



**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD on TUESDAY 15th OCTOBER 2024
at FAIRFORD COMMUNITY CENTRE, FAIRFORD**

Present: Cllr Harrison Cllr Rymer Cllr Thornhill

In attendance: Roz Morton (Clerk)

PL108 24/25 To note Apologies for absence.
Cllr Shankland & Cllr Foxall

PL109 24/25 Declarations of Interest in items on the agenda.
None received.

PL110 24/25 To confirm the minutes of the meeting held on 1st October 2024
It was **RESOLVED** to confirm the minutes of the meeting held on the 1st October 2024 are a true and accurate record of the proceedings. Proposed Cllr Thornhill, seconded Cllr Rymer – all in favour.

PL111 24/25 Matters Arising.

- Update on meeting with Adrian Harding & District Cllrs re planning process – no update
- Update on query regarding boundary fencing at The Chase, Cinder Lane – no update
- Update on Faulkner’s Close former Play Area – in the absence of a response from FTC solicitor, it was agreed that the summary sheet should be sent to the Bodio’s for them to send on to their solicitor and request that the solicitor contact FTC directly for the information.

ACTION: Clerk to email summary to Bodio’s

- Update on Fairford Water & Sewage Issues Joint Working Group meeting 14/10/2024 –
 - TW are taking the Lakeside sewage flooding to a ‘Senior Risk Review’.
 - Laurence King querying the Dene-Tech survey info that roof drainage from only 28 Lakeside goes into the foul sewer – may need a ‘scheme’ to divert if more properties are involved.
 - The Flood map for Planning doesn’t take account of defences (by design), but indicates where closer study is required. The EA maps generally are being updated for 2025.
 - LS proposing a new officer role to liaise between Laurence’s team and Development Management, to ensure they take proper account of sewage and flooding issues in planning decisions.

- We need to communicate with LK and LLFA re the wording of our policies FNP4 and FNP5 and the implications for planning decisions.
 - Group view that it isn't feasible to impose a new Grampian condition at Reserved Matters stage, but accept that conditions based on occupation of housing are not enforceable in practice. RH to draft letter to Rob Weaver to ask how policies are to be applied to ensure development doesn't cause additional sewage flooding.
 - To discuss with LK and the LLFA a potential model (based on additional monitoring data) of groundwater levels and flows over the Fairford town area, to provide more info to TW on infiltration risk and assist in assessing surface water drainage proposals.
- To note emails from Cllr Mansilla regarding The Manor and concerns raised by neighbouring residents.

PL112 24/25 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit. N/A

PL113 24/25 To agree to reconvene the meeting following Public Participation. N/A

PL114 24/25 To review decision notices for PERMITS / CONSENTS received:

24/02906/TCONR | The trees are in the garden of Flemington House T1 Laburnum tree - root heave, hung in neighbouring tree. Needs removing as dangerous T2 & 3 Sycamore suckers - self-seeded, close to neighbouring building (United Reform Church, Milton St, Fairford). Need removing - no aesthetic loss to community as hidden, threat of safety to neighbouring buildings – **NO OBJECTION**

24/01740/LBC/24/01739/FUL | Conversion of existing Grade II Listed Coln House into 4 no. residential units (C3), with associated extensions, alterations and demolitions of later extensions, erection of new end of terrace house (C3), replacement rear extension, soft and hard landscaping to include site entrance gate, and 2 no. car port buildings - **PERMIT**

24/02253/TPO | T1 - Copper Beech - Reduce canopy bulges back into main canopy to bring back into shape G1 - Sycamores and Horse Chestnuts - Group - 30% reductions and canopies to be thinned | Appledown House The Croft Fairford Gloucestershire GL7 4BB – **NO OBJECTION**

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 – **NO OBJECTION**

24/02301/COMPLY | Compliance with conditions 3 (sample materials), 4 (sample panel), 6 (no bargeboards), 7 (design details), 8 (window door colour), 14 (electric vehicles) and 18 (disabled spaces) 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**

PL115 24/25 To consider NEW PLANNING APPLICATIONS:

24/02637/FUL | **Erection of 1 no. dwelling, associated cycle storage and landscaping. Partial demolition and replacement of existing store and office buildings and installation of external stairs | Land And Buildings To The Rear Of 4 Market Place Fairford GL7 4AB** (Received CDC 06.09.2024. Validated CDC 02.10.2024. Notification FTC 03.10.2024 Deadline for response 31.10.2024)

It was resolved to OBJECT to this application on the following grounds:

The proposed demolition and changes are not justified and are likely to result in the loss of viability of the retail store (its use recognised in the listing), which is an essential part of the 'critical' mass of the town centre (refer CDLP policies EC8 and EN10 and Fairford Neighbourhood Plan policy FNP 18), unless the practicality for operation of the store can be confirmed.

