



**MINUTES  
OF THE PLANNING COMMITTEE MEETING  
HELD ON TUESDAY 5<sup>th</sup> AUGUST 2025**

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

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

**PL064 25/26 To note apologies for absence.**  
None

**PL065 25/26 Declarations of Interest in items on the agenda.**  
None

**PL066 25/26 To confirm the minutes of the meetings held on 15<sup>th</sup> July 2025**  
It was **RESOLVED** to confirm the Minutes of the meeting held on the 15<sup>th</sup> July 2025 are a true and accurate record of the proceedings. Proposed Cllr Rymer, seconded Cllr Thornhill – 2 abstentions , 5 in favour.

**PL067 25/26 Matters Arising.**

- Update on 25/01717/FUL Hatherop Road – none.
- Update on Lake 103-104 Leisure Facility and enforcement issues - See email from Harrison Bowley dated 31/7/2025. Cllr Wilkinson is hoping to have a meeting with Andrew Moody to discuss these issues.

**ACTION: Cllr Harrison to contact Cllr Wilkinson to fully brief him on all the issues that we would like answers to. See Item PL071.**

**ACTION: Clerk to chase PROW regarding the ongoing closure.**

**PL068 25/26 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit. N/A**

**PL069 25/26 To agree to reconvene the meeting following Public Participation. N/A**

**PL070 25/26 To review decision notices for PERMITS / CONSENTS received: Noted.**  
**25/01919/FUL** | Variation of conditions 2 (Approved plans) and 5 (Landscaping) of permission 23/01581/FUL - Variation of conditions 2 (Approved plans), 5 (Landscaping) and 8 (Consultants report) of permission 22/02158/FUL- Conversion and change of use of various former farm buildings to 5 no. residential dwellings and associated works | Manor Farm London Road Lechlade GL7 3DU – **PERMIT**  
**25/01777/TCONR** | Goat willow - Reduce crown by approx 40%. Cherry tree - Reduce crown by approx 30%. Both trees in back garden | Dacia Villa London Road Fairford GL7 4AN – **NO OBJECTION**  
**25/01708/COMPLY** | Compliance with condition 3 (Masonry Repairs Stone Samples) of permission 23/01217/FUL and compliance with condition 2 (Masonry Repairs Stone Samples) of consent 23/01218/LBC

- Refurbishment and alterations to the listed Building and external landscape works including a new swimming pool and pavilion | Morgan Hall London Road Fairford Gloucestershire - **PERMIT**

**PL071 25/26 To consider NEW PLANNING APPLICATIONS: 25/02062/OUT | Removal of condition 1 (commencement of development), 2 (reserved matters), 3 (commencement of development), 4 (building appearance) and vary conditions 5 (Site Landscaping), 6 (building heights), 7 (FRA), 14 (cycle storage), 18 (archaeological work), 19 (landscaping), 25 (illumination), 26 (noise control), 32 (height and location of buildings) & 34 (approved plans) of permission 09/00882/OUT for Tourism and recreational development comprising the erection of 59 pavilions, leisure facility, access, car parking, landscaping and ecological management to amend the layout of internal roads and units and incorporate previously approved details and subsequent planning applications | Lakes 103, 103A & 104 London Road Fairford Gloucestershire**

(Received CDC 02.07.2025 Validated CDC 03.07.2025 Notification FTC 11.07.2025 Deadline for response 21.08.2025)

The Council OBJECTS to this application on the following grounds, subject to the receiving satisfactory responses:

Flood Risk (CDLP policy EN14 and Fairford Neighbourhood Plan policy FNP4) - The LLFA has declined to comment on the Flood Risk Assessment on grounds that it was not their responsibility at the time of the original consent – so which agency is going to consider whether the submitted FRA is appropriate and in particular whether appropriate modelling of the effect of the proposed new spillway from lake 103 to lake 103a on the Court Brook and flood risk downstream has been done and submitted?

It is unclear whether the impact of the repositioning of the Leisure Facility Building closer to Lake 104 with regard to flood risk has been addressed in the FRA submitted.

