

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON 21st JANUARY 2014**

Present: Cllr Dallow Cllr Mumford Cllr Boulton Cllr Cumpstey

In attendance: Cllrs Hing and Fenby, Roz Capps (Clerk), Vanessa Lawrence (Clerk), Mrs S Basley

PL155 13/14 To note Apologies - Cllr Wardle Cllr Sanford

PL156 13/14 Declarations of Interest in items on the agenda
None received

PL157 13/14 To confirm the minutes of the meeting held on 7th January 2014
It was **RESOLVED** to confirm the minutes of the meeting held on the 7th January as a true and accurate record of the proceedings. Proposed Cllr Mumford, seconded Cllr Boulton.

PL158 13/14 Matters arising

Cllr Cumpstey reported on the CDC Planning meeting at which the Kensington & Edinburgh application was refused. He updated the committee on the reasons for refusal; namely Sustainability & the sewage problems. CDC is bringing the application back to the February meeting in the light of new considerations following on from the BOTW appeal. Quote from Helen Donnelly, Planning Officer, "When making a planning decision an *"LPA is required to take all material considerations into account. Whilst the Committee resolved to refuse the application the decision is not made until the decision notice is issued. It has been established through practice that a Local Planning Authority is required to take account of new information received up to the time when the notice is issued. For the case in question the appeal decision at Bourton on the Water, provides clarity in respect of the Inspectorate's position on land supply, local concerns about drainage, how drainage matters should be dealt with and the use of conditions. Referral back to Committee affords Members the opportunity to reconsider the merits of the scheme in light of this new information. This will avoid the potential for the decision (whatever that may be) to be challenged by means of a Judicial Review on grounds related to material information not being taken into account"*.

It was noted that the Officer supported the argument that cutting back the trees in order to create an acceptable visibility splay would have a detrimental effect on the entrance to the town. It was also noted that Thames Water will not give any guaranteed timescales by which they would be able to get the necessary improvements to the sewage infrastructure completed. As that is the case, it is hard to understand how this development could be included as part of the 5 year housing supply given that the developer may not even be in a position to start building within 5 years.

The Committee resolved to formulate a response for publication in the Standard.

ACTION: Clerk to add above item to Feb 4th Planning Agenda.

ACTION: Cllr Cumpstey to draft a response for consideration.

PL159 13/14 To review decision notices for PERMITS / CONSENTS received:

NOTED

13/05143/FUL, Stonleigh, Cirencester Road, Fairford, Removal of condition 19 (provision of pedestrian link) of permission 13/00792/REM - **Permit**

PL160 13/14 To consider NEW PLANNING APPLICATIONS

13/05181/OUT Land Parcel To The South West Of Saxon Way, Fairford, Outline application for residential development and associated works (30.01.14)

ACTION: Cllr Cumpstey to draft a holding objection for approval by email, to be submitted to CDC by 30.01.14.

A fuller response will be agreed at 4th Feb meeting for approval by Full Council.

13/05422/LBC Peking House, 25 London Street, Fairford, Demolition of chimney (retrospective). No Comment.

13/05307/REM The Gables , Horcott Road, Fairford, GL7 4DD Reserved Matters application for landscaping and appearance pursuant to Outline planning permission ref. 13/02594/OUT for the development of a new dwelling and access (04.02.14)

In July 2013, the committee submitted the following comment: *Fairford Town Council has no particular objection but assumes that CDC will give consideration to the concerns of the neighbour regarding the 6m ridge height. The Town Council also has concerns that the ridge height is excessive for a single storey dwelling, particularly as the dwelling known as The Nook which is also in front of the Gables has a ridge height of approx 4.5m and also taking into consideration the height of the 2 storey dwellings at Pips Field which were up to 7 meters height. The Town Council would consider a lower ridge height more suitable.*

In the REM application the ridge height has been reduced to 4.8m.

ACTION: CLERK to circulate above to committee for comment.

PL161 13/14 To consider and agree composition of Community Plan working groups

It was agreed that the composition of the working groups should be changed to reduce the need for input from Ashburn Planning. Therefore, subject to agreement from the parties involved that the groups will consist as follows:

Questionnaire: Cllrs Mumford & Cumpstey, Mrs. Bishop

Scrutiny: Cllrs Wardle & Muir and Mrs. Cutler

Updating information:

- Education, Housing – **Barry Fenby, Christine Blackwell and Jonathan Cumpstey**
- Transport – **Caroline Mumford**
- Employment, Environment – **Malcolm Cutler** – with input from **Margaret Bishop** on Flooding & Sewerage
- Health provision & facilities – **Jennie Sanford**
- Tourism – **Johnny Dallow**
- Youth & youth facilities – **Mark Wardle**

ACTION: Cllr Cumpstey to contact the parties involved.

PL162 13/14 To consider and agree the Community Plan questionnaire and its distribution.

The committee approved the wording of the questionnaire and agreed that it could be circulated with the newsletter. The response date will be amended to 14th February.

ACTION: Clerk to change the response date and ensure the link to the website is correct.

ACTION: Clerk to distribute copies of the questionnaire to suitable locations around the town e.g. Post Office, Library, and Surgery.

ACTION: Clerk to contact the Primary School to ask if the questionnaires could be in book bags.

PL163 13/14 Items the Chairman considers urgent

Mrs Basley was invited to address the committee. She kindly offered assistance from FPW to collect the questionnaires if required. She also asked the committee to note that residents in Saxon Way had recently experienced sewage problems, and also that the field in question was flooded.

The next Community Plan meeting will be w/c 24 February.

ACTION: Clerk to circulate dates.

PL164 13/14 Next meeting: Tuesday 4th February 2014

There being no further business the meeting closed at 19.15

.....Chairman.....2014