



**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD on TUESDAY 7th MAY 2024
at FAIRFORD COMMUNITY CENTRE, FAIRFORD**

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

In attendance: Roz Morton (Clerk)

**PL221 23/24 To note Apologies for absence.
Cllr Stroud**

**PL222 23/24 Declarations of Interest in items on the agenda.
None received.**

PL223 23/24 To confirm the minutes of the meeting held on 16th April 2024
It was **RESOLVED** to confirm the minutes of the meeting held on the 16th April 2024 are a true and accurate record of the proceedings. Proposed Cllr Foxall, seconded Cllr Thornhill – all in favour.

PL237 23/24 Matters Arising.

- **Update on call-in request** – no further update available.
- **Update following GCB flood meeting** – Cllr Harrison attended the meeting and reported on the following: Most of the meeting focussed on Cirencester. Cllr Harrison was able to raise the issue that the Fairford STW upgrade is now planned beyond the end of TW’s existing finances and question what reliance could be put on any commitments from TW, given their present financial circumstances. GCB said we should have some reassurance that TW were progressing with the plans and hoped that a solution could be found to keep TW going. He also had a short discussion with DCllrs Lisa Spivey and Juliet Layton after the meeting, about how we can ensure Development Management take proper account of our water and sewage issues, and with Laurence King, who said he should be consulted on these matters and would ensure they are addressed.

PL238 23/24 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit. N/A

PL239 23/24 To agree to reconvene the meeting following Public Participation. N/A

PL240 23/24 To note decision notices for PERMITS / CONSENTS received: Noted.
24/00929/TCONR | Western Red Cedar Thuja Group (G1) located at the back of the property. Reduce height by 3-4 metres to improve appearance and promote vitality and growth. | Fairford House Market Place Fairford Gloucestershire GL7 4AA
(Received CDC 25.03.24 Validated 25.03.24 Decision Issued 23.04.24) – **NO OBJECTION**

24/00894/CLOPUD | Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for the siting of a caravan within the curtilage of The Old Bakery | Manor Farm London Road Lechlade Gloucestershire GL7 3DU

(Received CDC 22.03.24 Validated 22.03.24 Decision Issued 17.04.24) – **REFUSED**

24/01195/DD | 2x dead Sycamore to fell to ground level | Street Record Leafield Road Fairford

(Received CDC 23.04.24 Validated 23.04.24 Decision Issued 23.04.24) – **NO OBJECTION**

24/00786/FUL | Erection of a single storey side extension | 3 Homeground Lane Fairford GL7 4LE

(Received CDC 13.03.24 Validated 14.03.24 Decision Issued 24.04.24) – **PERMIT**

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 19.01.24 Validated 02.02.24 Decision Issued 26.04.24) – **PERMIT**

The Committee questioned why this was permitted without consultation with the Flood Risk Officer and without a proper flood risk assessment. The Committee also questioned whether the Officer's assertion that "*Matters relating to drainage and flood risk are to be dealt with by way of an amendment to application 22/03313/FUL which are to be submitted shortly.*" was an acceptable basis for approving the application. At face value this would appear unsatisfactory. It was also noted that there were inconsistencies between the approved drawings and that Natural England did not seem to have been consulted about impact on the SSSI.

ACTION: Clerk to email the Planning Officer to ascertain whether the above interpretation of the situation is correct and, if so, ask for clarification of the basis on which the approval was given.

ACTION: Clerk to convene a meeting with Cllrs Wilkinson, Harrison & Foxall.

24/00217/FUL/24/00218/LBC | Erection of single storey extensions, internal alterations, repairs and replacements | East End House East End Fairford Gloucestershire GL7 4AP - **PERMIT**

PL241 23/24 To consider NEW PLANNING APPLICATIONS:

24/00880/FUL | Erection of detached garage/annex and single-storey side extension | Tithe Barn Cottage Courtbrook Fairford Gloucestershire GL7 4BE

Received CDC 21.03.24 Validated 17.04.24 Notified FTC 19.04.24 Deadline 10.05.24.

The Committee noted that additional information on the use of the rooms above the garage had been requested by the case officer. **No comment.**

24/00913/FUL | Installation of solar panels and wheelchair ramp, infill of garage door and enlargement of main entrance porch | 17 Crabtree Park Fairford Gloucestershire GL7 4LT

Received CDC 22.03.24 Validated 19.04.24 Notified FTC 22.04.24 Deadline 13.05.24. **No comment.**

24/01020/FUL | Erection of a sauna and access pathway | 9 Newfound Reach Coln Waters Lechlade Gloucestershire GL7 3FU

Received CDC 04.04.24 Validated 23.04.24 Notified FTC 24.04.24 Deadline 15.05.24. **No comment.**

24/00961/FUL | Formation of a promontory | Lakes 103 103A 104 And Milestone House London Road Fairford Gloucestershire

Received CDC 28.03.24 Validated 02.04.24 Notified FTC 22.04.24 Deadline 13.05.24.

An objection will be submitted, based on grounds of impact of this and other elements of the proposal potentially impacting flood risk, and biodiversity (the sustainability of planting trees in clean gravel fill).

ACTION: Clerk to submit the objection drafted by Cllr Harrison.

ACTION: Clerk to copy objection to District Councillors

Added after the Agenda was posted:

24/00968/FUL | Demolition of the existing industrial building and the erection of 30 dwellings (24 houses and 6 flats) and 1000.6 sqm of office space (Class E (g) (i)) and associated car parking, landscaping and amenity space | Godwin Pumps Ltd Coneygar Road Quenington Cirencester Gloucestershire GL7 5BX

Received 28.03.24, Validated 30.04.24, deadline 30.05.24

The application is in Quenington, however, it has potential implications for sewage flooding risk in Fairford since there are already understood to be problems with water ingress to the sewer system in Quenington and as this pumps into the Fairford system it may further overload our already overloaded system.

ACTION: Clerk to submit a comment highlighting the Committee’s concerns.

PL242 23/24 To consider and agree response to land sale at East End.
The Town Council opposes any development on the land but is not unduly concerned that development would occur as there are planning policies in place that would preclude development. Not least the land is outside of the development boundary, much of it is in flood zone 3 and it is identified as an area of “valued landscape” in policy FNP10 in the Neighbourhood Plan. The land that is outside of flood zone 3 is classified as “grade 2 (best and most versatile) agricultural land. The Council is not looking to purchase the land and there is no budget to fund the purchase.
The Council empathises with the concerns of the residents and will keep a watching brief on the sale of the land.

PL243 23/24 To discuss Coln House travel plan and agree any actions.
Cllrs Foxall & Thornhill are hoping to have a meeting with Acorn developments soon and will discuss this amongst other matters.

PL244 23/24 Items the Chairman considers urgent.
Sir Geoffrey Clifton Brown MP is hosting a meeting in Cirencester on river pollution on Friday 17th May, Cllr Harrison will attend.

PL245 23/24 Date of next meeting Tuesday 21st May 2024

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

.....Chairman

.....2024