



**MINUTES
OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 6th JANUARY 2026**

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

In attendance: Justin Goldstone, Roz Morton (Clerk).

PL152 25/26 To note apologies for absence.
None

PL153 25/26 Declarations of Interest in items on the agenda.
None.

PL154 25/26 To confirm the minutes of the meetings held on 18th November 2025
It was **RESOLVED** to confirm the Minutes of the meeting held on the 18th November 2025 are a true and accurate record of the proceedings. Proposed Cllr Rymer, seconded Cllr Shankland – 6 in favour, one abstention

PL155 25/26 Matters Arising.

- Update on Lakes issues. The path is open around Lake 104, the closure is still in place, but the developer has opened the path at the time of writing.
- Lakes Bar & Kitchen – the EA maintain their objection. Cllr Harrison has written to Andrew Moody (CDC Case Officer) to ask for an update on the wider application and other issues with this and the Lakes 103-104 development.
- Update on Thames Water meeting – draft Minutes from the December meeting were circulated. Ofwat have responded to FTC's letter reiterating TW obligations under the WINEP scheme.
- FTC has submitted a response to the CDC LP Reg 16 consultation.

PL156 25/26 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit. N/A

PL157 25/26 To agree to reconvene the meeting following Public Participation. N/A

PL158 25/26 To review decision notices for PERMITS / CONSENTS received: Noted.

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)

The Committee resolved to OBJECT to the application on the grounds of layout and overlooking. Proposed Cllr Foxall, seconded Cllr Tyrer, all in favour.

The following comment will be submitted:

Fairford Town Council OBJECTS to this application on the grounds that the proposed layout will result in unacceptable overlooking of the neighbouring properties. The Council also notes that confirmation is needed that the proposed surface water drainage connection will be to a highway/surface water sewer not the foul sewer, since there have been historic problems in this vicinity.

ACTION: Clerk to submit the objection

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) – No comment

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)

The Following comment was agreed:

Fairford Town Council supports the comments made by Kempstord Parish Council. In addition, the vegetative screening along the southern boundary and associated habitat connectivity could be better restored (and the removal of the tree avoided) if the dwelling were located more centrally within the plot, i.e. slightly further north. The landscape impact of allowing this new dwelling in this 'open countryside' location would thereby be reduced.

ACTION: Clerk to submit the objection

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) – No comment

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) – No comment

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) – No comment

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)

The following objection has already been submitted:

As identified in the applicants The Open Space Assessment the site is in continual daily use for recreation purposes, this is also supported by its identification as an Amenity Green Space in CDCs own Green Infrastructure Strategy.

Fairford Town Council has applied for this green space at Park Close to be included as a Local Green Space in the emerging Local Plan.

The green space is of enormous value to the residents who live near to it as evidenced by FTCs Local Green Space submission (Oct 2025).

It is recognised that Fairford is under-provided with publicly accessible recreational green space. Fairford has few publicly accessible open green spaces. The space at Park Close, the Walnut Tree Field and verges at St Mary's Drive are the only open green spaces at that end of the Town. We are not aware of Fairford Town Park as listed in the Open Space Assessment perhaps the applicant is referring to the parkland owned by The Ernest Cook Trust, which is used for grazing cattle and has no public access.

The application offers nothing to compensate for the proposed loss of publicly accessible open space to meet the policy INF2 and NPPF requirement.

Refer to NPPF paragraphs 88, 98, 103, 104

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) – No comment

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) – No comment

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) – No comment

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 – No comment

The following applications were also considered:

25/03918/FUL | Retention of altered design, dimensions, materials and total number entrance walls permitted under 12/05033/REM (retrospective) | Lakes 103, 103A & 104 London Road Fairford Gloucestershire

(Received CDC 09.12.2025 Validated CDC 10.12.2025 Notification ? Deadline for response 09.01.2026)

The Committee resolved to OBJECT: This is a variation to the approved design which seems directly contrary to condition 11 of the outline consent 09/00882/OUT and will affect intervisibility between approaching/emerging vehicles and pedestrians/cyclists. We also challenge the proposed wooden gates, which were not included in the previously approved design, seem unnecessary given that the site is to be publicly accessible including the planned and approved leisure facility and potentially obstruct pedestrian access. The construction of the wall that has already taken place should be raised and addressed as an enforcement issue.

ACTION: Clerk to submit the objection

25/03880/OUT | Outline proposals for up to 74 dwellings and up to 170 sqm of community floorspace (Use Class F2) including access, landscaping and associated infrastructure. All matters reserved except accessibility to the site, for vehicles in terms of the positioning and

treatment of access to the site | Land South Of London Road Fairford Gloucestershire

(Received CDC 05.12.2025 Validated CDC 08.12.2025 Notification FTC 12.12.25 Deadline for response 22.01.2026)

This application represents a significant departure from the NDP and without a CDC spatial plan it's not clear under what grounds the application could be approved.

The application includes a provision for a "community space" but it's not clear what that is intended for.

ACTION: Clerk to add to Jan 20th Agenda for further discussion.

ACTION: Clerk to ask CDC whether this site forms part of the windfall sites allocated to Fairford in the Reg 18.

ACTION: Clerk to ask the developer for clarification over the community space and ascertain what the feedback was from the public consultation regarding potential uses.

PL160 25/26 To note FTC representation to CDC's Local Plan Reg 18 Consultation.
The representation was submitted by the deadline.

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.
Cllr Harrison circulated a draft letter.
It was agreed to make some edits and circulate a new draft for approval. It was agreed to copy the letter to PROW.

ACTION: Cllr Harrison to circulate a new draft.

ACTION: Clerk to prepare the agreed letter for signature and send.

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.
Cllr Harrison gave a brief update on his thinking so far. More information is needed from CDC and neighbouring parish councils.

ACTION: Defer to later Jan Agenda.

PL163 25/26 Update on the FTC Transport Plan and to agree any actions.
Cllr Shankland requested a meeting with all the stakeholders interested in school parking.

ACTION: Clerk to convene a meeting.

ACTION: Clerk to request additional signage for road closure "Businesses open as usual" and additional signage from both directions detailing where the road is closed.

ACTION: Cler to publish the road closure map and diversion route on the website

PL164 25/26 Items the Chairman considers urgent.
None.

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

There being no further business the meeting closed at 7.35pm

.....Chairman

.....2026