



**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD on TUESDAY 4th MARCH 2025
at FAIRFORD COMMUNITY CENTRE, FAIRFORD**

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

In attendance: Roz Morton (Clerk),

**PL196 24/25 To note Apologies for absence.
Cllr Rymer**

**PL197 24/25 Declarations of Interest in items on the agenda.
None received.**

PL198 24/25 To confirm the minutes of the meeting held on 4th February 2025
It was **RESOLVED** to confirm the minutes of the meeting held on the 4th February 2025 are a true and accurate record of the proceedings. Proposed Cllr Foxall, seconded Cllr Thornhill, 4 in favour, one abstention.

PL199 24/25 Matters Arising.

- Feedback from meeting re LBY Clubhouse proposal (13 Feb) – CDC recognised our concerns re slippage on planning obligations re the Country Park and Visitor Centre. Potential grounds for refusal seem to be mainly in relation to policy EC10 and impact on the SSSI and Country Park.
We have raised the need for a similar meeting re potentially issues on the Fairford Lakes development and Cllr Wilkinson is seeking to arrange this.
- Feedback from meeting re new ‘Healthcheck’ questionnaire – Felt to have been a very productive first step

ACTION: Clerk to arrange a follow up meeting to decide on specific questions

- Update on meeting with Adrian Harding & District Cllrs re planning process – A meeting has been arranged for 11th March at 3.00pm, specifically to discuss the application of policies in relation to the risk of sewage flooding (from the Joint Working Group), although it may be possible to discuss a way forward on the other issues.

ACTION: Cllr Harrison and the Clerk to attend. Additional Councillor attendance tbc.

- Cllr Harrison has separately been asked to provide input to Cllr Wilkinson for forthcoming CDC Planning Advisory Service ‘Peer Challenge’, Cllr Harrison circulated a draft outline.
- Update on response to Oxford Land Consultants – Cllr Harrison has spoken to Matt Britton (Forward Planning) who has said he will consult with Sophia Price re the possibility of overcoming the landscape/heritage objections on the basis of public benefits.

- Park Close/Queensfield green space – Email correspondence between Matt Britton and Andrew Moody confirms that this was identified as Amenity Green Space in the CDC Green Infrastructure Strategy approved in Jan 2024, which also identifies that Fairford is considered to have a deficit of amenity green spaces, and that this is a material planning consideration.

ACTION: Clerk to join FTC to the Open Spaces Society for £45 in order to access their advice if required.

- PL200 24/25 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit. N/A**
- PL201 24/25 To agree to reconvene the meeting following Public Participation. N/A**
- PL202 24/25 To review decision notices for PERMITS / CONSENTS received: Noted.**
- 25/00069/COMPLY** | Compliance with condition 13 (cycle storage) of permission 24/01973/FUL - Variation of conditions 2 (Approved drawings), 4 (Alternative permission), 8(Lakeside fencing), 10 (Landscaping), 13 (Walling) of permission 22/02175/FUL - Change of unit design for, and siting of, Plot W.22 | 20 Newfound Reach Coln Waters Lechlade Gloucestershire GL7 3FU – **PERMIT**
- 25/00241/NONMAT** | Non material amendment (removal of cycleway and reduction of footway to 2 metres at Lake 104) to permission 21/02680/FUL - Variation of conditions 9 (Highways improvements), 12 (Bus shelters) and 34 (Approved drawings) of permission 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 location and specification of a foot/cycle way and to omit the requirement for bus shelters | Lake 104 London Road Fairford Gloucestershire – **REFUSED**
- 25/00240/NONMAT** | Non material amendment (Removal of cycleway and reduction of footway width from 3 metres to 2 metres at the proposed site access) of permission 21/02679/FUL - Variation of conditions 9 (Highways improvements), 17 (Bus shelters) and 35 (Approved drawings) of permission 09/00872/OUT (Tourism and recreational development comprising the erection of 63 apartments, 18 pavilions, access, car parking, landscaping and ecological management) to amend the layout of the foot/cycle way and to omit the requirement for bus shelters | Milestone Fisheries Milestone Lake London Road Fairford Gloucestershire – **REFUSED**
- 25/00121/COMPLY** | Compliance with condition 13 (bird and bat features) and 14 (Landscape and Ecological Management Plan) of 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**
- 25/00119/TCONR** | Leylandii hedge - fell. | Byways Back Lane Fairford GL7 4AG- **NO OBJECTION**
- 24/03816/FUL** | Erection of an extension to vehicle storage and maintenance unit | Garners Field London Road Fairford Gloucestershire GL7 4DS – **PERMIT**
- 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 – **WITHDRAWN**
- 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 – **PERMIT**
- 24/01462/COMPLY** | Compliance with conditions 6 (parking and access details), 7 (Bird and Bat boxes) and 8 (External lighting) of permission 23/03323/FUL - Erection and extension of a class (B2) light industrial building and use as furniture manufacturers (Partially Retrospective) | Lady Lamb Farm Meysey Hampton Cirencester Gloucestershire GL7 5LH – **PERMIT**
- 24/00605/OUT** | Outline planning application (some matters reserved) for 1 flood resilient self-build dwelling with garage and ancillary accommodation | Land Parcel South East Of 28 Moor Lane Fairford Gloucestershire – **PERMIT**

