



**MINUTES
OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 7th OCTOBER 2025**

Present: Cllr Foxall Cllr Harrison Cllr Rymer Cllr Tyrer Cllr Baker

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

- PL101 25/26 To note apologies for absence.**
Cllrs Shankland & Thornhill
- PL102 25/26 Declarations of Interest in items on the agenda.**
None.
- PL103 25/26 To confirm the minutes of the meetings held on 16th September 2025**
It was **RESOLVED** to confirm the Minutes of the meeting held on the 16th September 2025 are a true and accurate record of the proceedings. Proposed Cllr Rymer, seconded Cllr Tyrer – 4 in favour, one abstention.
- PL104 25/26 Matters Arising.**
- **Letter to Cllr Juliet Layton** – Emails have been exchanged with Martin Perks (CDC Planning Officer). Cllr Harrison has reiterated that he believes FTC has a defensible position re para 14.
 - **Submission on Local Green Spaces** – Cllr Harrison has submitted various green spaces in Fairford for designation. We await the outcome.
 - **Requests from CDC to landowners for additional development sites in Fairford.** – CDC has requested that landowners consider putting forward sites for up to around 800 new homes in Fairford. The challenges of infrastructure deficits would need to be comprehensively addressed. It was agreed that modelling various scenarios to establish what infrastructure would be required would be useful.
- PL105 25/26 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit. N/A**
- PL106 25/26 To agree to reconvene the meeting following Public Participation. N/A**
- PL107 25/26 To review decision notices for PERMITS / CONSENTS received:** Noted.
25/02704/TCONR|1 - Norway Maple - reduce crown back to previous pruning points G1 - Cherry & Sycamore - 2.0m overall crown reduction.| Fairford Bowling Club East End Fairford Gloucestershire GL7 4AP – **NO OBJECTION**
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. | Former Coln House School Horcott Road Fairford Gloucestershire GL7 4DB – **PERMIT**

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

25/02370/COMPLY | Compliance with conditions 3 (sample materials), 4 (sample panel stone), 5 (sample panel render), 6 (design details), 7 (window and door colour) and 11 (swift bricks) of permission

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**

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 – **PERMIT**

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 – **APPLICATION WITHDRAWN**

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

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

PL108 25/26 To consider NEW PLANNING APPLICATIONS:

25/02752/FUL | Variation of conditions 2 (materials) and 4 (landscaping) for permission

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 Gloucestershire GL7 3DU

(Received CDC 02.09.2025 Validated CDC 12.09.2025 Notification FTC 15.09.2025 Deadline for response 06.10.2025) – No comment

25/03045/TPO | **T1 Walnut: large cavities/hollow limbs internal decay. Large limb lost during recent high winds. Close proximity to building/highway Pollard and install dynamic cable bracing systems to mitigate further failures. 5 Day notice requested** | Three Greens Park Street Fairford Gloucestershire GL7 4JJ

(Received CDC 26.09.2025 Validated CDC 26.09.2025 Notification FTC 29.09.2025 Deadline for response 20.10.2025) – No comment

25/03041/FUL | **Erection of single storey rear extension | 44 Courtbrook Fairford GL7 4BE**

(Received CDC 25.09.2025 Validated CDC 26.09.2025 Notification FTC 01.10.2025 Deadline for response 29.10.2025) – No comment

25/03059/NONMAT | Non material amendment (to the wording of condition 16) to permission 20/04147/FUL - Conversion of existing Grade II Listed Coln House into 7no residential units (C3), demolition of modern teaching blocks and outbuildings, erection of 17 no new residential units within former school grounds, soft and hard landscaping and drainage works | Coln House School Horcott Road Fairford Gloucestershire GL7 4DB – No comment

25/03024/COMPLY | Compliance with conditions 6 (details), 8 (CI substitute rainwater goods), and 10 (sample zinc roofing) of consent 25/00857/LBC - External and internal alterations to Plot 1 (amendments to consent 21/01042/LBC) | Yells Yard Cirencester Road Fairford Gloucestershire – No comment

25/03003/COMPLY| Compliance with condition 9 (window/door colour) of permission 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 (application permitted 30.09.2025)

ACTION: Clerk to contact case officer for an update on the S106 agreement.

25/02908/COMPLY| Compliance with condition 10 (fireplace opening-up methodology) 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

25/02929/COMPLY| Compliance with condition 14 (Construction management Plan) of permission 22/03770/OUT - Outline planning application (all matters reserved except means of access) for residential development up to 87 dwellings including the creation of new vehicular access, public open space, landscape planting, surface water attenuation and associated infrastructure| Land West Of Hatherop Road Fairford Gloucestershire

Cllr Harrison flagged some inaccuracies in the CMS.

Para 2.2.2 states From the speed limit change, Hatherop Road extends north for approximately 2.5km before reaching a priority junction with Church Road, which extends northwest to the village of Quenington. – **this should read priority junction with Fowler’s Hill.**

Para 4.2.12 states Whilst it is acknowledged that GCC would prefer construction traffic (to/from the west) to avoid Hatherop, this route is formed of an A-class Road. Consequently, it is reasonable for construction traffic to do so when necessary. – **there is no A- class road through Hatherop, so what route is being referred to?**

4.2.11 "For construction traffic, the routes to the key Strategic Road Network (SRN) shown in the Construction Traffic Routes Drawing ST-3545-852 (contained at the end of this report) must be followed and are summarised below:

• Routes to the east: Hatherop Road - Hatherop Lane – A417 – A420;" – **is this a suitable routing via St John’s Street?**

It may be worth Glos Highways considering parking restrictions on Hatherop Lane during construction as parking along the Lane restricts it to one carriage width.

ACTION: Clerk to email Glos Highways and the Case Officer and Cala to ask for the inaccuracies to be resolved.

PL109 25/26 To consider and agree any response following on from the meeting with Gary Higson, Trusted Land.

ACTION: Comments to be sent to the Clerk by the end of the week to form a response to Trusted Land.

PL110 25/26 Items the Chairman considers urgent. Nil of note.

PL111 25/26 Date of next meeting 21st October 2025.

There being no further business the meeting closed at 7.20pm

.....**Chairman**

.....**2025**