



**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD on TUESDAY 18th MARCH 2025
at FAIRFORD COMMUNITY CENTRE, FAIRFORD**

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

In attendance: Roz Morton (Clerk)

PL208 24/25 To note Apologies for absence.
Cllr Tyrer and Cllr Foxall

PL209 24/25 Declarations of Interest in items on the agenda.
None received.

PL210 24/25 To confirm the minutes of the meeting held on 4th March 2025
It was **RESOLVED** to confirm the minutes of the meeting held on the 4th March 2025 are a true and accurate record of the proceedings. Proposed Cllr Shankland, seconded Cllr Thornhill, 3 in favour, one abstention.

PL211 24/25 Matters Arising.

- **Update on meeting with Adrian Harding & District Cllrs re planning process and NDP policies.**
Cllr Harrison updated the Committee on a useful meeting with CDC. FTC was given the opportunity to raise several issues including planning process, Ofwat and Grampian conditions and enforcement. Cllr Harrison circulated a letter to Ofwat regarding the necessity of ensuring that the upgrading of the STW at Fairford is given the funding and priority it requires. The Committee agreed to send the letter, with a slight amendment. As discussed at the meeting with CDC, a copy will be sent to Adrian Harding & Cllr Layton, as well as to Roz Savage MP & Cllr Wilkinson.
- **Update on response to Oxford Land Consultants**
No update is available. FTC is waiting to hear back from Matt Britton who was going to discuss the matter with the Conservation Officer.
- **Update on Cala Homes**
Cala are hosting a public consultation on Wednesday 2nd April 4.00pm – 7.00pm, at the Community Centre. A proposal for 98 houses, with a majority of them being 1,2 & 3 bed houses, will be presented to the public. Cala are writing to every resident to invite them to attend. Cala have offered to meet with TC members earlier in the day if they want to discuss the proposal prior to the public.

ACTION: Clerk to request Cala are available from 3.00pm.

- **Update on Acorn travel & transport plan**

No update is available.

ACTION: Clerk to chase up emails sent to Highways requesting for information on the S278 with reference to recommendations set out in the transport assessment.

PL212 24/25 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit. N/A

PL213 24/25 To agree to reconvene the meeting following Public Participation. N/A

PL214 24/25 To review decision notices for PERMITS / CONSENTS received: Noted.
25/00480/TCNR | 2 Leyland Cypresses (trees 1 & 2) and one row of Leyland Cypress (Hedge 1) Fell to ground level. | Pengeric East End Fairford Gloucestershire GL7 4AP – **NO OBJECTION**
25/00274/SCR | Request for Environmental Impact Assessment Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for Retention of tented structure accommodating a restaurant visitor centre and standalone dog wash structure and the erection of a single storey clubhouse building with associated kitchen, plant and storage and other infrastructure, including hard and soft landscaping and parking | The Lakes Bar And Kitchen Claydon Pike London Road Lechlade Gloucestershire GL7 3DT – **NOT REQUIRED**
25/00208/TCNR | T1 - Robinia pseudoacacia -To be fully removed T2 - Ilex aquifolium multi-stemmed small tree near the boundary wall. To be fully removed T3 - Tamarix sp. Multi-stemmed large shrub near the boundary wall. To be fully removed T4 - Ginkgo biloba semi-mature tree near boundary wall. | The White House London Street Fairford Gloucestershire GL7 4AQ – **NO OBJECTION**
24/01384/FUL | Erection of single storey rear and side extension | 21 Moor Lane Fairford Gloucestershire GL7 4AL -**REFUSED**
25/00379/NONMAT|Non-Material Amendment (to bin collection point, car park surfacing, alterations to car ports to create enclosed garages) to permission 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|Coln House School Horcott Road Fairford Gloucestershire GL7 4DB – **PERMIT**
25/00308/LBC|Relocation of the bin collection point. A change of surface material in the car parking area. Alterations to the approved car ports to create enclosed garages|Coln House School Horcott Road Fairford Gloucestershire GL7 4DB - **WITHDRAWN**

PL215 24/25 To consider NEW PLANNING APPLICATIONS:
25/00681/OPANOT|Prior notification for the change of use of agricultural buildings to class B8 storage|Furzey Hill Farm Furzey Hill Meysey Hampton Cirencester Gloucestershire GL7 5LD
 No comment.

