



**MINUTES
OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 3rd FEBRUARY 2026**

- Present:** Cllr Foxall Cllr Rymer Cllr Harrison
Cllr Shankland Cllr Tyrer
- In attendance:** Roz Morton (Clerk), Cllr Hersom, Justin Goldstone, 1 x MOP.
- PL178 25/26 To note apologies for absence.**
Cllr Baker
The Committee proposed a vote of thanks for Derek Thornhill for all the work he has done for the Council and his community. All in favour.
- PL179 25/26 Declarations of Interest in items on the agenda.**
None.
- PL180 25/26 To confirm the minutes of the meeting held on 20th January 2026**
It was **RESOLVED** to confirm the Minutes of the meeting held on the 20th January 2026 are a true and accurate record of the proceedings. Proposed Cllr Rymer, seconded Cllr Shankland – 4 in favour, 1 abstention.
- PL181 25/26 Matters Arising.**
- Update on Lakes meeting. Cllr Harrison met with the CDC case officer and other senior officers, along with Kempford Parish Council, to discuss the lakes developments and ongoing issues with the delivery of s106 obligations. It was a positive meeting. CDC now has an officer to look at s106 enforcement and compliance and he will be taking a close look at the lake 104 and Lakes by Yoo developments and will report back.
- PL182 25/26 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit.** Agreed.
A resident joined the meeting to hear the discussion about the pavement around the Garretts.
- PL183 25/26 To agree to reconvene the meeting following Public Participation.** Agreed.
- PL184 25/26 To review decision notices for PERMITS / CONSENTS received:** Noted without comment.

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

25/03412/LBC | Replacement of existing double hung sash windows in selected locations on the rear (south) facades of houses 1, 2 and 3 only | Coln House School Horcott Road Fairford GL7 4DB – **PERMIT**

25/03287/FUL | Demolition of central chimney and erection of single storey rear extension | Greystones The Croft Fairford Gloucestershire GL7 4BB – **PERMIT**

25/01646/FUL | Erection of single storey rear extension | The Shambles Milton Place Fairford Gloucestershire GL7 4HR – **PERMIT**

25/03396/FUL | Extension to existing garage | Waterloo Cottage Waterloo Lane Fairford GL7 4BP - **PERMIT**

PL185 25/26 To consider NEW PLANNING APPLICATIONS:

26/00181/TPO | **T1 - Horse Chestnut - Large cavity in main stem, hollowing and weakening structure for main canopy. Area over planted/crowed - Remove T2 - Sycamore -reduce lower large limbs due to building compound weight - danger posed to wall and library building | Appledown House The Croft Fairford Gloucestershire GL7 4BB**

(Received CDC 19.01.2026 Validated CDC 19.01.2026 Notification FTC 22.01.26 Deadline for response 12.02.2026). No comment.

26/00155/COMPLY | **Compliance with condition 16 (Habitat Management and Monitoring Plan) of permission 25/01717/FUL - Erection of 98 dwellings including landscaping and associated infrastructure | Land West Of Hatherop Road Fairford Gloucestershire**
(Received CDC 16.01.2026 Validated CDC 16.01.2026 Notification FTC xx Deadline for response 12.02.2026)

It is not clear from the documents submitted that the additional tree planting for screen at the N & E sides of the development, agreed at the Planning Committee meeting, has been included in the habitat management plan. If not, this should be rejected until the additional planting has been included.

The Committee also commented that the encroachment of the 'species-rich meadow grass' into the 'amenity grass' area could be reduced so as to maximise the remaining area available for informal play etc.

A question was raised as to how will wildflower meadow (or similar) areas be maintained to avoid progressive domination by a few less desirable weed species that subsequently colonise gardens and other areas via airborne seeds.

ACTION: Clerk to submit the above comments.

26/00184/CONBGP | **Compliance with Biodiversity Net Gain details required by planning permission 25/01717/FUL - Erection of 98 dwellings including landscaping and associated infrastructure | Land West Of Hatherop Road Fairford Gloucestershire**

(Received CDC 20.01.2026 Validated CDC 20.01.2026 Notification FTC xx Deadline for response 13.02.2026) No comment.

