

**MINUTES OF THE PLANNING COMMITTEE MEETING  
held on TUESDAY 18<sup>th</sup> June 2013**

**Present:** Cllr C Mumford Cllr M Harwood  
Cllr S Boulton Cllr M Wardle

**In attendance:** Roz Capps (Clerk), Vanessa Laurence (Clerk), Cllr Roberts, Cllr Hing, Cllr Theodoulou, Phillip Duncan (Corylus), Simon Evans (Coln Park), members of the public.

Phillip Duncan & Simon Evans addressed the committee regarding the proposed plans for the visitor centre at Coln Country Park.

The plans have been scaled back and now include a restaurant/cafe with 6 B & B rooms above, and 28 1.5 storey 2 bed holiday cottages and a pavilion for public use at the end of the boardwalk. The cafe will be in a stone barn style building with a galvanised roof. The cottages will be wooden with galvanised roof. Access will be from A417. There will be a public car park open 24/7 with public toilets. Footpaths will be accessible all the way around the lakes. Sewerage will be dealt with at the main Lakes by Yoo site. Two additional Barn Owl boxes will be installed. All retail offerings from earlier iterations have been removed. Flooding mitigation will be put in place and Corylus are in conversation with the Sailing Club to ensure flooding on either site is not exacerbated.

Cllr Hing commented that the plans were an improvement on previous iterations.

Cllr Boulton asked if the car park could be created in advance of the building work. PD suggested that it would be a possibility as construction allows.

SE said that although permission was being sought now, construction was not imminent.

Cllr Wardle asked whether work would go ahead on opening up the footpaths. PD said that the two projects were not intrinsically linked. He also expressed an interest in working with FTC & LTC on the multi-use path linking with two towns and also linking that path into the Coln Park footpaths.

The chair thanked PD & SE, who then left the room.

Cllrs Theodoulou, Roberts, Hing left the room.

**PL021 13/14 To Elect a Chair**

The Committee AGREED to not elect a chair until the committee is at full strength. Cllr Mumford AGREED to chair the meeting in the interim. Proposed Cllr Boulton, 2<sup>nd</sup> Cllr Harwood, All in Favour.

**PL022 13/14 To note Apologies – Cllr J Sanford**

**PL023 13/14 Declarations of Interest in items on the agenda**

Cllr Mumford – personal – Coln Park

**PL024 13/14 To confirm the minutes of the meeting held on 4<sup>th</sup> June 2013**

It was **RESOLVED** to confirm the minutes of the meeting held on the 4<sup>th</sup> June 2013 (pg 015 – 016 13/14) are a true and accurate record of the proceedings. Proposed Cllr Boulton, 2<sup>nd</sup> Cllr Wardle. All in favour.

**PL025 13/14 Matters arising**

- Update from CDC planning meeting 12<sup>th</sup> June 2013.  
Cllr Wardle updated the committee. The Pips Field reserved matters application was approved. The issue of FTC commissioning highways works as a result of the new developments was brought up by Mike Napper and Cllr

Theodoulou. Cllr Theodoulou questioned why Glos Highways were not taking on the works. This is will be taken back to FTC Highways in June. The Lake 104 & Milestone House Reserved matters application was narrowly approved. However there is a pre-commencement condition regarding the design and implementation of sustainable drainage. Members also expressed grave concerns regarding flooding and sewerage. Thames Water (whilst speaking on an unrelated application) informed the committee that although they can request funds from a developer to ensure that the sewerage system is left no worse off after new dwellings are connected to the existing system, insufficient capacity is not a reason to refuse a planning application. The scheme should also provide a multi use path that is DDA compliant around the whole complex (a path that is at least 3m wide). This condition was left for the officers to resolve.

**ACTION: Clerk to add commissioning of highways works to June Highways Agenda**

- Information received from a resident re. Land Registry Application  
No further information has been received at the Council office, however the resident agreed to keep FTC in the loop, and informed the committee that they would be raising an objection with the Land Registry.

**PL026 13/14 To review decision notices for PERMITS / CONSENTS received: - NOTED 13/00628/FUL**, The Old Bakery, 2 High Street, Fairford, conversion and extension of existing garages to form an independent dwelling and garage – **REFUSED**  
**13/01709/FUL** Unit 4.06 Coln Park, Engineering works to create a boat berth adjacent to unit 4.06 - **PERMIT**

**PL027 13/14 To consider NEW PLANNING APPLICATIONS**  
**13/02260/LBC**, Fairford House, Market Place, Fairford, Reconfiguration of Master Bedroom (04.07.03) – **NO COMMENT**

**13/00859/FUL**, Claydon Pike, Substitution of Yoo 4 Unit type to Yoo 4 Solarium on plots 2.16, 2.20, 2.21 and 2.23 – new details received – **NO COMMENT**

**PL028 13/14 To consider and AGREE response to CDC Local Plan Consultation paper**  
Cllr Mumford circulated an amended document. The committee agreed to submit the document to CDC. Cllr Wardle showed the committee the draft CDC 'Infrastructure Delivery Plan'. The information in the document concerning Fairford needs to be substantially revised.

**ACTION: Clerk to submit agreed response to CDC**

**ACTION: Clerk to contact Fairford Hospital to get details of services offered.**

**ACTION: Cllr Wardle to draft revisions to IDP.**

**ACTION: Clerk to add above item to July Planning Agenda to agree further revision.**

**PL029 13/14 To discuss information received from Gladman Developments**  
The committee believe that Fairford should be allowed to absorb the developments that are already committed, before any additional development takes place. The Planning Committee RECOMMEND that FTC hold a public meeting to discuss the two developments currently proposed.

**ACTION: Clerk to contact Full Council to get a date agreed.**

**ACTION: Clerk to invite named groups to the meeting, e.g. FPS, FHS, FES.**

**PL030 13/14 Items the Chairman considers urgent - none**

**PL031 13/14 Next meeting:** Tuesday 2<sup>nd</sup> July 2013

There being no further business the meeting closed at 8.00

.....Chairman

.....2013