



**MINUTES  
OF THE PLANNING COMMITTEE MEETING  
HELD ON TUESDAY 3<sup>RD</sup> MARCH 2026**

**Present:**                      **Cllr Harrison**                      **Cllr Foxall**  
   **Cllr Baker**                              **Cllr Rymer**

**In attendance:**                      **Vanessa Lawrence (Clerk), Cllr Hersom, Cllr Goldstone**

**PL208 25/26 To note Apologies for absence.**  
Apologies were received from Cllr Tyrer and Cllr Shankland

**PL209 25/26 Declarations of Interest in items on the agenda.**  
None received

**PL210 25/26 To confirm the minutes of the meetings held on 17<sup>th</sup> February 2026**  
It was **RESOLVED** to confirm the Minutes of the meeting held on the 17<sup>th</sup> February 2026 are a true and accurate record of the proceedings. Proposed Cllr Baker, seconded Cllr Rymer – all in favour.

**PL211 25/26 Matters Arising.**

- Update on path diversion application – Andrew Moody email 24.2.2026 in response to query re. 26/00286/NONMAT states an application has been made to divert the footpath and this would need to be approved before commencing the part of the development that conflicts with the present route. (application 26/00707/PROWOR notified subsequently)
- 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 – A meeting is to be held, and we are awaiting a date.
- Update on Infrastructure Requirement list – Draft sent - awaiting a response from Matt Britton.
- Enforcement progress regarding wall , Lake 103, 103a,104 – It has been recommended that we contact Legal Service. Clerk to contact CDC to see clarification on why this cannot be dealt with directly by CDC.

<b>ACTION: Clerk to contact CDC for clarification</b>
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**PL212 25/26 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit.**  
N/A

**PL213 25/26 To agree to reconvene the meeting following Public Participation.**  
N/A

**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**

Cllr Harrison expressed concern that the accompanying planting plan gives rise to the same issue as we had raised on application 26/00155/COMPLY (also approved) re loss of recreational open space to 'species rich meadow grass' i.e. reduction of amenity space. There appears to be a conflict between biodiversity and amenity. It was agreed that we contact the case officer at CDC planning and ask how this could be best addressed for this situation.

**ACTION: Clerk to contact CDC Planning**

**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). **ACTION: Clerk to confirm support**

**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) – **ACTION: Clerk to comment – We question whether the proposed location is compatible with lighting etc, from the planned building at the southern end of the site.**

**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) – **NO COMMENT**

**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) –

**ACTION: Clerk to comment as follows: Do the proposals adversely impact the requirements or operations of the adjacent farm and what landscaping is proposed for any residential curtilage to the west of the building?**

#### **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**

Following discussion it was agreed that the previous objection submitted by FTC should be re-submitted.

**ACTION: Clerk to re-submit previous objections to Appeal process with additional words to be proved by Cllr Harrison re. cumulative effect of traffic from other proposed developments in Lechlade.**

#### **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

**ACTION: Clerk to re-submit previous objections**

**PL216 25/26 To discuss the Gloucestershire LGR consultation**  
It was agreed to further consider this, as more thought was required.

**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>**  
Following discussion it was agreed that Cllr Harrison should add a short introduction highlighting key points and tidy up the rest of the document for submission.

**ACTION: Cllr Harrison to finalise, circulate for any final comments and submit the response**

**PL218 25/26 Update on the FTC Transport Plan**

In the absence of Cllr Shankland, no update available.

**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>**  
The Committee were advised that Cllr Shankland has received responses, which she will collate . Deadline for submission is the 12<sup>th</sup> March.

**ACTION: Cllr Shankland to collate responses and pass to Cllr Harrison for inclusion of key points in a response**

**PL220 25/26 Items the Chairman considers urgent.**  
The absence of a tree warden in Fairford was noted and it was agreed to add something in the next newsletter asking for volunteer tree wardens.

**ACTION: Clerk to add a short article in the next newsletter**

**PL221 25/26 Date of next meeting 17<sup>th</sup> March 2026**

There being no further business the meeting closed at 7.10pm

.....Chairman

.....2026