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

PL203 24/25 To consider NEW PLANNING APPLICATIONS:

25/00480/TCONR | There are x2 lapsed Leyland Cypresses (trees 1 & 2) previously kept as ornamental shaped bushes at the front on the property adjacent to East End, and one row of Leyland Cypresses forming a lapsed hedge. This lapsed hedge (hedge 1) is running perpendicular to East end along the Western boundary of the property. This notification is to state the proposed removal of these trees (fell to the ground and grind out the roots) | **Pengeric East End Fairford Gloucestershire GL7 4AP**

(Received CDC 12.02.25 Validated CDC 12.02.25 Notification FTC 12.02.25 Deadline for response 01.03.25)
No comment.

25/00325/LBC | Removal of the remaining panelled doors retained under listed building consent **24/01740/LBC**. Straightening of splayed door opening in House 1. Removal of a number of fireplaces, retention of one in-situ, and a different relocation of another to that approved under **24/01739/FUL**. Some internal plan changes. Removal of the vandalised porch to the rear of House 2 | **Coln House School Horcott Road Fairford Gloucestershire GL7 4DB**

(Received CDC 03.02.25 Validated CDC 03.02.25 Notification FTC 03.02.25 Deadline for response 13.03.25)

The Committee are content to leave this in the hands of the Conservation Officer.

25/00380/NONMAT | Non Material Amendment (removal of vandalised porch to rear of House 2 and internal alterations) of 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**

(Received CDC 05.02.25 Validated CDC 05.02.25)

No further comment. We understand this will be determined based on the outcome of the LBC application.

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**

(Received CDC 31.01.25 Validated CDC 31.01.25 Notification FTC 13.02.25 Deadline for response 06.03.25)

The Committee are content to leave this in the hands of the Conservation Officer.

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**

(Received CDC 05.02.25 Validated CDC 05.02.25)

No comment

C/25/00146/PRMA | New Premises Licence | Open for Consultation | The premises license is required for a temporary bar facility in our volunteer campsite in a field on Horcott Hill, Fairford. The field is GR 161998. The bar is in a tented structure that is erected for the duration of RIAT. 11 - 21 July 2025

Deadline: 19.03.2025

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

The Committee continues to OBJECT to this application and will make representation to the Planning Inspectorate.

- Surface water drainage is a critical issue in the location, also affecting infiltration to already overloaded sewers; this is likely to be exacerbated significantly by the extent of development proposed, and a proper assessment of this with an FRA is required before granting any permission, in accordance with Fairford Neighbourhood Plan policy FNP4;
- Impact on character and pattern of development – The relatively low density and variation of development at the W end of West End Gardens ensures a ‘soft’ transition to open countryside, which would be lost with the proposed development;
- Loss of the PROW connection at the W end of West End Gardens – This is important for access to walking routes (albeit partially on road) to the West of the town.

ACTION: Cllr Harrison to draft representation for agreement at the next meeting.

PL204 24/25 To consider and agree to send an email of support for a feasibility study into community energy – see email from Jenny Phelps circulated 26.02.2025

It was agreed to send an email supporting the undertaking of a feasibility study. The Committee noted that there are a number of issues that would need to be addressed.

ACTION: Clerk to email Jenny Phelps accordingly.

PL205 24/25 To consider and agree any actions relating to Thames Water
Cllr Harrison reported that it is reported that Ofwat has commenced enforcement action re delays to implementation the WINEP programme (reduction of discharges). In the Overview of the recent PR24(AMP8) determination, Ofwat refers to additional money for the Andoversford STW (which also affects the lower Coln), but assumes that there is sufficient funding for Fairford STW. It would seem appropriate to write to Ofwat to clarify the issues we face here and ask how they intend to ensure the Fairford STW upgrade and other associated measures are given sufficient priority, to avoid delaying apparently much-needed (planned) housing in the area. The Committee agreed to write Ofwat. Proposed Cllr Thornhill seconded Cllr Tyrer, all in favour.

ACTION: Cllr Harrison to write to Ofwat raising our concerns.

PL206 24/25 Items the Chairman considers urgent.
24/03332/FUL – New Information (28 Feb) (response deadline 14 March) – New Management Plan and FRA Addendum and revised noise assessment in response to EA and ERS Pollution objections
There is (still) no Visitor Centre (or relevant facilities) shown on the plans, and no reference in the management Plan to the Country Park or indication of how conflict with parking etc for visitors to the Country Park will be managed. (Site Context – This is not ‘at the heart’ of the LBY estate itself, where permission has previously been given for a clubhouse as part of ‘hotel core facilities’ – Refs 08/02037/REM, 10/00309/REM and 10/04896/FUL)

The Committee does not consider that the concerns raised by the Council previously have been adequately addressed by the additional information.

ACTION: Cllrs Thornhill & Harrison will liaise with KPC & LTC and an objection will be submitted.

Flooding Summit hosted by Roz Savage MP – Cllr Harrison will be attending.

PL207 24/25 Date of next meeting - Tuesday 18th March 2025

There being no further business, the meeting closed at 7.15pm

.....Chairman2025