25/04074/FUL | **Erection of pavilion. Demolition of existing pavilion | Fairford Tennis Club Park Street Fairford Gloucestershire**

(Received CDC 24.12.25 Validated CDC 26.01.2026 Notification FTC 27.01.2026 Deadline for response 24.02.2026)

The Committee resolved to support this application, proposed Cllr Shankland, seconded Cllr Tyrer, all in favour.

ACTION: Clerk to submit a comment of support.

26/00229/PLP | **Permission in Principle application for residential development comprising the erection of a minimum of 5 and a maximum of 6 dwellings | The Folly West End Gardens Fairford Gloucestershire GL7 4JB**

(Received CDC 26.01.2026 Validated CDC 26.01.2026 Notification FTC 27.01.2026 Deadline for response 10.02.2026)

The Committee resolved to OBJECT to this application on the grounds of the amount of development. The proposed number and size of dwellings for this edge of settlement site is too high density and out of character with the location and also appears to require the removal of trees on the frontage (referred to in previous Appeal refusal) which contribute to that character. The amount of development may preclude sustainable drainage works necessary to ensure that surface water runoff does not impact neighbouring properties on

Welsh Way. If a SUDS attenuation pond or structure is required to ensure that no neighbouring properties are adversely effected there may be insufficient space to site these if 5 or 6 dwellings were built on the site. Proposed Cllr Rymer seconded Cllr Foxall, all in favour.

ACTION: Clerk to submit the above objection.

NEW DETAILS:

24/03332/FUL | Retention of tented structure accommodating a restaurant visitor centre and standalone dog wash structure and the erection of a single storey clubhouse building with associated kitchen, plant and storage and other infrastructure, including hard and soft landscaping and parking | The Lakes Bar And Kitchen Claydon Pike London Road Lechlade Gloucestershire GL7 3DT

New FRA submitted.

It was noted that the FRA acknowledged the main flood risk to the site was from the lake rather than the nearby watercourse. The Committee agreed to resubmit their objections.

ACTION Clerk to resubmit.

PL186 25/26 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.
Cllr Harrison updated the Committee. He is waiting for a date for a meeting with CDC to progress this.

PL187 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>
Cllr Harrison had circulated a webinar from O'NeillHomer which he found useful.

ACTION: Cllr Harrison to draft a response to the consultation and circulate for comment.

PL188 25/26 Update on the FTC Transport Plan (including pavement at The Garretts, speeding in 20mph zone, road closure update) and to agree any actions.
The Committee discussed the lack of footpath from The Garretts. It was agreed to add this area to the infrastructure requirement list to send to CDC for consideration in the SHELAA & Local Plan process. It was also agreed to contact Cllr Roger Whyborn to ascertain whether the additional 20mph zones are progressing.

ACTION: Clerk to obtain contact details for Road Safety Officer at GCC and make contact.
ACTION: Clerk to contact Cllr Whyborn regarding 20mph zones.

PL189 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>
Cllr Harrison invited members to send him any comments for inclusion in a response.

ACTION: Cllr Harrison to draft a response
ACTION: clerk to add to next Agenda.

PL190 25/26 To consider list of infrastructure improvements to be included in CDC Local Plan.
A list was circulated for comment. It was agreed to add the footpath along the Garretts and cycle paths around the town to the list of projects. It was agreed to remove the smaller ticket items that the Council could fulfil and leave the bigger projects that will require significant developer contributions. The Committee discussed producing a map to show the interaction between projects and developments and how people move around the town.

ACTION: Cllr Harrison & Clerk to update the list and recirculate for comment.

PL191 25/26 Items the Chairman considers urgent. Nil of note.

PL192 25/26 Date of next meeting 17th February 2026

There being no further business the meeting closed at 7.15pm

.....Chairman

.....2026