It is not clear that the proposed residential access through the building is a) safe and b) consistent with the safe and secure storage and handling of deliveries and other operations of the Co-op (including the bakery) without prejudicing the viability of the store (NPPF para 114 b) refers – Dec 2023 version); also how the demolitions and construction proposed are to take place without disrupting the operation of the Co-op totally for a period. Drawing PL525 is very misleading in showing only 2 ‘cages’ parked neatly in the inner central access area (in front of the access door to the rear!), when in reality there are at least half a dozen and it hasn’t been demonstrated that these can be accommodated sensibly in the adjacent food preparation, shop and storage areas. This needs to be addressed in a practical way. The store Manager has said that they were only ‘informed’ and not consulted about the proposals and that in their current form they could make it very difficult for the store to continue to trade. There is clearly no public benefit in this, so on that basis it is inconsistent with part 3 of policy EN10. The listing of the Co-Operative store recognises that the building includes a shop (and has done since well before the listing date) and an important part of its significance is as such. As shown in information we have previously passed to CDC in connection with our Neighbourhood Plan, the Co-Op plays an important role in attracting footfall to Fairford town centre, which is already in danger of falling below ‘critical mass’ (thanks in part to previous decisions by the LPA) and becoming unable to perform its strategic role as a District Centre. This is clearly contrary to the objectives of policies EC7 and EC8 as well as Fairford Neighbourhood Plan policy FNP18, and therefore any recommendation to approve should not be decided under delegated authority.

The partial demolitions of listed structures are only necessary to create the access for the proposed new dwelling in the rear garden, which is unsustainable for other reasons including the lack of appropriate and safe access.

Looking at para 3.5 of the PDAS, it isn’t clear how building the new dwelling, with all the demolitions and rebuilding that entails, would be a more economic solution than simply improving the access arrangements for the existing flats (which it has apparently been difficult/impossible to let) to make them viable dwellings. Maybe consideration should be given to giving them access to the rear garden as amenity space. Much of the problem is due to the way the property was split off from the next-door house (4/4A Market Place).

On drainage, it is noted that the soakaway tests (ref Yeokom report) were carried out when the groundwater level was near a 5 year low. The situation needs to be assessed against an estimated 200 year high, in accordance with FNP policy FNP4.

In summary: The fundamental issue is the conflict between safe access for residential use and the operation of the store including the receipt and handling of deliveries, which the current proposal does not address. We would therefore suggest that the applicant be encouraged to engage with the current tenants to ensure that a practical and viable solution to having space allocated to the handling of deliveries is agreed prior to any permission being granted. If the applicant won’t agree to an extension to facilitate this, the application should be refused on the above grounds. We cannot afford to lose another important town centre retail facility in Fairford.

PL116 24/25 To consider and agree to write to the Group CEO at Mid Counties Co-op regarding the planning application.

Cllr Harrison circulated a draft email to send to Mr Ponsonby. The Committee agreed that it should be sent.

ACTION: Clerk to send the email as circulated.

PL117 24/25 To consider and agree any further actions on Hatherop Road Development.

The Clerk reported that County Cllr Morris has taken an interest in the highways aspects of this application and is working to ensure that all elements of the obligations from the outline application are included in a S278 agreement and that nothing is given away. FTC is awaiting further information from Cala before making a formal comment on the application.

ACTION: Clerk to update Martin Perks on the communication with Glos Highways.

PL118 24/25 Items the Chairman considers urgent. None.

PL119 24/25 Date of next meeting 5th November 2024

IN CAMERA

PL120 24/25 To receive a report from the Lakes 103-104 meeting (09/10/2024)
Discussion took place.

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

.....Chairman2024