



**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD on TUESDAY 21st JANUARY 2025
at FAIRFORD COMMUNITY CENTRE, FAIRFORD**

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

In attendance: Roz Morton (Clerk)

PL173 24/25 To note Apologies for absence.
None

PL174 24/25 Declarations of Interest in items on the agenda.
None received.

PL175 24/25 To confirm the minutes of the meeting held on 7th January 2025 and 5th November 2024
It was **RESOLVED** to confirm the minutes of the meeting held on the 7th January 2025 are a true and accurate record of the proceedings. Proposed Cllr Rymer, seconded Cllr Shankland, all in favour.
It was **RESOLVED** to confirm the minutes of the meeting held on the 5th November are a true and accurate record of the proceedings. Proposed Cllr Rymer, seconded Cllr Thornhill, 3 in favour, 3 abstentions.

PL176 24/25 Matters Arising.

- Update on meeting with Adrian Harding & District Cllrs re planning process – Cllr Wilkinson will be asked to pursue this.

ACTION: RH to follow this up with Cllr Wilkinson.
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- The speed limit TRO has been signed off, now waiting for an implementation date. Thanks to Cllr Shankland for persevering with this.
- Cllr Harrison is drafting a response to the Geen Economic Growth Strategy and will submit it by the end of the week. He requested any additional comments as soon as possible.

PL177 24/25 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit. N/A

PL178 24/25 To agree to reconvene the meeting following Public Participation. N/A

PL179 24/25 To review decision notices for PERMITS / CONSENTS received: Noted.
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

PERMIT

24/03387/FUL | Installation of x2 rooflights and door to rear elevation | 4 Fayre Gardens Fairford Gloucestershire GL7 4NU – **PERMIT**

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 | Croft Cottage The Croft Fairford Gloucestershire GL7 4BB – **NO**

OBJECTION

24/03737/COMPLY | Compliance with conditions 9 (Landscaping) and 20 (Biodiversity enhancement) 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**

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 - **PERMIT**

PL180 24/25 To consider NEW PLANNING APPLICATIONS:

24/03663/FUL | **Erection of single storey side extension and insertion of first floor side facing window** | **Bloxsomes Cottage The Croft Fairford Gloucestershire GL7 4BD**

(Received CDC 04.12.24 Validated CDC 02.01.25 Notification FTC 02.01.25 Deadline for response 04.02.25). No comment.

24/03791/FUL | **Conversion of former school buildings to 5 no. residential (C3) units with associated extensions, alterations and demolitions, and erection of new detached dwelling (C3), as well as hard and soft landscaping** | **Applestone Court Cirencester Road Fairford Gloucestershire GL7 4BS**

(Received CDC 13.12.24 Validated CDC 08.01.25 Notification FTC 08.01.25 Deadline for response 06.02.25)

The Committee resolved to support this application as a sensibly thought out development. Proposed Cllr Foxall, seconded Cllr Rymer, all in favour.

24/03642/NONMAT | **Non-material amendment to design of Plot 103.45 of 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**

(Received CDC 02.12.24 Validated CDC 07.01.25 Notification FTC 07.01.25 Deadline for response 22.01.25) Location plan previously requested.

No comment.

24/03816/FUL | **Erection of an extension to vehicle storage and maintenance unit** | **Garners Field London Road Fairford Gloucestershire GL7 4DS**

(Received CDC 16.12.24 Validated CDC 14.01.25 Notification FTC 16.01.25 Deadline for response 05.02.25) No comment.

24/02460/FUL | **Erection of detached garage annex and side extension and retrospective works to roof** | **Tithe Barn Cottage Courtbrook Fairford Gloucestershire GL7 4BE**

NEW DETAILS (updated flood risk assessment)

No comment.

24/01838/FUL | **Extensions and alterations to 4no. existing dwellings and erection of 2 no. new dwellings (C3) with associated hard and soft landscaping** | **Coln House School Horcott Road Fairford Gloucestershire GL7 4DB**

NEW DETAILS (Biodiversity officer report)

No comment.

24/02654/FUL | **Erection of two storey and single storey rear extension and erection of double garage** | **4 Eastbourne Terrace London Road Fairford Gloucestershire GL7 4AN**
NEW DETAILS (elevations and floor plans)

No comment.

Additional applications considered:

25/00119/TCONR | We have an old Leylandii hedge which is in very bad condition due to over pruning over the years we believe. It is about 13 meters long and 4 meters tall, consisting of eight trees in total. I have already had a request accepted to remove the very last tree on the row, but I would now like to take down the whole thing as it is looking so bad. Once this has been removed we would like to replace with a Beech hedge . | Byways Back Lane Fairford Gloucestershire GL7 4AG – no comment

25/00090/LBC | Replacement of existing sashes with new slim double glazed sashes, generally in retained box frames to both facades | Coln House School Horcott Road Fairford Gloucestershire GL7 4DB – no comment.

PL181 24/25 To consider and agree meeting date and participants to start the Health Check questionnaire process.
The Clerk reported that current Locality funding stream can only fund work that will be complete by the end of March 2025, GRCC do not have the capacity to carry out any of the questionnaire work by that date. The next tranche of funding (not guaranteed) will be made available from July 2025. The Committee needs to establish the purpose and outputs of the questionnaire. The membership of the group needs to be agreed and will be discussed at the next meeting.

ACTION: Clerk to draft a one page report on the purpose, outputs and outcomes of the questionnaire for consideration at the next suitable planning meeting.

PL182 24/25 To consider and agree response required following on from meeting with Oxford Land Consultants.
Discussion took place. The Committee agreed that the proposal has merit and could benefit Fairford in the future. There are challenges with the proposed site being within the conservation area and the curtilage of a listed building, however, the Committee agreed that these should not automatically preclude the proposal from being considered positively by CDC as the benefits to the community and in terms of other policy objectives could significantly outweigh the perceived harm.

ACTION: Clerk to draft one page listing the benefits of the proposal and why this particular site should be reconsidered and circulate to the Committee.

ACTION: Clerk and Chair to talk to Cllr Wilkinson regarding the proposal and urge a meeting with CDC to discuss it further.

PL183 24/25 To receive an update following the water & sewage joint working group meeting.
Cllr Harrison gave a brief overview of the meeting and the minutes will be circulated in due course.

PL184 24/25 Items the Chairman considers urgent.
Cllr Harrison reported that having been contact by a resident concerned that the gardens at CHS would block access to the United Church. Having looked at the plans, he was able to reassure the resident that there is a strip of land at the end of the gardens which should enable access and advised them to contact the developer to confirm this.

PL185 24/25 Date of next meeting - Tuesday 4th February 2025

There being no further business, the meeting closed at 8.05pm

