



**PLANNING COMMITTEE MEETING on TUESDAY 3rd MARCH 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 3rd March 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

- PL208 25/26 To note Apologies for absence.**
- PL209 25/26 Declarations of Interest in items on the agenda.**
- PL210 25/26 To confirm the minutes of the meetings held on 17th February 2026**
- PL211 25/26 Matters Arising.**
- Update on path diversion application – CDC Legal Services email.
 - Update on 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.
 - Update on Infrastructure Requirement list
- PL212 25/26 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit.**
- PL213 25/26 To agree to reconvene the meeting following Public Participation.**
- PL214 25/26 To review decision notices for PERMITS / CONSENTS received:**
- 26/00436/NONMAT** | Non Material Amendment (amend the external wall cladding from feather edged boarding to reconstituted stone (Bekstone in Oolite cream weathered in a tumbled face) of permission 25/01717/FUL - Erection of 98 dwellings including landscaping and associated infrastructure | Land West Of Hatherop Road Fairford Gloucestershire – **PERMIT**
- 26/00432/NONMAT** | Non Material Amendment (replace the approved LEMP with an updated version) to permission 25/01717/FUL - Erection of 98 dwellings including landscaping and associated infrastructure | Land West Of Hatherop Road Fairford Gloucestershire – **PERMIT**
- 26/00306/TCONR** | T1 Apple - laterally reduce encroaching branches back in line with the boundary and up to a height of 3m | Coln House Horcott Road Fairford Gloucestershire – **NO OBJECTION**
- 25/04081/FUL** | Demolition of existing front porch and erection of new front porch and associated works | Arkadia Cirencester Road Fairford Gloucestershire GL7 4BS – **PERMIT**
- 26/00342/COMPLY** | Compliance with condition 4 (CEMP) of permission 23/03907/FUL- Installation of a Solar Photovoltaic (PV) Solar Farm together with associated works and access arrangements | Land Parcel At E413623 N202134 Welsh Way Fairford Gloucestershire – **PERMIT**
- 26/00241/COMPLY** | Compliance with condition 35 (Archaeological investigation) 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**

PL215 25/26 To consider NEW PLANNING APPLICATIONS:

25/04052/FUL | New changing room facilities and renovation of the existing clubhouse | Fairford Cricket Club Cricket Grounds Park Street Fairford Gloucestershire

(Received CDC 22.12.2025 Validated CDC 13.02.2026 Notification FTC 17.02.2026 Deadline for response 17.03.2026)

26/00484/FUL | Erection of a stand-alone bat roost building | Applestone Court Cirencester Road Fairford Gloucestershire GL7 4BS

(Received CDC 13.12.2025 Validated CDC 23.02.2026 Notification FTC 24.02.2026 Deadline for response 24.03.2026)

26/00369/FUL | Erection of single-storey rear extension with associated works, demolition of rear porch | 2 Park Close Fairford Gloucestershire GL7 4LF

(Received CDC 05.02.26 Validated CDC 24.02.2026 Notification FTC 24.02.2026 Deadline for response 24.03.2026)

26/00543/TCONR | T1 Apple (mature): Fell T2 Goat Willow (mature): Fell T3 Lawson Cypress (mature): Fell T4 Sorbus (juvenile): Fell T5: Beech (juvenile): Fell | Mount Pleasant Cottage Hatherop Road Fairford Gloucestershire GL7 4BA

(Received CDC 25.02.26 Validated CDC 25.02.2026 Notification FTC 25.02.2026 Deadline for response 05.03.2026)

26/00446/FUL | Change of use and conversion of agricultural barn to dwelling and conversion of outbuilding to form garages/store together with landscaping and associated works | Horcott Barn Horcott Farm Horcott Road Fairford Gloucestershire

(Received CDC 11.02.26 Validated CDC 26.02.2026 Notification FTC 26.02.2026 Deadline for response 26.03.2026)

26/00447/LBC | Reopening and glazing of existing ventilation slits; retention and sensitive upgrading of all external openings; re-roofing and installation of new rainwater goods; minor external alterations including a new entrance, timber shutters, conservation rooflights, an escape window and a discreet flue; internal works including a new first floor at the NW end, removal of modern agricultural fittings, and new stud partitions to form domestic rooms; and landscaping works involving replacement of concrete with gravel, new low boundary treatments, a revised gravel driveway, and native hedging to facilitate the conversion from agricultural building to dwelling. Demolition of modern lean to | Horcott Barn Horcott Farm Horcott Road Fairford Gloucestershire

(Received CDC 11.02.26 Validated CDC 26.02.2026 Notification FTC 26.02.2026 Deadline for response 26.03.2026)

Appeal by Hallam Land

Planning Application Ref: 24/03501/OUT

Site Address: Land North of The Wern Lechlade Gloucestershire GL7 3DN

Description of development: Residential development of up to 54 residential dwellings (Class C3 use); highway access from The Wern; and associated landscaping, earthworks, parking, engineering works and infrastructure. All matters reserved except for the access junction from The Wern

NEW DETAILS:

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

PL216 25/26 To discuss the Gloucestershire LGR consultation

- PL217 25/26** To consider and agree response to NPPF consultation. Deadline 10 March) - <https://www.gov.uk/government/consultations/national-planning-policy-framework-proposed-reforms-and-other-changes-to-the-planning-system>
- PL218 25/26** Update on the FTC Transport Plan
- PL219 25/26** To consider and agree response to MHCLG estate management consultation: <https://www.gov.uk/government/consultations/reducing-the-prevalence-of-private-estate-management-arrangements>
- PL220 25/26** Items the Chairman considers urgent.
- PL221 25/26** Date of next meeting 17th March 2026

These are the agenda items as at Thursday 26th February 2026

Roz Morton,

DEPUTY TOWN CLERK