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78 Site Address: The Folly West End Gardens Fairford Gloucestershire GL7 4JB Description of development: Demolition of existing house/outbuildings and erection of 7 new houses and associated garages Application Reference: 24/00998/FUL Appellant's name: Fairford Consulting Ltd Appeal Reference: APP/F1610/W/25/3360024
 Deadline – 26th March 2025

Cllr Harrison circulated a draft representation. The Committee agreed to submit the representation.

ACTION: Cllr Harrison to send the Thames Water document referenced in the representation to the Clerk.
ACTION: Clerk to submit both documents.

PL216 24/25

To consider and agree response to additional information received regarding LBK & club house application (ref 24/03332/FUL).

An objection was submitted to the CDC planning portal which referenced the additional information received.

“Following another consultative meeting on 13 March the applicant has provided us with a further drawing, showing the existing 'LBK' and associated kitchens etc. and where the visitor info etc would sit within this, together with some comments seeking to explain how access to the Visitor Centre and Country Park would be maintained and conflicts with the proposed 'Clubhouse' or 'Reception building' in respect of parking would be avoided. However, there is some confusion as to how these relate to the existing proposals. We remain concerned that a reception/events building linked with the 'Lakes Bar & Kitchen' in the location proposed would be likely to interfere with the operation of the 'Visitor Centre' and access to it and the Public Rights of Way (still to be formally dedicated) in the Country Park, seriously detracting from the public benefits of the latter.

To avoid this, restrictions in terms of times and use of the various component parts, along with a definition of the visitor information provisions (including demarcation of the relevant area), need to be set out clearly in a revised Management Plan, which could then be referenced as a condition in any consent.

From a public interest point of view, it would be far better to approach this in terms of a plan to meet the long-standing s106 obligations for the Country Park and Visitor Centre and decide separately whether the proposal for the 'Clubhouse' or 'Reception building' in this location would be compatible with these, the existing planning consents and the relevant development plan and national policies.”

The Committee has no further comment to make at this stage until a revised Management Plan is submitted detailing how the issues raised in the objection will be addressed.

PL217 24/25

To consider and agree further response to previously submitted objection to NMA ref 25/00241/NONMAT considering new information received (emailed).

The Clerk set out several anomalies regarding this application:

Application 21/02680/FUL condition 7 references drawing 9141-162 Rev A which shows a new footway on the north of A417 as well as various footway, bus stops, crossing points etc. The same application, condition 9 gives the developer 4 options for PROW improvement works, option 4 refers to the same drawing, but there are 3 other options that the developer can choose to implement. The developer has chosen option 1, which potentially relieves them of the obligation to carry out the enhanced footway on north side of A417. The Council has been told that the S278 agreement that the developer has with Glos Highways (which neither FTC or CDC are a party to and don't have sight of), does not oblige the developer to install the enhanced footway on the north side of A417 as per drawing 9141-162 Rev A, and apparently refers to 9141-162 Rev E.

This is further complicated by a parallel application 21/02679/FUL for the same development but a different part of the site that shares the same entrance having apparently discharged condition 9 23/03903/COMPLY.

The developer is intending to carry out the works that have been agreed in the S278. It's not clear how, without the information contained in the S278, any determination could be made on the Non-Mat application, or what, if any application is required to regularise this situation.

ACTION: Clerk to contact Andrew Moody to raise this issue with him.

PL218 24/25

Items the Chairman considers urgent.

Nil of note.

PL219 24/25 Date of next meeting - Tuesday 1st April 2025

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

.....Chairman2025