

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON 6TH JANUARY 2015**

Present: Cllr Boulton Cllr Wardle Cllr Mumford Cllr Dallow, Cllr Sanford

In attendance: Roz Capps (Clerk)

In the absence of the chair, Cllr Sanford chaired the meeting.

PL130 14/15 To note Apologies

Apologies were received from Cllr Fenby, Cllr Cumpstey

PL131 14/15 Declarations of Interest in items on the agenda – none

PL132 14/15 To confirm the minutes of the meeting held on 2nd December 2014

It was **RESOLVED** to confirm the Minutes of the meeting held on the 2nd December 2014 is a true and accurate record of the proceedings. Proposed Cllr Boulton, 2nd Cllr Dallow. 3 in favour, 1 abstention

PL133 14/15 Matters arising – Cllr Wardle reported that the Coln Country Park application had been turned down on sustainability grounds and due to objections from the Highways officer.

PL134 14/15 To review decision notices for PERMITS / CONSENTS received: noted

14/04533/FUL Greystones, The Croft, Fairford, Erection of first floor side extension – PERMIT
14/04378/CPO Aggregate Industries Uk Ltd, Manor Farm Quarry, Washpool Lane, Kempsford, Fairford, Extension of sand and gravel extraction operations including the retention of all existing site administration, processing and access facilities, with restoration of the extension and existing site to agriculture and species rich grassland using imported inert materials to recreate the original land form **Object to proposal (County)**

PL135 14/15 To consider NEW PLANNING APPLICATIONS:

14/05248/COMPLY Land Parcel South Of Home Farm, Cirencester Road, Fairford, - Residential Development (Up to 120 Dwellings) access, parking, public open space, landscaping and associated infrastructure (all matters reserved other than means of access). Compliance with condition 5 of appeal decision APP/F1610/A/14/2213318 (drainage impact study and drainage strategy for the disposal of surface water and foul sewage) – deadline for response is 16th January

The Committee agreed the following statement of objection:

Condition 5 states:

5) Development shall not commence until a drainage impact study, and a drainage strategy detailing a scheme of drainage plans and information for the disposal of surface water and foul sewage, has been submitted to and approved in writing by the local planning authority.....'

Fairford Town Council do not believe that the document supplied by the developer sets out a suitable foul drainage strategy. It contains no plans or technical detail of any kind, and moreover has factual inaccuracies. For example, the sewerage system in Fairford is broadly divided East and West, not North and South as stated in the document. The report also does not take into account the fact that the Horcott pumping station failed and caused foul water flooding in homes even prior to the Bloor Homes & Linden Homes sites being occupied.

The developer suggests that this document discharges the pre-commencement element of condition 5. Condition 5 was established by the Inspector following lengthy consideration at the planning appeal, and clearly asks for pre-commencement details which this document does not provide. Section 83 of the Inspector's report states:

'I consider that it is both reasonable and necessary to impose a condition to require details of the means of disposal of foul sewage to be provided and approved....That condition ought to require a drainage impact study and drainage strategy, given the risk that at periods of high rainfall the development might exacerbate existing problems. This is because no detailed drainage impact study and drainage strategy has yet been prepared which would allow the risks of flooding from the sewers to be properly assessed...'

Paragraph 84 of the Inspector's report goes on to say:

'Without such a condition.....the outcome could be that properties elsewhere in Fairford would be at greater risk of flooding from overloaded sewers than they would be if the development had not taken place....'

In the view of Fairford Town Council the document submitted does not provide sufficient details of the means and disposal of foul sewage to be certain that properties elsewhere in the town will not be adversely affected by the development, and the pre-commencement element of Condition 5 should not therefore be discharged.

ACTION: Clerk to circulate the statement for approval and to add the Full Council Agenda for ratification.

PL136 14/15 Items the Chairman considers urgent – It has been brought to the Committee's attention that South Cerney has had a drainage report carried out by Thames Water, as a result of pressure from the joint agency group chaired by Geoffrey Clifton-Browne MP. Cllr Wardle is attending a meeting with FPW and Thames Water at the end of January, and will report back to the Committee in February. A decision as to any further action will be taken then.

ACTION: Clerk to add to February Agenda

PL137 14/15 Next Meeting: Tuesday 20th January 2015

There being no further business, the meeting closed at 7.15pm.

.....Chairman

.....2015