



**MINUTES  
OF THE PLANNING COMMITTEE MEETING  
HELD ON TUESDAY 2<sup>nd</sup> SEPTEMBER 2025**

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

**In attendance:** 1 x MOP, Roz Morton (Clerk)

- PL074 25/26 To note apologies for absence.**  
Cllr Tyrer
- PL075 25/26 Declarations of Interest in items on the agenda.**  
Cllr Foxall Item PL081 application 25/02122/FUL
- PL076 25/26 To confirm the minutes of the meetings held on 5<sup>th</sup> August 2025**  
It was **RESOLVED** to confirm the Minutes of the meeting held on the 5<sup>th</sup> August 2025 are a true and accurate record of the proceedings. Proposed Cllr Rymer, seconded Cllr Thornhill – all in favour.
- PL077 25/26 Matters Arising.** None.
- PL078 25/26 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit.** N/A
- PL079 25/26 To agree to reconvene the meeting following Public Participation.** N/A
- PL080 25/26 To review decision notices for PERMITS / CONSENTS received: Noted.**  
**25/02023/PLP** | Permission in Principle application for the erection of a dwelling | Land South East Of Goldfinch House Totterdown Lane Fairford Gloucestershire – **PERMIT- see item PL085.**  
**25/02529/TCONR** | 1 - Magnolia - fell | Morgan Hall London Road Fairford – **NO OBJECTION**  
**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 – **PERMIT**  
**25/02332/COMPLY** | Compliance with condition 4 (sample panel render) of permission 24/01550/FUL - Erection of additional storey, two storey extension, first floor balcony, detached garage and single storey extension to annex | The Tree House Cinder Lane Fairford GL7 4AX – **PERMIT**  
**25/01921/FUL** | Erection of a single storey side extension | Byways Back Lane Fairford GL7 4AG – **PERMIT**  
**25/02119/TCONR** | 2No Conifer hedges (H1 & H3, LHS & RHS) - Reduce height back to previous pruning points to provide a level top at approximately 50%. Beech hedge (H2, in the middle of the two Conifer hedges) - Reduce height back to previous pruning points to provide a level top (approximately 1-2 m). Bay tree - Reduce overall size by approximately 30%. | Millvale Milton Street Fairford GL7 4BW – **NO OBJECTION**

**PL081 25/26 To consider NEW PLANNING APPLICATIONS:  
25/02601/FUL | Variation of conditions 7 (Fencing), 9 (Landscape Scheme) and 10 (Trees and Planting) 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**

(Received CDC 30.07.2025 Validated CDC 05.08.2025 Notification FTC 05.08.2025 Deadline for response 05.08.2025).

The Committee agreed to submit the following comment:

We note that the proposed changes extend into the SSSI and bring the driveway closer to the PROW which may have a detrimental impact on the users of the PROW. We have a concern that applications such as this have a tendency to creep.

**ACTION: Clerk to submit the above comment.**

**25/02491/TPO | T1 Copper beech. Crown lift to 4m above ground level by removal of secondary and tertiary branches and/or by shortening of branch tips. Laterally reduce branch tips to give 3m clearance from all nearby buildings. T2 False acacia. Crown lift to 4m above ground level by removal of secondary and tertiary branches and/or by shortening of branch tips. T3 Common beech Crown lift to 4m above ground level by removal of secondary and tertiary branches and/or by shortening of branch tips. To establish a reasonable spatial relationship between the trees and their surroundings and future occupiers of the developed site | Former Coln House School Horcott Road Fairford Gloucestershire GL7 4DB**

(Received CDC 07.08.2025 Validated CDC 07.08.2025 Notification FTC 07.08.2025 Deadline for response 02.09.2025). No comment

**25/02488/FUL | Erection of replacement single storey front porch, addition of external insulation and stone cladding | The Gables Horcott Road Fairford Gloucestershire GL7 4DD  
25/02372/CLOPUD | Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 to replace a part of external wall with new wall and door sets, replace roof, outline of the building is not changing and roof overhang is being reduced | Hyperion House London Street Fairford Gloucestershire GL7 4AH**

(Received CDC 30.07.2025 Validated CDC 05.08.2025 Notification FTC 05.08.2025 Deadline for response 05.08.2025).

No comment.

