



**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD on TUESDAY 3rd SEPTEMBER 2024
at FAIRFORD COMMUNITY CENTRE, FAIRFORD**

Present: Cllr Harrison Cllr Foxall Cllr Rymer

In attendance: Roz Morton (Clerk)

PL069 24/25 To note Apologies for absence.
Cllr Stroud, Cllr Shankland & Cllr Thornhill

PL070 24/25 Declarations of Interest in items on the agenda.
None received.

PL071 24/25 To confirm the minutes of the meeting held on 6th August 2024
It was **RESOLVED** to confirm the minutes of the meeting held on the 6th August 2024 are a true and accurate record of the proceedings. Proposed Cllr Rymer, seconded Cllr Foxall– all in favour.

PL072 24/25 Matters Arising.

- **Update on meeting with Adrian Harding & District Cllrs re planning process** – Cllr Wilkinson is still pressing for this
- **Update on Faulkner’s Close application** – This is still to be put to the Review Panel, but Cllr Wilkinson is hopeful that this will be referred to the Planning Committee
- **Update on Innova solar farm** – no update on the application.

ACTION: Clerk to contact Innova to ascertain how the community benefit agreement is secured commercially.

- **Update on meeting with ECT & Cala developments** – A meeting is scheduled for 5th September.
- **Update on The Folly, West End Gardens** – no update
- **Update on query regarding boundary fencing at The Chase etc, Cinder Lane** –

ACTION: Cllr Harrison to follow up with FCV who raised the query originally.

PL073 24/25 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit. N/A

PL074 24/25 To agree to reconvene the meeting following Public Participation. N/A

PL075 24/25 To review decision notices for PERMITS / CONSENTS received: Noted.

24/01446/TPO | T1 - Silver Birch Reduce crown by up to 2 metres. Crown raise over Highway, footpath and private driveways to a height of 5 Metres | Tudor House Milton Street Fairford Gloucestershire – NO Objection

24/02238/CLOPUD | Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for a first-floor dormers roof extension | 21 Moor Lane Fairford Gloucestershire GL7 4AL – PERMIT

24/02296/COMPLY | Compliance with condition 2 (sample floor tiles) of consent 24/01146/LBC - Enlargement of opening in wall. Replacement of kitchen tiles | 4 Coronation Street Fairford Gloucestershire GL7 4HP - PERMIT

24/01550/FUL | Erection of additional storey, two storey extension, first floor balcony, detached garage and single storey extension to annex. | The Tree House Cinder Lane Fairford Gloucestershire GL7 4AX – PERMIT

24/01374/LBC | To affix non-illuminated shop name sign to external wall | Bank House High Street Fairford Gloucestershire GL7 4AD – **WITHDRAWN**

23/03962/FUL | Installation of jetty | 5 Lilly Lake London Road Fairford Gloucestershire GL7 4GU - PERMIT –

24/01665/CLOPUD | Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for reconfiguring the garage doors and windows to facilitate refurbishment/conversion works | Byways Back Lane Fairford Gloucestershire GL7 4AG – **REFUSED (because Permitted Development Rights had been withdrawn under a previous consent)**

24/00880/FUL | Erection of detached garage/annex and single-storey side extension | Tithe Barn Cottage Courtbrook Fairford Gloucestershire GL7 4BE – **WITHDRAWN (replaced by new application 24/02460/FUL)**

21/03138/TCONR | Apple tree (T2) Prune canopy all round by 2-2.5 metres Pine tree (T3) Reduce in height from 10 metres to leave a height of 8 metres Hazel tree (T6) Reduce in height from 10 metres to leave a height of 8 metres | Windgary Cottage London Street Fairford Gloucestershire GL7 4AQ – **2021 APPLICATION DISPOSED**

21/04684/TCONR | T1 - Holly - fell. T2 - Yew - laterally cutback on the garden side by 1-2m | Hazelwood Cottage The Green Fairford Gloucestershire GL7 4HU – **2021 APPLICATION DISPOSED**

PL06 24/25 To consider NEW PLANNING APPLICATIONS:

24/02251/TCONR | Reduce Beech (*Fagus sylvatica*) by 40% (2.5-3.5m) and remove any overhanging branches into neighbouring properties. Any overextended branches to be reduced to reshape the retained tree? Remove stem which is causing disturbance to footpath and fence | 3 Coronation Street Fairford Gloucestershire GL7 4HP (Received CDC 02.08.2024. Validated CDC 02.08.2024. Notification FTC 02.08.2024 Deadline for response 14.08.2024) – There is no plan showing the location of the tree.

ACTION: Clerk to request a plan showing the location of the tree.

