



**MINUTES
OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 19th May 2026**

PRESENT: Cllr Harrison Cllr Rymer Cllr Hersom
Cllr Baker Cllr Goldstone Cllr Whittingham

In attendance: Roz Morton (Clerk),

- PL001 26/27 To elect a Chairperson.**
Cllr Harrison already appointed by Full Council
- PL002 26/27 To elect a deputy Chairperson**
Cllr Whittingham was proposed by Cllr Harrison seconded Cllr Hersom and agreed.
- PL003 26/27 To note Apologies for absence.**
Cllr Tyrer
- PL004 26/27 Declarations of Interest in items on the agenda.**
Cllr Whittingham – personal, item PL011
- PL005 26/27 To confirm the minutes of the meetings held on 5th May 2026**
It was **RESOLVED** to confirm the Minutes of the Planning Committee Meeting held on the 5th May 2026 are a true and accurate record of the proceedings. Proposed Cllr Goldstone, seconded Cllr Baker – 5 in favour, 1 abstention.
- PL006 26/27 Matters Arising.**
- **Draft letter to Geraldine LeCointe**
Cllr Harrison circulated a draft letter. It was agreed to make some minor amendments including to emphasis our concern that pedestrian access to a planned public amenity has not been considered in the decision process regarding the latest Lake 103/1054 entrance application.

ACTION: Cllr Harrison to circulate a revised letter. Once agreed, the letter will be sent to Cllr Wilkinson for his information along with a request for a meeting to discuss the matters raised in the letter.

- **Email from Helen Martin**
S106 enforcement is a legal matter, however when a s106 agreement is in breach, one of the solutions is to stop permitting applications on the site until the breach is remedied.
There is a need for a solution to be agreed by all parties involved.

ACTION: Cllr Hersom to investigate further and provide an update to the Committee

- **Feedback from the appeal hearing on 24/03501/OUT**
Cllr Harrison attended the hearing and spoke on the need to consider the cumulative effect of additional traffic through Fairford particularly where it is contained to one lane on A417.

• **New information on 25/04047/OUT –**

ACTION: Cllr Harrison to write to Matthew Jopp (Glos Highway) regarding the need to consider residual cumulative impacts on traffic through Fairford, in the light of Local Plan Update proposals. Also, to comment on the current status of the Fairford-Lechlade Multi-Use path project as we understand it (cf paras 20-21 of the Highways Technical Note)

PL007 26/27 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit.
N/A

PL008 26/27 To agree to reconvene the meeting following Public Participation.
N/A

PL009 26/27 To review decision notices for PERMITS / CONSENTS received: Noted.
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 – **PERMIT**
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 - **PERMIT**
26/01021/COMPLY | Compliance with conditions 3 (sample materials), 4 (sample walling panel), 7 (door and window details), 9 (energy efficiency), 10 (landscaping), 12 (CEMP-B), 14 (external lighting) and 15 (biodiversity enhancement) of permission 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 – **PERMIT**
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 – **REFUSED**
26/01103/FUL | Erection of single-storey side extension and installation of solar panels with associated works | 48 Aldsworth Close Fairford Gloucestershire GL7 4LB - **PERMIT**

PL010 26/27 To consider NEW PLANNING APPLICATIONS:
26/00891/FUL | **Erection of no.3 dwellings with associated works and landscaping. Demolition of pavilion building and removal of swimming pool | Applestone Court Cirencester Road Fairford Gloucestershire GL7 4BS**
 (Received CDC 18.03.2026 Validated CDC 06.05.2026 Notification FTC 07.05.2026 Deadline for response 04.06.2026)

The Committee resolved to OBJECT for the following reasons:

- Visual impact on the character – particularly openness – of the area, partly within the Conservation Area, of 1.5 storey houses compared with a large single bungalow (CDLP policies EN2 and EN11). No reference has been made to the Fairford Character and Design Assessment referred to in the Fairford Neighbourhood Plan which identifies Applestone Court as an NDHA (policy FNP13)
- Concerns over the safety of the highways access onto A417 close to an already very busy and difficult junction. Three houses instead of one will inevitably result in additional car movements. (NPPF paras 115-116)
- The identification of the public right of way by Cats Lodge as an “emergency access” route is highly questionable. It’s a very narrow alley footpath. The Fire Service (and other emergency services) need to be consulted about this.
- Negative biodiversity impact on the bat roost building adjacent to plot 3

ACTION: Clerk to submit the OBJECTION as above.

Also considered at the meeting:

26/01485/LBC | Replacement of second floor bathroom floor covering, removal of existing water-damaged floorboards and replacement with natural stone flags or similar and associated works | Terrance House 34 London Street Fairford Gloucestershire GL7 4AH (Received CDC 13.05.2026 Validated CDC 13.05.2026 Notification FTC 18.05.2026 Deadline for response 12.06.2026)

No comment

PL011 26/27 To receive an update on BNG sites in Fairford.

The Ernest Cook Trust have expressed a willingness to work with the developer of The Folly regarding finding areas for additional tree planting. GCC has given permission in principle to additional tree planning on CHS playing field, subject to Fairford Town Council seeking its own professional advice on all relevant aspects relating to this project, including but not limited to planning, archaeological and conservation matters.

ACTION: Clerk to contact County Archaeologist to request findings from Acorn development site.

PL012 25/26 Items the Chairman considers urgent.

None.

PL013 25/26 Date of next meeting 2nd June 2026

There being no further business the meeting closed at 7.00pm

Chairman.....

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