



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

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

In attendance: Roz Morton (Clerk) 1 x MOP.

PL147 24/25 To note Apologies for absence.
None

PL148 24/25 Declarations of Interest in items on the agenda.
None received.

PL149 24/25 To confirm the minutes of the meeting held on 19th November 2024
It was **RESOLVED** to confirm the minutes of the meeting held on the 19th November 2024 are a true and accurate record of the proceedings. Proposed Cllr Rymer, seconded Cllr Foxall– three in favour, two abstentions.

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

PL150 24/25 Matters Arising.

- Update on meeting with Adrian Harding & District Cllrs re planning process – no update. Still waiting for a date from CDC.
- Feedback on Cala meeting –
Cala said this was only an interim update, since their revised proposals had not yet been agreed internally. They are hoping to make a revised submission before Christmas. They have met both CDC and GCC Highways. They are considering the Conservation Officer (Justin Ayton)’s comments on the layout and design, including the suggestion of including different ‘character areas’. There are differences of opinion over the status of side roads and an outside ‘loop’ road. Cala are exploring the idea of a new ‘intensified’ scheme (up to 98 units but smaller) but this would have timescale implications and would need to show a clear benefit to the Cala board. They may well continue to pursue the Reserved Matters in parallel with a new application.

PL151 24/25 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit. Agreed.

Questions were asked regarding the process of the Council meeting and further a explanation of the Hatherop Road development, in particular the highways issues was given.

The Council was asked to contact ECT to ascertain whether the ivy could be belted on the trees in Leafield Road woods in order to preserve the health of the existing trees.

ACTION: Clerk to contact ECT to ask the question.

PL152 24/25 To agree to reconvene the meeting following Public Participation. Agreed

PL153 24/25 To review decision notices for PERMITS / CONSENTS received: Noted
24/03426/COMPLY | Compliance with condition 24 (energy efficiency measures) 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

PL154 24/25 To consider and agree to invite Kempford & Lechlade Councils to participate in the discussion regarding application 24/03332/FUL if required.

This was not required as a meeting with both Councils took place on Monday.

PL155 24/25 To consider NEW PLANNING APPLICATIONS:
24/03332/FUL | 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

(Received CDC 04.11.2024. Validated CDC 19.11.2024. Notification FTC 21.11.2024 Deadline for response 19.12.2024)

A meeting was held with representatives of Lechlade TC and Kempford PC on 2nd December. The key issues appear to be:

- 1) The 'Lakes Bar and Kitchen' (together with the Clubhouse) does not meet the requirements under clause 6) of the 2017 s106 Unilateral Undertaking agreement (ref 16/01818/OUT) for a 'Visitor Centre' including
 - ii) an area containing information about the surrounding locality
i.e. it does not meet the basic requirements for a Visitor Centre which were a key element in granting the permission.
- 2) Section 2.10 of the applicant's planning statement indicates that the 'Clubhouse' and 'back of House' will include 'hotel core facilities' for the wider Lakes by Yoo development, which is expressly excluded as a use by condition 8 of the consent 16/01818/OUT. It is highly questionable whether this is consistent with the CDLP policy EC10 requirement that it 'has a functional relationship and special affinity with the historical and natural heritage of the area'.
- 3) There is inconsistency between drawings (inc C1/CP/1895-5 and 24-2024/40h) regarding the orientation and therefore footprint location in relation to the boundary of the Country Park, which may affect the degree of encroachment of non-Country Park facilities. This needs to be resolved before any consent is given. The exact location of the building needs to be confirmed following the information from Thames Water that the proposed site is within 5m of a strategic water main and therefore must be relocated (or the main moved).
- 4) Concerns have also been raised about the suitability of the location adjacent to and within the impact zone of the SSSI for the proposed 'Events' facility. There is potential conflict between this and public access to the 'Visitor Centre' (assuming this is the LB&K) and Country Park in accordance with the s106 agreements. The Management Plan needs to be more specific about how these conflicts (e.g. in terms of impacts on parking, service availability and disturbance to the natural tranquillity of the area) will be avoided.
- 5) Given that the Unilateral obligation dated 30th May 2017 relating to the dedication and creation of certain paths dedication of footpaths ... has not yet been fulfilled, and that in some way this may have been dependent of the finalisation of the location of the Visitor Centre, it does not seem unreasonable to make the granting of any permission on the proposed development should be made contingent on the completion of the obligations referred to.

The Committee RESOLVED to OBJECT to the application for the above reasons. Proposed Cllr Shankland, seconded Cllr Rymer, all in favour.

ACTION: Clerk to share the objection with both Kempford and Lechlade Councils for information prior to submission.

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 Leafield Road Fairford Gloucestershire
(Received CDC 20.11.2024. Validated CDC 20.11.2024. Notification FTC 26.11.2024 Deadline for response 04.12.2024) No comment.

24/03573/TCONR | Trees and tree groups #6 to #17. Works as described in report. Tree safety works to make safe unofficial footpath known to be in high use, in advance of works to establish as a permissive footpath (separate application).
(Received CDC 25.11.2024. Validated CDC 25.11.2024. Notification FTC 28.11.2024 Deadline for response 05.12.2024) No comment.

24/03546/TCONR | Overgrown yew hedge that has tree girths causing damage to adjacent curtilage listed outbuilding to be removed marked 1 on plan Two diseased flowering cherries to be removed as advised by arborist marked 2 and 3 on plan | The White House London Street Fairford Gloucestershire GL7 4AQ
(Received CDC 22.11.2024. Validated CDC 22.11.2024. Notification FTC 27.11.2024 Deadline for response 05.12.2024)
The photos provided do not clearly show the trees in the application.

ACTION: Clerk to request additional photos.

PL156 24/25 To consider and agree next steps regarding Health Check questionnaire
Discussion took place. GRCC have provided a quote for carrying out all aspects of the questionnaire. There are some parts that could be done in-house to reduce the costs. The purpose of the questionnaire is to hear from the residents of Fairford and to establish what they would like the Council to prioritise over the coming years. Fairford Community Centre has also expressed an interest in including some questions and will contribute to the overall costs.

ACTION: Clerk to obtain further quotes for expert help with setup and analysis and to establish costs for carrying out some of the elements in-house.

There is also a need to consider what key matters should be covered, to provide useful evidence for Planning responses and prioritisation of other actions, and what questions we would like to ask about these.

ACTION: Cllr Harrison to liaise with Clerk and put together an outline list.

PL157 24/25 To consider and agree to respond to the Cotswold District Council Green Economic Growth strategy www.cotswold.gov.uk/business-and-licensing/invest-in-the-cotswolds/. The consultation is open until 17th of Jan 2025
The committee agreed that it would be useful to respond to this consultation. Cllrs are encouraged to respond as individuals and Cllr Richard Harrison will speak to Cllr Wilkinson (CDC) and draft a FTC response for consideration in the new year.

PL158 24/25 Items the Chairman considers urgent.
A letter has been received concerning the sandbagging of the footpath around lake 103 etc raising questions as to their purpose and what the implications are for the development given the level of flooding. The letter also asks that the meeting notes from the initial meeting held with Lake 104/103 representatives & Kempford

Council are made public. Prior to making a formal response the Council needs to get information from the parties referred to in the letter.

ACTION: Clerk to contact lake 104 representatives & Kempsford Council to obtain permission to publish the meeting notes.
ACTION: Clerk to contact make 104/103 representatives to try to obtain clarification regarding the sandbagging.

PL159 24/25 Date of next meeting - Tuesday 7th January 2025

There being no further business, the meeting closed at 7.45pm

.....Chairman2025