



**MINUTES
OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 5th May 2026**

PRESENT: Cllr Harrison Cllr Tyrer Cllr Hersom
Cllr Baker Cllr Goldstone

In attendance: Roz Morton (Clerk), Cllr Whittingham

PL236 25/26 To note Apologies for absence.
Cllrs Rymer & Shankland

PL237 25/26 Declarations of Interest in items on the agenda.
None

PL238 25/26 To confirm the minutes of the meetings held on 21st April 2026
It was **RESOLVED** to confirm the Minutes of the Planning Committee Meeting held on the 21st April 2026 are a true and accurate record of the proceedings. Proposed Cllr Tyrer, seconded Cllr Baker – all in favour.

PL263 25/26 Matters Arising.
None.

PL264 25/26 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit. N/A

PL265 25/26 To agree to reconvene the meeting following Public Participation. N/A

PL266 25/26 To review decision notices for PERMITS / CONSENTS received:
26/00742/FUL | Retrospective Planning Application to retain the 1.8-Metre-High Wall at the Site Entrance and supersede the site entrance wall as approved under planning application reference : 12/05033/REM | Lakes 103, 103A & 104 London Road Fairford Gloucestershire – **PERMIT**
The committee noted that the design of the gated entrance does not allow safe pedestrian access into the site which will eventually include the publicly accessible leisure facility. The committee is concerned that the decision notice refers to drawings that are inconsistent with one another and therefore not implementable.

ACTION: Cllr Harrison to draft a letter of complaint regarding this application to send to District Cllr Wilkinson and to repeat our request for a meeting to discuss the entire site with CDC officers.

ACTION: Clerk to ascertain the status of a permitted application if the S106 obligations aren't met and what recourse a LPA has.

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

PL267 25/26 To consider NEW PLANNING APPLICATIONS:

26/01228/TDC | Variation of condition 17 (Drainage) of permission 25/02206/TDC - Technical Details Consent application for the construction of a single dwelling, detached garage and other associated works following approval of Permission in Principle (25/01107/PLP) | Land South West Of Goldfinch House Totterdown Lane Fairford Gloucestershire

(Received CDC 17.04.2026, Validated CDC 18.04.2026 Notification FTC xxxx, Deadline 08.05.2026)

The committee noted that the ditch referred to for surface water drainage is completely blocked a short distance downstream of the development. The ditch will need to be cleared to ensure that surface water can run away from the site and not just fill the ditch to create a pond.

It appears that the groundwater levels were at close to a 3 year low when the infiltration tests were carried out, so the results will not be representative of the required design condition. This should be drawn to the attention of the Drainage Officer.

Proposed Cllr Hersom, seconded Cllr Tyrer, all in favour.

ACTION: Clerk to submit the objection as above.

26/01283/NONMAT | Non-Material (minor external alterations) to permission 24/03791/FUL- Conversion of former school buildings to 5 no. residential (C3) units with associated extensions, alterations and demolitions, and erection of new detached dwelling (C3), as well as hard and soft landscaping | Applestone Court Cirencester Road Fairford Gloucestershire GL7 4BS

(Received CDC 23.04.2026, Validated CDC 23.04.2026 Notification FTC xxxx, Deadline 14.05.2026)

No comment on the application.

ACTION: Clerk to ask the case officer for clarification regarding the separate planning application referred to in para 1.03 of the Design & Access Statement.

Licensing applications:

C/26/00410/PRMA | New Premises Licence | Open for Consultation | The Royal Air Force Benevolent Fund Enterprises Douglas Bader House Horcott Road Fairford Gloucestershire GL7 4RB – deadline 26th May

No objection.

ACTION: Clerk to ascertain if there is an end date to the licence or if it is enduring.

PL268 25/26 Update on the FTC Transport Plan. Nil of note.

PL269 25/26 To consider and agree response to New Tree Preservation Order 26/00002. Deadline 6th May.

It has been confirmed that the TPO will not prevent works to, or the removal of, some or all of the trees, however consent will be required. As such, the Committee had no comment to make.

PL270 25/26 To consider and agree request from Mr Whittingham regarding BNG offset tree planting on CHS playing field (emailed 14.04.2026).

Mr Whittingham submitted a tree planting report for consideration which was circulated. Discussion took place. It was agreed that the Council is broadly in favour of planting trees in Fairford, however noted the importance of planting the right trees in the right place. The Town Council owns very little land and any land that is leased will require landlord permissions. No decision can be made at this time until further information is available.

ACTION: Clerk to ascertain if trees could be planted in zone B as per the plan between the new houses and the rugby pitch at CHS playing field.

ACTION: Clerk to ascertain if there are any BNG schemes operating in the Fairford area.

ACTION: Clerk to contact ECT to ascertain if they have capacity to take on tree planting as part of a BNG scheme.

PL271 25/26 To discuss and agree next steps for joint letter re Local Plan Housing requirement.
Cllr Harrison hosted a meeting with Matt Abbott & Helen Martin (CDC) which was productive.

ACTION: Cllr Harrison to draft a letter and convene a meeting of relevant parishes to discuss it.

PL272 25/26 Items the Chairman considers urgent. Nil of note.

PL273 25/26 Date of next meeting 19th May 2026

There being no further business the meeting closed at 7.20pm

Chairman.....

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