**25/02372/CLOPUD | Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 to replace a part of external wall with new wall and door sets, replace roof, outline of the building is not changing and roof overhang is being reduced | Hyperion House London Street Fairford Gloucestershire GL7 4AH**

**25/02122/FUL | Replacement of existing windows with full height replacements to rear elevation | Yew Trees 3 Fayre Gardens Fairford Gloucestershire GL7 4NU**

(Received CDC 07.07.2025 Validated CDC 06.08.2025 Notification FTC 07.08.2025 Deadline for response 04.09.2025)

No comment.

Cllr Foxall left the meeting

**25/02122/FUL | Replacement of existing windows with full height replacements to rear elevation | Yew Trees 3 Fayre Gardens Fairford Gloucestershire GL7 4NU**

(Received CDC 07.07.2025 Validated CDC 06.08.2025 Notification FTC 07.08.2025 Deadline for response 04.09.2025)

No comment.

Cllr Foxall rejoined the meeting

**25/02380/CLEUD | Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 to regularise the lawfulness of the continued use of the Kennels building (formerly known as Keepers Cottage), at the Estate Office, Fairford Park, Fairford GL7 4JH (the Site) as commercial offices falling within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) | The Ernest Cook Trust The Estate Office Fairford Park Fairford Gloucestershire GL7 4JH**

(Received CDC 30.07.2025 Validated CDC 30.07.2025 Notification FTC 05.08.2025 Deadline for response 26.08.2025)

No comment.

**25/02374/LBC | Alterations to walls of first floor cupboard and associated works (retrospective) | Terrance House 34 London Street Fairford Gloucestershire GL7 4AH**

(Received CDC 30.07.2025 Validated CDC 30.07.2025 Notification FTC 05.08.2025 Deadline for response 26.08.2025)

No comment

**25/02628/FUL | Proposed erection of two holiday homes | Land At Plot W.32 Reserve Edge Coln Waters Lechlade Gloucestershire**

(Received CDC 20.08.2025 Validated CDC 21.08.2025 Notification FTC 27.08.2025 Deadline for response 24.09.2025)

The Committee agreed to OBJECT to the application for the following reasons:

The location and the loss of screening trees would result in the building being very visible from the sailing lake and the PROW that runs around it. It will significantly detract from the public amenity value of the sailing lake and the PROW. The proposed siting of the more northerly building encroaches into the SSSI and may result in harm or a loss of biodiversity.

**PLo82 25/26 To consider and agree any response to the Rainier Development public consultation**

Discussion took place.

It was acknowledged that the developers have offered to allocate land for a community building with no commitment to building it. Given the current uncertainties surrounding the necessary upgrading of the Thames Water sewage works, the Council would not support any unplanned housing in Fairford until the sewage infrastructure has been properly upgraded. The Council will respond to an application, should one be submitted, in due course.

**PLo83 25/26 To consider and agree any actions relating to Lake 103/103a/104 applications.**

Clarification over whether the application will be referred to the planning committee is required.

**ACTION: Cllr Harrison to follow up with District Cllr Wilkinson.**

**PLo84 25/26 To consider and agree any response to the Green Spaces call for sites (deadline 1<sup>st</sup> October)**

Cllr Harrison to meet with the relevant CDC officer to discuss this later in September and will report back.

**ACTION: Clerk to add to 16<sup>th</sup> September Agenda.**

**PLo85 25/26 To consider and agree any further action in respect of the decision on application 25/02023/PLP**

It was agreed that Cllr Harrison will write to CDC on this matter.

Maybe not a 'significant' departure from the Fairford Neighbourhood Plan in itself, and the technical details are still to be submitted, but this is apparently following the precedent set by the previous (adjacent) Permission in Principle approval and suggests that CDC is not committed to maintaining the integrity of the CDLP/FNP development boundaries as was apparently a key factor in previous refusals.

**ACTION: Cllr Harrison to write to CDC to ask for a full explanation of the logic behind this decision and assurance that this would not affect the position for larger speculative applications outside the DB, which could have serious infrastructure implications.**

- PLo86 25/26 To consider and agree writing to the Secretary of State (Angela Rayner) concerning the Housing Target for Cotswold District and the issue of Thames Water network/system constraints.**  
Discussion took place It was agreed that no further action is required on this matter at this time.
- PLo87 25/26 Items the Chairman considers urgent. None.**
- PLo88 25/26 Date of next meeting 16<sup>th</sup> September 2025.**

**There being no further business the meeting closed at 7.20pm**

.....Chairman

.....2025