



**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD on TUESDAY 19th March 2024**

Present: Cllr Harrison Cllr Foxall Cllr Thornhill
Cllr Rymer

In attendance: Roz Morton (Clerk)

PL192 23/24 To note Apologies for absence.

Apologies were received from Cllr Stroud & Cllr Shankland

PL193 23/24 Declarations of Interest in items on the agenda.

None received.

PL194 23/24 To confirm the minutes of the meeting held on 5th March 2024

It was **RESOLVED** to confirm the Minutes of the meeting held on the 5th March 2024 are a true and accurate record of the proceedings. Proposed Cllr Foxall, seconded Cllr Thornhill – all in favour.

PL195 23/24 Matters Arising.

- **East Glos Engineering site**

CDC permitted the development. The decision notice references a drawing that include bollards rather than walls which may inadvertently solve the issue of access for existing residents. Malcolm Jones (GCC) has called Cllr Harrison and has indicated that he would be happy to have a meeting with residents and the developer to iron out issues around parking.

ACTION: Cllr Harrison to contact James Brain again to discuss planning process issues raised by the handling of this application.

PL196 23/24 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit. N/A

PL197 23/24 To agree to reconvene the meeting following Public Participation. N/A

PL198 23/24 To note decision notices for PERMITS / CONSENTS received: Noted.

24/00549/DD | Fell 5 Elm Trees | Street Record Park Street Fairford Gloucestershire

(Received CDC 21.02.24 Validated 21.02.24. Decision Issued 06.03.24) – **NO OBJECTION**

24/00258/FUL | Erection of two storey side, front and rear extension | 3 Churchill Place Fairford GL7 4JT

(Received CDC 26.01.24 Validated 09.02.24. Decision Issued 08.03.24) - **PERMIT**

24/00170/COMPLY | Compliance with Conditions 2 (lantern repairs), and 3 (scaled drawings of lantern) of 23/00049/LBC- Removal of redundant flue, repair of cracks in external wall, provision of first floor storage, insertion of steel security bars and repairs | Dovecote In Former Park Farm Yard Park Street Fairford

(Received CDC 18.01.24 Validated 18.01.24. Decision Issued 05.03.24) - **PERMIT**

24/00038/FUL | Retention of bike/bin store and tank | 5 Bowmoor Hill Coln Waters Lechlade GL7 3GD

(Received CDC 04.01.24 Validated 19.01.24. Decision Issued 12.03.24) - **PERMIT**

23/04034/FUL | Proposed side extension | 1 John Tame Close Fairford Gloucestershire GL7 4NP

(Received CDC 22.12.24 Validated 16.01.24. Decision Issued 11.03.24) - **PERMIT**

22/01814/FUL | Variation of conditions 6 (building heights), 32 (slab level) 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 enable the heights of plots 103.42 and 103.43 to be swapped at Lake 103 | Lakes 103 103A 104 And Milestone House London Road Fairford Gloucestershire

(Received CDC 24.05.22 Validated 01.06.22 Decision Issued 05.03.24) - **PERMIT**

PL199 23/24 To consider NEW PLANNING APPLICATIONS:

24/00605/OUT | Outline planning application (some matters reserved) for up to 2 flood resilient self-build dwellings | Land Parcel South East Of 28 Moor Lane Fairford

Received by CDC 27.02.24, validated 08.03.24 FTC Notified 08.03.24, Deadline for response 29.03.24

The Committee RESOLVED to OBJECT to this application with the following comments:

The proposal is for building outside of the development boundary and therefore contrary to policy DS4. However, should CDC be minded to permit the development it could be justified if it provided significant public benefit, such as a provision for allotments on part of the site, or a contribution to the projects outlined in the Fairford Neighborhood plan.

The flood risk assessment is questionable as it appears to be based on EA models and the EA have admitted that there are issues with their new modelling, which is why flood risk maps have not been updated. Also, surface water flooding is a known issue around that corner on Moor Lane. The EA should be asked to comment on the application in the light of this.

Confirmation of where the surface water currently drains to is also required.

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

ACTION: Clerk to submit the above objection.

NEW DETAILS: 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.

The Council has already objected to this application. The Committee resolved to submit the objection again.

- 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.

ACTION: Clerk to submit the above objection.

24/00653/LBC | Reinstatement of single-storey extension and other localised rebuilding works following partial building collapse (retrospective) | Bailiffs Cottage Horcott Farm Fairford GL7 4BZ

Received by CDC 04.03.24, validated 04.03.24 FTC Notified 14.03.24, Deadline for response 04.04.24
No Comment.

24/00652/FUL | Reinstatement of single-storey extension and other localised rebuilding works following partial building collapse (retrospective) | Bailiffs Cottage Horcott Farm Fairford GL7 4BZ

Received by CDC 04.03.24, validated 05.03.24 FTC Notified 14.03.24, Deadline for response 04.04.24
No Comment.

PL200 23/24 To consider and agree to support a campaigning group to help raise awareness of the sewage pollution in the River Coln.
The Committee agreed to support Cllr Dutton in his efforts to raise awareness of pollution in the Coln and agreed that and campaign group should not come under the auspices of the Town Council or jeopardize the strategic meetings that the TC is holding with stakeholders such as EA & Thames Water but could contribute positively with information and data from the river.

PL202 23/24 To consider and agree to approve the proposed PROW definitive route around the sailing lake or to make any suggestions for changes.
The Committee considered the route proposed by LBY & PROW and also an amended route proposed by Kempsford Parish Council. The Committee RESOLVED to support the amended version. A copy of which will be filed with these Minutes. A joint response will be sent to LBY.

ACTION: Clerk to contact Kempsford Parish Council

PL203 23/24 To discuss response to Local Plan Consultation and agree any actions. (closes 7th April).
Cllr Harrison is drafting a response and will circulate it for comment.

ACTION: Clerk to contact Oxford Land Consultants for an update on their proposal.
ACTION: Cllr Harrison to draft a response and circulate for comment.

PL204 23/24 To consider and agree response to Cotswold Design Code consultation with specific reference to Fairford Gate North (closes 31st March).

ACTION: Cllrs to respond individually as they see fit.

PL205 23/24 Items the Chairman considers urgent.
Nil of note.

PL206 23/24 Date of next meeting 2nd April 2024

There being no further business the meeting closed at 7.30pm

Chairman.....

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