It is noted that the ‘Proposed Contours’ drawing covering the area around the NE corner of Lake 104 (P-12) is not included in the list under the proposed revised condition 7. It would seem that a revised version of this drawing is required, to take account of the proposed relocation of the LFB and also to ensure that the footpath route around the lake in this location is not subject to seasonal flooding, particularly now that it is to be the main pedestrian/cycle route connecting the development with Fairford town, as well as to clarify the basis for volume calculations related to flood risk.

The impact on the landscape, environment and amenity – particularly of the proposed repositioning of the PROW along the access road adjacent to relocated car parking areas along the eastern end of Lake 104, the proposed relocation of the Leisure Facility Building closer to Lake 104 (without the formerly approved screening) and the proposed route of the PROW across 3<sup>rd</sup> party land to the south for which it is unclear whether legal agreement has been obtained. (CDLP policies EN4, EN9, INF3, INF4 and SP5 and FNP policies FNP12.1/Appx3 (#22) refer)

The Town Council is seeking clarification via our District Councillor and Case Officer.

**ACTION: Cllr Harrison to write a full brief for Cllr Wilkinson to facilitate his meeting with Andrew Moody.**

**ACTION: Clerk to submit the initial objection as above.**

**25/02206/TDC | Technical Details Consent application for the construction of a single dwelling, detached garage and other associated works following approval of Permission in Principle (25/01107/PLP) | Land South West Of Goldfinch House Totterdown Lane Fairford Gloucestershire GL7 4DF**

(Received CDC 15.07.2025 Validated CDC 23.07.2025 Notification FTC 24.07.2025 Deadline for response 21.08.2025). The Committee resolved to OBJECT to this application for the following reasons:

The Town Council is concerned that there is only reference to the existence of the Fairford Neighbourhood Plan, not to individual policies such as FNP4 which is relevant.

Please refer to FTC’s comments on 25/01107/PLP re sewage system capacity, and the baseline for Biodiversity Net Gain.

There is an ongoing issue with the foul sewage treatment flow capacity at the Fairford Sewage Treatment Works, with an upgrade that is supposed to have taken place under the WINEP programme having been delayed and the timescale of its delivery still uncertain as the result of Thames Water funding issues. Fairford Neighbourhood Plan policy FNP5 requires a firm commitment to the necessary capacity before new

development is approved. We note that Thames Water has proposed to address this with a Grampian style condition on occupation, which may or may not be enforceable.

Because of previous unauthorised clearance work carried out prior to the refused appeal, resulting in fragmentation of the woodland/hedgerow habitat in the vicinity (contrary to CDLP policy EN8), we believe the correct BNG baseline should be the vegetation and landscaping assumed with the previous adjacent development (15/02496/FUL).

**ACTION: Clerk to submit objection as above.**

**25/02184/FUL | Erection of two-storey extension to gable end and single-storey lean-to extension, Internal reconfiguration and Demolition of external stone wall | 1 Gable Cottages East End Fairford Gloucestershire GL7 4AP**

(Received CDC 11.07.2025 Validated CDC 14.07.2025 Notification FTC 21.07.2025 Deadline for response 18.08.2025). No comment.

**25/01993/LBC | Amendments to House 5 external wall material and replacement of the utility window with a door | Coln House School Horcott Road Fairford GL7 4DB**

(Received CDC 26.06.2025 Validated CDC 23.07.2025 Notification FTC 24.07.2025 Deadline for response 21.08.2025). No comment.

**25/02275/COMPLY | Compliance with condition 6 (design details) of approval 24/01985/REM - Phase one of residential development for the erection of 83 dwellings (Reserved Matters application) | Land West Of Hatherop Road Fairford Gloucestershire.** No comment.

**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 Gloucestershire GL7 4AX.** No comment.

**25/02321/LBC | Retrospective re-rendering and stone repairs | Milton House Milton Street Fairford Gloucestershire GL7 4BN.** The Committee agreed to support this application.

**ACTION: Clerk to submit a comment of support.**

**25/02240/COMPLY | Compliance of condition 11 (Fireplace surround details) of consent 23/01218/LBC. Refurbishment and alterations to the listed Building and external landscape works including a new swimming pool and pavilion | Morgan Hall London Road Fairford Gloucestershire.** No comment.

**PL072 25/26 Items the Chairman considers urgent.** None.

**PL073 25/26 Date of next meeting** 2<sup>nd</sup> September 2025.

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

.....Chairman

.....2025