



**PLANNING COMMITTEE MEETING on TUESDAY 6th JANUARY 2026
at FAIRFORD COMMUNITY CENTRE, FAIRFORD**

To all Members of the Planning Meeting, I hereby give notice that the Meeting of Planning Committee will be held at **6.30pm** in the Barker Room, Community Centre on Tuesday 6th January 2026. All Members of the Planning Committee are hereby summoned to attend for the purpose of transacting the following business. The public and press are cordially invited to be present.

AGENDA

- PL152 25/26 To note Apologies for absence.**
- PL153 25/26 Declarations of Interest in items on the agenda.**
- PL154 25/26 To confirm the minutes of the meetings held on 18th November 2025**
- PL155 25/26 Matters Arising.**
- Update on Lakes issues.
 - Update on Thames Water meeting
- PL156 25/26 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit.**
- PL157 25/26 To agree to reconvene the meeting following Public Participation.**
- PL158 25/26 To review decision notices for PERMITS / CONSENTS received:**

25/03511/TCONR | Yew (T1) Reduce overhanging foliage back to the wall. Hawthorn (T2) Reduce crown by 1-2m. Remove all major deadwood. Crown clean. Thin by 15% | Old Nursery House Coln Gardens Milton Street Fairford Gloucestershire GL7 4BW – **No Objection**

25/03789/NONMAT | Non-Material Amendment to planning 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 planning permission (ref. 09/00882/OUT) to alter the currently approved design, dimensions, materials and total number of walls at the site entrance (retrospective) and installation of gates | Lakes 103, 103A & 104 London Road Fairford Gloucestershire - **REFUSED**

25/03151/COMPLY | Partial compliance with condition 2 (sample materials) 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 – **PERMIT**

25/03028/COMPLY | Compliance with conditions 5 (roofing material - plot 1), 11 (details), 12 (meter boxes), 15 (external lighting), 18 (access detail), 20 (PROW and pedestrian link), 23 (cycle storage), 28 (energy efficiency), 30 (landscaping scheme - prior to first use), 33 (land management plan), and 34 (bin storage) of permission 24/03775/FUL - Variation of conditions 2 (approved plans) and 11 (details) of permission 21/01041/FUL - Demolition of existing buildings and structures with the conversion and extension of the roadside building to form a single dwelling, together with the erection of 8 one and a half and two storey dwellings, together with garaging, parking, landscaping and all enabling development including access works | Yells Yard Cirencester Road Fairford Gloucestershire – **PERMIT**

25/03481/TCONR | 1 - Apple - 1.5m overall crown reduction. 3 - Lilac - 1.5m overall crown reduction. 4 - Cotoneaster - 2.5m overall crown reduction. 5 - Hazel - 2.5m overall crown reduction. 6 - Willow & Sycamore - fell. 7 - Maple - 2.0m overall crown reduction. 8 - Maple - 2.0m overall crown reduction. G1 - Hazel x3 - fell. G2 - Box x2 - fell. 9 - Elder - fell. 11 - Plum - fell. | Milton House Milton Street Fairford Gloucestershire GL7 4BN – **No objection**

25/03275/TPO | T1 & T2- Sycamores (approx. 20-25m tall) - Adjacent to London Rd boundary, Heavily retrenched crowns - Crown Reduce by 4-5 meters (30-40%) T3 - Sycamore (approx. 20-25m tall) - Adjacent to road boundary, Dead - Fell to a stump (safe monolith) T4 - Small sycamore with heavily leaning lateral growth over parking/road carriageway - Reduce the main 2 lateral limbs back by 3 meters (to balance crown) T5 - Horse chestnut - reduce Low limb over footpath by 40% to growth point, to reduce risk of hazard limb to pedestrians T6 - Horse chestnut - dead/dying very poor unsafe state - cut to 3.5m monolith | The Coach House Morgan Hall London Road Fairford Gloucestershire GL7 4AU – **No objection**

25/03471/TCONR | T1 - Robinia Psuedoacacia: Fell - significant honey fungus present at base. - cavity at base, heartwood decayed. - leaning toward property. - within striking distance of property. | Walls Cottage London Street Fairford Gloucestershire GL7 4AQ – **No objection**

25/03316/TCONR | Remove Leylandii | The Barn Milton Place Fairford GL7 4HR – **No objection**

25/03133/FUL | Variation of condition 2 (Drawing numbers) permission 23/03810/FUL - Replacement of conservatory roof | 3 Milton Place Fairford Gloucestershire GL7 4HR – **Withdrawn**

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 – **PERMIT**

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 – **PERMIT**

25/00137/CONBGP | Compliance with Biodiversity Gain Plan 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**

25/01717/FUL | Erection of 98 dwellings including landscaping and associated infrastructure | Land West Of Hatherop Road Fairford Gloucestershire – **PERMIT**

25/03821/TCONR | T1 Cherry: - reduction pruning approx 30%. T2 Elder: - pruning approx 30% and Deadwood removal . T3 Apple: - pruning approx 20%. T4 Lilac: - removal. T5 Goat Willow: - pruning approx 30%. T6 Prunus - removal. T7 Hazel: - remove and grind stump. G1 Apple X2: - removals G2 Apple x2: - pruning approx 20%. G3 Apples X4 plum X1: - pruning approx 0% | Mount Pleasant Cottage Hatherop Road Fairford Gloucestershire GL7 4BA – **NO OBJECTION**

