



**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD on TUESDAY 7th JANUARY 2025
at FAIRFORD COMMUNITY CENTRE, FAIRFORD**

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

In attendance: Roz Morton (Clerk) Cllr Phil Braiden

PL160 24/25 To note Apologies for absence.
None

PL161 24/25 Declarations of Interest in items on the agenda.
None received.

PL162 24/25 To confirm the minutes of the meeting held on 3rd December 2024
It was **RESOLVED** to confirm the minutes of the meeting held on the 3rd December 2024 are a true and accurate record of the proceedings. Proposed Cllr Rymer, seconded Cllr Shankland, all in favour.

ACTION: Add minutes from 5th November to next available Agenda.

PL163 24/25 Matters Arising.

- Update on meeting with Adrian Harding & District Cllrs re planning process. No update.
- Feedback from discussion with Matt Britton (CDC Forward Planning) on 17.12.2024. Cllr Harrison updated the Committee on his conversation that covered CDC housing targets, phase 2 of the Local Plan which is likely to extend to 2046, CDC are looking to consult more with local communities regarding housing allocation locations.
- Feedback from discussion with Tristan Wilkinson on 23.12.2024. Cllr Wilkinson will take over chairing the Water & Sewage multi agency group. He reported that Roz Savage MP will be holding a flood meeting in March 2025. He is now the Cabinet Member responsible for the CDC update of their Green Economic Growth Strategy. He is supportive of our concerns about the process for getting applications called in to the Planning Committee when required.

PL164 24/25 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit. N/A

PL165 24/25 To agree to reconvene the meeting following Public Participation. N/A

PL166 24/25 To review decision notices for PERMITS / CONSENTS received: Noted without comment.

22/03313/FUL | Variation of conditions: 5 (approval details), 6 (building height), 7 (FRA), 9 (access), 10 (programme of works), 12 (bus stops), 13 (highway safety), 14 (cycle facilities), 15 (construction traffic), 18 (archaeology), 19 (landscape), 23 (trees), 24 (birds and bats), 25 (illumination), 26 (noise), 30 (land contamination), 32 (site layout), 34 (drawings) of planning application ref 09/00882/OUT (Tourism and recreational development comprising the erection of 59 pavilions, leisure facility, access, car parking, landscaping and ecological management) to amend the layout of the approved holiday home development and amendments to conditions to incorporate previously approved details and subsequent planning applications at Lakes 103, 103a and 104 | Lake 104 London Road Fairford – **APPLICATION DISPOSED**

24/02979/LBC | Install en-suite and associated external soil downpipe running down the side of the building | Flat 1 1 London Street Fairford Gloucestershire GL7 4AH – **PERMIT**

24/03519/TCONR | T1 Western Red Cedar - Crown raise to 2m T2 Western Red Cedar - Crown raise to 2m T3 Western Red Cedar - Crown raise to 2m T4 Hornbeam - Crown raise to 2m T5 Hornbeam - Crown raise to 2m T6 Hornbeam - Crown raise to 2m T7 Hornbeam - Crown raise to 2m T8 Western Red Cedar - Crown raise to 2m T9 Elm- Fell to ground level | Woodland Area Along Leaffield Road Fairford Gloucestershire – **PERMIT**

24/02637/FUL | Erection of 1 no. dwelling, associated cycle storage and landscaping. Partial demolition and replacement of existing store and office buildings | Land And Buildings To The Rear Of 4 Market Place Fairford Gloucestershire GL7 4AB - **PERMIT**

24/02745/FUL | Erection of a single storey front extension | 22 Queens Field Fairford Gloucestershire GL7 4JP – **PERMIT**

24/03573/TCONR | Trees and tree groups #6 to #17. Works as described in report. | 1 Leaffield Road Fairford Gloucestershire GL7 4LL – **NO OBJECTION**

24/03546/TCONR | Overgrown yew hedge. Remove. Two diseased flowering cherries to be removed | The White House London Street Fairford Gloucestershire GL7 4AQ – **NO OBJECTION**

PL167 24/25 To consider NEW PLANNING APPLICATIONS:

24/03776/NONMAT | Non-Material Amendment (alterations to stone wall) to 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

(Received CDC 12.12.2024. Validated CDC 12.12.2024. Notification FTC xxxx Deadline for response xxxx) Given the detail of the application and with reference to application 24/03698/LBC the Committee objects to this application being a Non Material application as it clearly has material implications.

ACTION: Clerk to submit an objection.

24/03743/TCONR | 1 - Ash - tip prune back laterally on north side by 1.5m. 2 - Sycamore - prune back to boundary line on north side. 7 - Lime - 4.0m height reduction and lateral spread reduction by 2.0m. 8 - Sycamore - remove basal growth up to 4.0m. 9 - Lime - 4.0m height reduction and lateral spread reduction by 2.0m | Maple House The Green Fairford Gloucestershire GL7 4HU

(Received CDC 11.12.24. Validated CDC 11.12.24. Notification FTC 11.12.24 Deadline for response 20.12.24) Comments previously submitted by email.

24/03698/LBC | Alterations to stone wall | Coln House School Horcott Road Fairford Gloucestershire GL7 4DB

(Received CDC 06.12.24 Validated CDC 06.12.24 Notification FTC 18.12.24 Deadline for response 01.07.25) The Committee resolved to OBJECT to this application for the following reason: It is clear from the supporting statement and structural engineer's report that a larger adjacent section of this significant wall may be at risk. A proper detailed proposal and method statement should be requested to ensure that further damage is minimised and the remaining structure is sound.

