



**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON TUESDAY 20<sup>th</sup> FEBRUARY 2024.**

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

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

- PL171 23/24 To note Apologies for absence.**  
Cllr Stroud
- PL172 23/24 Declarations of Interest in items on the agenda.**  
None received.
- PL173 23/24 To confirm the minutes of the meetings held on 6<sup>th</sup> February 2024**  
It was **RESOLVED** to confirm the minutes of the meeting held on the 6<sup>th</sup> February 2024 are a true and accurate record of the proceedings. Proposed Cllr Foxall seconded Cllr Thornhill – 1 abstention, 5 in favour.
- PL174 23/24 Matters Arising.**
- **Update on meeting with District Councillors regarding Scheme of Delegation** – meeting rescheduled to Friday 1<sup>st</sup> March.
  - **Update on TRO (if available)** – no update available.
  - **Former East Glos Engineering site** – a response has been received from Malcolm Jones (Glos Highways) regarding the issue of the walls blocking access to existing back gardens. He has agreed that one of the walls could be removed but has suggested the wall closest to the new development – this won't solve the problem of access to existing properties. Cllr Harrison will revert to Mr Jones for further comment.
- PL175 23/24 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit.** N/A
- PL176 23/24 To agree to reconvene the meeting following Public Participation.** N/A
- PL177 23/24 To note decision notices for PERMITS / CONSENTS received:**  
Noted without comment.

**23/02715/LBC | Demolition of conservatory and replacement with single-storey rear extension with associated internal alterations | Holmdene Mount Pleasant Fairford Gloucestershire GL7 4BA**

(Received CDC 24.08.23. Validated 24.08.23. Decision Issued 14.02.24) – PERMIT

**22/04240/COMPLY | Compliance with conditions 4 (sample panel) and 17 (part 2 - contamination) of permission 15/02817/FUL - Residential development comprising the erection of five dwellings | Land At Waiten Hill Farm Coronation Street Fairford**

(Received CDC 24.11.22. Validated 06.12.22. Decision Issued 09.02.24) – PERMIT

**24/00025/TCONR | T1 (Apple Tree) Reduction to previous points | Windgary Cottage  
London Street Fairford Gloucestershire GL7 4AQ**

(Received CDC 03.01.24. Validated 03.01.24. Decision Issued 14.02.24) – PERMIT

**PL178 23/24 To consider NEW PLANNING APPLICATIONS:**

**24/00181/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)  
| Lakes 103 103A 104 And Milestone House London Road Fairford Gloucestershire**

(Validated 02.02.2024, FTC Notified 06.02.2024, Deadline for response 27.02.2024)

The Council resolved to OBJECT to this application on the following grounds (proposed Cllr Harrison,  
seconded Cllr Foxall, all in favour):

- The drawings provided do not show the lake contours or give any information regarding any infilling of the lake that will be required and the impact of that on the lake levels. The impact on lake volume, although relatively small, needs to be considered cumulatively with the approved infilling on the W shore, which will be necessary in order to accommodate the other approved units there.
- Lake levels are already very high and causing flooding issues downstream of the development.
- A new flood risk assessment is required to demonstrate how water levels and flows, including river flows and ground water will work over the development site and downstream of the development.
- It is not possible from the drawings provided to see exactly what the proposed changes are (in terms of footprint/location) from the plot layout drawing approved under 23/01806/FUL). However, the landscaping impact is clearly inconsistent with approved drawing DLA-1498-P-08 rev E. The new proposal is also inconsistent with approved 'proposed contours' drawing DLA -1498-P-02 rev B. There are also inconsistencies with other approved drawings, e.g. the Site Plan

**ACTION: Clerk to submit the above objection.**

**24/00217/FUL and 24/00218/LBC | Erection of Single storey extensions, internal  
alterations, repairs and replacements | East End House East End Fairford GL7 4AP**

(Validated 02.02.2024 FTC Notified 06.02.2024, Deadline for response 27.02.2024) No comment.

**23/03962/FUL | Installation of jetty | 5 Lilly Lake London Road Fairford GL7 4GU**

(Validated 05.02.2024 FTC Notified 07.02.2024, Deadline for response 28.02.2024)

The Committee resolved to OBJECT to this application on the following grounds:

- No levels for the jetty are given on the application.
- Lake levels are already very high and causing flooding issues downstream of the development.
- A new flood risk assessment is required to demonstrate how water levels and flows, including river flows and ground water will work over the development site and downstream of the development.

**ACTION: Clerk to submit the above objection.**

**24/00258/FUL | Erection of two storey side extension | 3 Churchill Place Fairford GL7 4JT**

(Validated 26.01.2024 FTC Notified 09.02.2024, Deadline for response 01.03.2024) No comment.

**PL179 23/24 To consider and agree a response to the CDC housing strategy  
consultation.**

<https://your.cotswold.gov.uk/en-GB/projects/cotswold-housing-strategy>

Cllr Harrison circulated a draft submission. Discussion took place and revisions were agreed to include a comment on the need to keep affordable (part-buy part rent) housing in the affordable sector and not allow them to be bought privately and therefore taking out of the first-time buyer market. A question was also raised about the mechanism for choosing housing associations and the need to ensure competition and avoiding a monopoly. It was also felt that the strategy did not adequately take into account the changes that are inevitable in the future. The strategy should take full account of the needs of the community in the future given the impact of climate change and the adjustments that are going to have to be made in terms of transport,

employment opportunities and keeping towns sustainable. It is not clear in the current iteration how this issue has been considered.

**ACTION: Cllr Harrison to submit comments.**

**The next item was taken In camera**

**PL180 23/24**

**Items the Chairman considers urgent.**

Discussion took place regarding the viability of potential developments around Fairford.

**PL181 23/24**

**Date of next meeting 5<sup>th</sup> March 2024**

There being no further business the meeting closed at 7.35pm

.....Chairman

.....2024