants, lawn and through the crown and to reduce the density | Old Nursery House Coln Gardens Milton Street Fairford Gloucestershire GL7 4BW – **NO OBJECTION**

(Received CDC 30.11.2023. Validated 30.11.2023. Decision Issued 20.12.23)

**23/03733/TCONR** | Cypress and horse chestnut touching cables - reduce to below cables | Fairford Cricket Club Cricket Grounds Park Street Fairford Gloucestershire - **NO OBJECTION**

(Received CDC 28.11.2023. Validated 28.11.2023. Decision Issued 15.12.23)

**23/03722/TCONR** | T2 - Cherry - fell. T3 - Ash - reduce crown back to previous pruning points | Old Barn House London Road Fairford Gloucestershire GL7 4AR - **NO OBJECTION**

(Received CDC 28.11.2023. Validated 28.11.2023. Decision Issued 19.12.23)

**23/03676/TCONR** | Two holly trees in the front of Maple House. reduce and shape into clearly defined cones. One holly tree in the side garden of Maple House to be cut down. Yew hedge overhanging the wall in the side garden of Maple House reduce and shape. | Maple House The Green Fairford Gloucestershire GL7 4HU – **NO OBJECTION**

(Received CDC 21.11.2023. Validated 21.11.2023. Decision Issued 20.12.23)

**23/03179/FUL** | Erection of single and two storey rear and side extensions and associated works | 11 Hatherop Road Fairford Gloucestershire GL7 4JS – **PERMIT**

(Received CDC 11.10.2023. Validated 03.11.2023. Decision Issued 21.12.23)

**23/01034/LBC** | Conversion of outbuildings to standalone dwelling | Mount Pleasant Cottage Hatherop Road Fairford Gloucestershire GL7 4BA – **PERMIT**

(Received CDC 24.03.2023. Validated 24.03.2023. Decision Issued 20.12.23)

**PL140 23/24 To consider NEW PLANNING APPLICATIONS:**

**23/03634/FUL** | **Single storey rear extension and garage conversion | Windsor Little Horcott Lane Horcott Fairford Gloucestershire GL7 4LJ**

(Received CDC 20.11.2023. Validated 08.12.2023. Notification FTC 11.12.23. Deadline for response 01.01.2024) **No comment.**

**23/03656/COMPLY** | **Compliance with conditions 4 (Repointing Sample) and 6 (Sample of external woodwork) of permission 21/01042/LBC - Conversion, extension and alteration of building 1. Demolition of existing buildings including The Shack and reinstating end gable of Ivy Villa | Yells Yard Cirencester Road Fairford Gloucestershire**

(Received CDC 20.11.2023. Validated 20.11.2023. Notification FTC none. Deadline for response none) **No comment.**

**23/03626/OUT** | **Variation of condition 7 (Water network upgrades) of permission 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**

(Received CDC 16.11.2023. Validated 17.11.2023. Notification FTC 28.11.23. Deadline for response 21.12.23)

NOTE: Discussion has already taken place with Planning Officer and an objection lodged pending clarification from Thames Water.

**23/03660/COMPLY** | **Compliance of conditions 5 (Sample materials) 6 (Sample panel walling) 8 (Sample woodwork) 17 (Off-Site highways works) 24 (CMP) 29 (Surface water drainage) and 35 (Archaeological investigation) of permission 21/01041/FUL - Demolition of existing buildings and structures with the conversion and extension of the roadside building to form a single dwelling, together with the erection of 8 one and a half and two storey dwellings, together with garaging, parking, landscaping and all enabling development including access works | Yells Yard Cirencester Road Fairford Gloucestershire**

(Received CDC 20.11.2023. Validated 20.11.2023. Notification FTC none. Deadline for response none)

Note: an objection has already been lodged on the CDC portal querying whether the CEMP submitted is sufficient to meet the requirement of condition 24 (construction management plan).

**23/03977/TCONR** | **Birch tree (T1) prune back 2 metres away from the garage Apple tree (T2) reduce crown by 2 metres to promote fruiting Portuguese Laurel (T3) remove limb protruding into the neighbours property Birch tree (T4) reduce upper crown by 2 metres to reduce wind sail and prune sides to match ensuring balanced crown | Croft Cottage The Croft Fairford Gloucestershire GL7 4BB**

(Received CDC 20.12.2023. Validated 20.12.2023. Notification FTC 20.12.2023. Deadline for response 28.12.23) **No comment.**

**23/03811/FUL | Variation of conditions 2 (Approved drawings), 5 (Levels), 9 (Landscaping completion),11 (biodiversity) of planning permission 22/00276/FUL (Erection of eight additional hotel cabins (alternative to 2 "Bow House" blocks comprising a total of 15 hotel rooms as approved under application 20/01388REM),and amendment to previously approved layout of internal road, car parking and landscaping) to amend the siting of Cabin 10 | Coln Park Claydon Pike London Road Lechlade Gloucestershire GL7 3DT**

(Received CDC 04.12.2023. Validated 04.12.2023. Notification FTC 21.12.2023. Deadline for response 11.01.2024. **No comment.**

**PL141 23/24 To consider and agree any action following presentation from O’Leary Goss Architects.**  
Detailed comments will be made once the planning applications are submitted. The Committee still has concerns regarding the Horcott Road junction and the safe crossing of the A417 for pedestrians. Further information regarding active travel schemes and the overall travel assessment will be sought from Acorn Developments.

**ACTION: Clerk to email Acorn to request information on the above.**

**PL142 23/24 To discuss potential vehicle and cycle route from Hatherop Road to Leafield Road.**  
Cllr Shankland circulated a draft plan for an alternative route for the link road proposed as part of the Hatherop Road development. Discussion took place. It was agreed that a scheme that would alleviate the congestion around school drop-off and pick-up times would be preferable and that the current proposed junction may exacerbate the problem.

**ACTION: Cllr Shankland to speak to Glos Highways Development and the local Highways manager to open a dialogue about the issue prior to the reserved matters application being submitted.**

**PL143 23/24 Consider and agree a response to email from David Morren dated 19/12/2023.**  
Cllr Harrison circulated a draft response. It was agreed that the response should focus on the principle that if consultation is part of the planning process, then it would be beneficial to all concerned that the default position is to allow for as much consultation as possible and that the legislation enables that to happen.

**ACTION: Cllr Harrison to amend the draft response and reply to David Morren.**

**PL144 23/24 Items the Chairman considers urgent.**

**ACTION: Cllr Harrison to contact Cllr Tristan Wilkinson (CDC) to arrange a planning briefing.**

**PL145 23/24 Date of next meeting 16<sup>th</sup> January 2024  
(Note pre-meeting with Oxford Land Consultants.)**

There being no further business the meeting closed at 7.30pm

.....Chairman

.....2024