ACTION: Clerk to submit an objection.

24/03521/CLOPUD | Certificate of Lawful Proposed Use or Development under section 192 of the Town and Country Planning Act 1990 for dormer loft conversion, new porch and part internal reconfiguration | 25 Bettertons Close Fairford Gloucestershire GL7 4HY

(Received CDC 20.11.24. Validated CDC 04.12.24. Notification FTC xxxx Deadline for response xxxx) No comment.

24/03737/COMPLY | Compliance with conditions 9 (Landscaping) and 10 (Biodiversity) 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
(Received CDC 10.12.24. Validated CDC 18.12.24. Notification FTC xxxx Deadline for response xxxx)
The application was considered along side 24/01838/FUL (new details sent 07.01.2025). The Committee requested an extension to the response deadline for the latter. There are concerns over the whether the proposed swale on the boundary of the main site with the playing field is replacing the previously proposed hedge (20/04147/FUL proposed site layout drawing 5875-P110 REV H) and what impact that may have on the BNG calculation.

ACTION: Clerk to submit comment as above.

24/03779/LBC | Variation of conditions 5 (door and window finishes) and 7 (details) of consent 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 12.12.24. Validated CDC 13.12.24. Notification FTC 20.12.24 Deadline for response 30.01.25)

ACTION: Clerk to submit the following comment: Is a 'flush casement' design consistent with the Cotswold Design Code and condition 7 of consent 21//01041/FUL (i.e. recessed)? Can the applicant please be asked to confirm which windows this would apply to, i.e. is this only on plots 2-9 (as there appears to be an inconsistency between the covering letters for this application and 24/3775/FUL)?

24/03775/FUL | Variation of conditions 2 (approved plans) and 11 (details) 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 12.12.24. Validated CDC 13.12.24. Notification FTC 20.12.24 Deadline for response 30.01.25)

ACTION: Clerk to submit the following comment: Is a 'flush casement' design consistent with the Cotswold Design Code and condition 7 of consent 21//01041/FUL (i.e. recessed)? Can the applicant please be asked to confirm which windows this would apply to, i.e. is this only on plots 2-9 (as there appears to be an inconsistency between the covering letters for this application and 24/3779/LBC)?

24/03843/TPO | (Morgan Hall) 1 - Holly - trim back to drive edge. H1 - Yew hedge - trim house side and top. 2 - Shrub group x4 - fell. H2 - Yew hedge and ball - trim both sides and top. 3 - Box group - fell. 4 - Buddleia - fell. 5 - Box and shrubs - trim and shape. 6 - Buddleia x3 - 1/3rd crown reduction and shape. 7 - Magnolia - 2.0m overall crown reduction. 8 - Prunus - fell. 9 - Group on wall - fell. 10 - Mahonia - trim and shape. 11 - Creeper - reduce height to top of the window. 12 - Rose - reduce height to top of the door. 13 - Box - fell. 14 - Yew - Prune laterally back on North west side by approx. 1.5m to leave shaped crown at Morgan Hall London Road Fairford Gloucestershire
(Received CDC 18.12.24. Validated CDC 18.12.24. Notification FTC 23.12.24 Deadline for response 13.1.25)
No comment except to note that the application site is within the Conservation Area which has not been ticked on the application form.

24/03699/TCONR | Birch tree (T1) located at the right hand side of house. Reduce upper crown by 3 metres, match the side. Crown raise to 4 metres over the road to reduce risk of branch failure. Tree group Negundo, Holly and Laburnum (G1) located at the side of house and back of the property. Prune all 3 trees to clear the wires by 1 metre at Croft Cottage The Croft Fairford Gloucestershire GL7 4BB
(Received CDC 6.12.24 Validated CDC 6.12.24 Notification FTC 17.12.24 Deadline for response 18.12.24)

Comments requesting the Tree Officer visits the site have been previously submitted by email.

PL168 24/25 To consider and agree next steps regarding Health Check questionnaire
It was agreed that a separate meeting is required to fully plan this and agree the questionnaire. It was also agreed to apply for a grant from Locality. The Healthcheck Questionnaire can form part of the evidence required to refresh the existing NDP.

ACTION: Clerk to apply for a grant
ACTION: Clerk to arrange a meeting specifically to discuss the Healthcheck questionnaire
ACTION: Cllr Harrison to circulate a draft list of question topics to help discussion.

PL169 24/25 To consider and agree to respond to the Cotswold District Council Green Economic Growth strategy. The consultation is open until 17th Jan 2025
Cllr Harrison circulated a draft submission for comment.

ACTION: Members to send any comments to Cllr Harrison for inclusion prior to submission.
ACTION: Cllr Harrison to circulate a revised draft prior to submission.

PL170 24/25 To note the NPPF update and Government response to the preceding consultation and receive an update on the implications for CDC.
Noted without comment.

PL171 24/25 To consider and agree to respond to Planning Reform working paper, with particular focus on the role of the Planning Committee and also the working paper on Development and Nature Recovery and the Improving planning performance criteria papers (emailed 20.12.2024)
Cllr Harrison circulated a draft submission for comment.

ACTION: Members to send any comments to Cllr Harrison for inclusion prior to submission.
ACTION: Cllr Harrison to circulate a revised draft prior to submission.
ACTION: Cllr Harrison to cc District Cllrs in the final response submitted.

PL172 24/25 Items the Chairman considers urgent.
Cllr Shankland will update the Fairford Transport Plan once the TRO has been formally agreed.

PL173 24/25 Date of next meeting - Tuesday 21st January 2025

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

.....Chairman2025