



**MINUTES
OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 16th SEPTEMBER 2025**

Present: Cllr Thornhill Cllr Harrison Cllr Rymer Cllr Tyrer

In attendance: 1 x MOP, Roz Morton (Clerk), Cllr Darley (part).

- PL089 25/26 To note apologies for absence.**
Cllrs Shankland, Foxall and Baker
- PL090 25/26 Declarations of Interest in items on the agenda.**
None.
- PL091 25/26 To confirm the minutes of the meetings held on 2nd September 2025**
It was **RESOLVED** to confirm the Minutes of the meeting held on the 2nd September 2025 are a true and accurate record of the proceedings. Proposed Cllr Rymer, seconded Cllr Thornhill – 3 in favour, one abstention.
- PL092 25/26 Matters Arising.**
- **Update on Hatherop Road development**
The development was approved by CDC at the Planning Committee meeting subject to S106 agreement, Grampian Conditions re water supply and sewage treatment capacity upgrade and other minor landscaping changes.
 - **Feedback from site meeting with Coln Residential**
Coln Residential looking to consolidate individual changes already agreed in a revised overall layout. They can/will reopen the PROW between Lakes 103 and 103a and the circular path around Lake 104 at weekends; this will be easier as construction focuses on individual unit developments (from October). Looking to agree MOU with a hotel operator for the LFB by end of the year. Kevin Jack & Sam C (CDC flood officers) also attended the meeting. They are ready to sign off proposed changes to ditches linking the lakes with the Court Brook, Sam will keep an eye on the works and has asked for photographic evidence of the works in progress to be sent to him prior to a site visit to sign off the works. Coln Residential with confirm that date for constructing the bridleway on the north side of Lake 104 in due course.
- PL093 25/26 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit. N/A**
- PL094 25/26 To agree to reconvene the meeting following Public Participation. N/A**
- PL095 25/26 To review decision notices for PERMITS / CONSENTS received:**
Noted without comment.

25/02166/COMPLY | Compliance with condition 4 (repointing sample) of permission 23/01217/FUL - Refurbishment and alterations to the listed Building and external landscape works including a new swimming pool and pavilion and condition 3 (repointing sample) 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**

25/02029/NONMAT | Non material amendment to walling material of House 5 and replacement of the utility window with a door 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**

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

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 - **PERMIT**

PL096 25/26 To consider NEW PLANNING APPLICATIONS:

25/02745/TPO | T12 Lime: reduce portion of canopy encroaching on Arkadia by 3 metres. Canopy/Leaves causing excessive moss growth on roof/blocking gutters | Arkadia Cirencester Road Fairford Gloucestershire GL7 4BS

(Received CDC 02.09.2025 Validated CDC 02.09.2025 Notification FTC 04.09.2025 Deadline for response 25.09.2025)

No comment.

NEW DETAILS: 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

The Committee agreed to OBJECT to this application for the following reasons (in addition to/expanding on those previously stated):

The revised Drainage Strategy fails to reference Fairford Neighbourhood Plan policy FNP4. It now proposes surface water drainage via soakaway structure into sand/gravel sublayer rather than adjacent ditch (which may no longer be a viable route due to blockage). Infiltration tests were apparently carried out in September 2025 in the upper clay layers when the ground water levels in the area were at the lowest level since at least November 2022, so not likely to be representative of the most important conditions. Infiltration rates for the underlying gravel layer have been inferred from other sites elsewhere in the area which have different hydro-geology. The document fails to recognise that the site is in SPZ1 (ref DEFRA Magic map) and does not include measures to avoid pollution of this in accordance with the EA guidance (referenced in Thames Water consultee response). There is also a risk of pollution of the nearby/adjacent SSSI/fishing lakes. The 'exceedance' flow from the proposed driveway appears to be onto the adjacent property. The alternative of surface water discharge to foul sewer (there is no combined sewer) would be highly contentious in this location owing to existing problems.

The landscaping/(re-)planting on the southern and north-western boundaries is totally inadequate, urbanising this rural 'edge of settlement' location and symptomatic of over-development of the site. The issue of the Biodiversity baseline has still not been addressed (see also the information including satellite images in the Kempsford Parish Council response). The characterisation of the site as 'Modified Grassland' on the Biodiversity Net Gain Baseline map doesn't seem to reflect its current state and in any case this does not cover the whole site as defined on the Location Plan. Hedges and trees have recently been removed from the site (since the previous permissions), creating a break in the local nature network – shown as 'Existing Core Habitat' and 'Woodland: High Priority' on the GLNP Natural Capital map.

Regarding the design, what is the proposed roofing material? Wasn't this information required to make this a valid application?

ACTION: Clerk to submit the above objection.

PL097 25/26 To consider and agree any response to the Green Spaces call for sites (deadline 1st October)
Cllr Harrison is speaking to Lesley Davies (CDC) 17/9 to discuss FTC's submission.

PL098 25/26 To consider and agree a response to Ofwat consultation - Consumer involvement rule (notified/requested by Roz Savage MP)

<https://www.ofwat.gov.uk/consultation/consumer-involvement-in-company-decision-making-rule/>

Cllr Harrison circulated a draft. The Committee agreed that he should submit it.

ACTION: Cllr Harrison to finalise and submit the response.

PL099 25/26 Items the Chairman considers urgent.

Cllr Harrison circulated a draft letter to CDC urging them to give due regard to Fairford's Neighbourhood Plan and in particular its status with reference to paragraph 14 of NPPF when considering planning applications for new development in and around the Town. The Committee agreed that the letter should be sent to CDC in light of the impending planning application from Rainier Developments.

ACTION: Cllr Harrison to amend the letter to make reference to Rainier Developments and remove references to individual officers and circulate it for comment.

PL100 25/26 Date of next meeting 7th October 2025.

There being no further business the meeting closed at 7.00pm

.....Chairman

.....2025