PL159 25/26 To consider NEW PLANNING APPLICATIONS:

25/03578/FUL | **Demolition of existing house and replacement with new dwelling** | **Pengeric East End Fairford Gloucestershire GL7 4AP**

(Received CDC 10.11.2025 Validated CDC 18.11.2025 Notification FTC 19.11.2025 Deadline for response 10.12.2025)

25/03821/TCONR | **T1 Cherry: - reduction pruning approx 30%. T2 Elder: - pruning approx 30% and Deadwood removal . T3 Apple: - pruning approx 20%. T4 Lilac: - removal. T5 Goat Willow: - pruning approx 30%. T6 Prunus - removal. T7 Hazel: - remove and grind stump. G1 Apple X2: - removals G2 Apple x2: - pruning approx 20%. G3 Apples X4 plum X1: - pruning approx 0%** | **Mount Pleasant Cottage Hatherop Road Fairford Gloucestershire GL7 4BA**

(Received CDC 01.12.2025 Validated CDC 01.12.2025 Notification FTC 05.12.2025 Deadline for response 13.12.2025)

25/03795/TDC | **Technical Details Consent application for the erection of a single dwelling, detached garage and associated works following approval of Permission in Principle (25/02023/PLP)** | **Land South East Of Goldfinch House Totterdown Lane Fairford Gloucestershire GL7 4DF**

(Received CDC 27.11.2025 Validated CDC 03.12.2025 Notification FTC xxxxxx Deadline for response 19.12.2025)

25/03804/TPO | **1 - Copper Beech - Reduce the height of the tree by 1.0m and spread of the tree by up to 1.5 metres on North, South & East sides and 1.0m on West side. All cuts to be no**

bigger than 30mm in diameter. This is to allow more light into the property and minimise overlong limbs in the crown. | The Nook The Green Fairford Gloucestershire GL7 4HU
(Received CDC 28.11.2025 Validated CDC 28.11.2025 Notification FTC 01.12.25 Deadline for response 22.12.2025)

25/03742/FUL | Erection of single storey garage | Manor Farm London Road Lechlade Gloucestershire GL7 3DU

(Received CDC 25.11.2025 Validated CDC 26.11.2025 Notification FTC 03.12.25 Deadline for response 31.12.2025)

25/03695/FUL | Erection of single storey rear extension (Retrospective) | Christmas Cottage 3 Milton Place Fairford Gloucestershire GL7 4HR

(Received CDC 25.11.2025 Validated CDC 05.12.2025 Notification FTC 03.12.25 Deadline for response 02.01.2026)

25/03214/OUT | Outline planning application for the erection of up to 3no. dwellings including access with all other matters reserved | Land West Of 23 Park Close Fairford Gloucestershire

(Received CDC 10.10.2025 Validated CDC 08.12.2025 Notification FTC 09.12.25 Deadline for response 30.12.2026)

25/03935/LBC|Retention of replaced windows to the southeast elevation (retrospective)|Milton House Milton Street Fairford Gloucestershire GL7 4BN

(Received CDC 10.12.2025 Validated CDC 23.12.2025 Notification FTC 23.12.25 Deadline for response 20.01.2026)

25/04018/TCONR|Removal of Leylandii hedge|Dalby Cottage Park Street Fairford Gloucestershire GL7 4JW

(Received CDC 18.12.2025 Validated CDC 18.12.2025 Notification FTC 23.12.25 Deadline for response 30.12.2025)

25/04006/COMPLY|Compliance with Condition 19 (Sustainable Drainage System (SuDS) Strategy) of permission 25/01717/FUL - Erection of 98 dwellings including landscaping and associated infrastructure|Land West Of Hatherop Road Fairford Gloucestershire

25/03994/FUL|Erection of porch and first floor extension|17 Homeground Lane Fairford Gloucestershire GL7 4LE

(Received CDC 17.12.2025 Validated CDC 18.12.2025 Notification FTC 23.12.25 Deadline for response 16.01.2026)

25/04007/COMPLY|Compliance with Condition 20 (SuDS Design and Management Plan) of permission 25/01717/FUL - Erection of 98 dwellings including landscaping and associated infrastructure|Land West Of Hatherop Road Fairford Gloucestershire

PL160 25/26 To note FTC representation to CDC's Local Plan Reg 18 Consultation.

PL161 25/26 To consider and/or agree draft joint letter to Secretary of State for Transport objecting to potential further extension of the Temporary Footpath Closure Order affecting the paths around Lakes 104, 103 and 103A.

PL162 25/26 To consider and/or agree draft joint letter to the Secretary of State for Communities etc/Housing Minister re the inappropriateness of the standard method housing requirement formula for Cotswold District.

PL163 25/26 Update on the FTC Transport Plan and to agree any actions.

PL164 25/26 Items the Chairman considers urgent.

PL165 25/26 Date of next meeting 20th January 2026

These are the agenda items as at Tuesday 30th December 2025

Roz Morton,

DEPUTY TOWN CLERK