24/02253/TPO | T1 - Copper Beech - Reduce canopy bulges back into main canopy to bring back into shape G1 - Sycamores and Horse Chestnuts - Group becoming over crowded and trees too large near house - 30% reductions and canopies to be thinned | Appledown House The Croft Fairford Gloucestershire GL7 4BB (Received CDC 02.08.2024. Validated CDC 02.08.2024. Notification FTC 02.08.2024 Deadline for response 14.08.2024) **No comment**

24/01739/FUL & 24/02420/LBC- Listed Building Consent for Internal widening of garage with side sliding door, demolition of carport, reorientation of pergola to support PV canopy to rear parking area at The White House London Street Fairford Gloucestershire GL7 4AQ (Received CDC 02.08. No comment.

24/02410/TCONR | 1 - Beech - 1.5m overall crown reduction 2 - Holly - 2.5m height reduction and 1.5m lateral spread reduction 3 - Apple - 1.5m overall crown reduction 4 - Hazel - 2.0m overall crown reduction | Hazelwood Cottage The Green Fairford Gloucestershire GL7 4HU (Received CDC 20.08.2024. Validated CDC 20.08.2024. Notification FTC 23.08.2024 Deadline for response 18.09.2024)

Comment: The Holly looks like a lovely form example, not touching buildings and with lots of space. It would be unprofessional and unnecessary to do any works to it from a tree preservation and management perspective alone.

ACTION: Clerk to submit the above comment.

24/02413/COMPLY | Compliance with condition 4 (Landscape and Ecological Management Plan) of permission 24/00961/FUL - Formation of a promontory | Lakes 103 103A 104 And Milestone House London Road Fairford Gloucestershire (Received CDC 19.08.2024. Validated CDC 19.08.2024. Notification FTC xx Deadline for response xx)

ACTION: Clerk to submit comment: The Committee notes that the LEMP for the entire development site is still outstanding.

24/02424/CLOPUD | Certificate of Lawful Proposed Used Use or Development under section 192 of the Town and Country Planning Act 1990 for single storey rear extension | 21 Moor Lane Fairford Gloucestershire GL7 4AL (Received CDC 20.08.2024. Validated CDC 20.08.2024. Notification FTC xx Deadline for response 29.08.2024) – **No comment**

Additional applications considered that were not on the Agenda :

24/00605/OUT | Land Parcel South East Of 28 Moor Lane – New details (received 29/8/2024) – The proposed development is now within the development boundary, but there doesn't appear to be a 'combined' sewer for the surface water to be discharged to; the nearest is a highway sewer (going to the Court Brook?), which would require consent from the Highway Authority.

ACTION: Clerk to bring this to the attention of CDC & GCC Drainage officers for their comment (with copy to the case officer).

24/02460/FUL | Proposed detached garage annex and side extension. Retrospective approval for 1st floor front (gable) extension Tith Barn Cottage Courtbrook Fairford Gloucestershire GL7 4BE | Validated: Fri 30 Aug 2024

ACTION: Clerk to add to next Agenda.

24/02492/TCONR | T1 Western Red Cedar - reduce height by 30% - reduce lateral spread over hanging Durie House property boundary Durie House London Road Fairford Gloucestershire GL7 4AN | Validated: Tue 27 Aug 2024 – This appears to be a significant tree of some landscape value, which could be worthy of a TPO.

ACTION: Clerk to submit a request for putting a TPO on this tree.

PL077 24/25

To consider and agree response to new information from Thames Water regarding 24/01985/REM (Hatherop Road development)

Discussion took place.

Thames Water is requesting Grampian style conditions in relation to Foul drainage, Surface water drainage, Sewage treatment works capacity and Water supply capacity, in the absence of sufficient information from the developer about foul and surface water drainage.

They are also now stating that the STW upgrade works are due to be completed by APRIL 2025, which would be extremely helpful if it is true.

The Council has a concern that a Grampian style condition (pre-occupation basis) is not enforceable in practice (issue raised by Laurence King of CDC at a recent meeting). Could CDC require the necessary commitment from TW prior to approval of these reserved matters, in accordance with our Neighbourhood Plan policy FNP5? Would it be reasonable to expect that this application should be put into the same 'held' status as other applications in the District were put into pending agreement of the mitigation scheme for North Meadow at Cricklade?

What is the mechanism by which a decision like that is made?

ACTION: Clerk to email Laurence King & Martin Perks (CDC) with the above questions.

PL078 24/25

To consider and agree response to consultation on National Planning Policy

Cllr Harrison circulated a draft response.

ACTION: Cllr Harrison to refine the draft and submit.

PL079 24/25 Items the Chairman considers urgent.

ACTION: Clerk to add GCC Local Development Guide (infrastructure) consultation to next Agenda

PL080 24/25 Date of next meeting 17th September.

There being no further business, the meeting closed at 7.30pm

.....Chairman2024