

**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON 6<sup>th</sup> MAY 2014**

**Present:** Cllr Sanford Cllr Boulton Cllr Mumford Cllr Wardle

**In attendance:** Cllr Fenby, Roz Capps (Clerk)

Cllr Mumford agreed to chair the meeting, proposed Cllr Boulton, 2<sup>nd</sup> Cllr Wardle, All in favour

**PL224 13/14 To note Apologies – Cllr Dallow Cllr Cumpstey**

**PL225 13/14 Declarations of Interest in items on the agenda**  
Cllr Boulton – personal Item PL231 (14/01221/OUT)

**PL226 13/14 To confirm the minutes of the meeting held on 15<sup>th</sup> April 2014**  
It was **RESOLVED** to confirm the minutes of the meeting held on the 15<sup>th</sup> April is a true and accurate record of the proceedings. Proposed Cllr Boulton, seconded Cllr Sanford,

**PL227 13/14 Matters arising**

- **Update on Kensington & Edinburgh letter.** We are still waiting for a response from Simon Hoare with regards to a more detailed agreement.

Cllr Wardle informed the committee that he has submitted the following motion to CDC Council for discussion at their meeting on Tuesday 13<sup>th</sup> May:

*Motion 412014*

*Proposed by Councillor M Wardle, seconded by Councillor SG Hirst:*

*'This Council notes and welcomes the release of the latest Five Year Housing Supply report which shows that CDC can now demonstrate a five year supply including the 20% buffer required by recent Planning inspectorate decisions. Council notes that the Five Year Housing Supply report is a material consideration in planning matters.*

*Council further notes that the decision of the Planning Committee to overturn their original decision relating to the London Road, Fairford application (ref. 13/03793/OUT) at their February 2014 meeting was taken against a background of advice that CDC could not demonstrate a Five Year Housing Supply and in the light of Planning Inspectorate comments thereon.*

*Council believes it is appropriate for the Planning Committee to reconsider the application prior to formal completion of the S106 agreement and prior to the issue of any decision notice.'*

**PL228 13/14 To review decision notices for PERMITS / CONSENTS received: NOTED**  
**14/01773/TCONR** Street Record, Coronation Street, Fairford, T1 Holly-2m lateral cutback – No objection

**13/05144/FUL**, Stoneleigh, Cirencester Road – Variation of condition 12 (provision of bus shelters) - PERMIT

**PL229 13/14 To consider NEW PLANNING APPLICATIONS:**

**14/00735/FUL**, Fairford Tennis Club, Park Street, Fairford, Erection of lighting (29.05.14) – **Support (All in favour)**

**14/01301/FUL**, Radbrec, West End Gardens, Fairford, GL7 4JB, replacement two storey side extension (02.05. deadline extended to 08.05) **Support (All in favour)**

**14/01500/FUL**, The Gables, Horcott Road, Fairford, GL7 4DD, erection of single storey garage (08.05) – **no comment**

**14/01438/FUL**, 16 Hatherop Road, Fairford, GL7 4JS, erection of two storey side extension and single storey front and rear extensions (13.05) – **Object as by increasing the size of the property from 2 bed to 4 bed is reduces the vital “starter home” housing stock that is so badly needed in Fairford as demonstrated by the housing needs survey carried out in 2010.**

**PL230 13/14 To consider and agree response to Further community engagement in the Cotswold District Local Plan 2011-2031: Local Green Spaces**

ACTION: Clerk to contact CDC in the first instance to ascertain if the following areas could be considered under this scheme: Walnut Tree Field, water meadows, Fairford Football Club training ground, youth football club ground.

**PL231 13/14 To consider and agree Objection statement regarding application 14/01221/OUT (deadline 8<sup>th</sup> May 2014)**

The Committee agreed to submit the following objection: (proposed Cllr Wardle, 2<sup>nd</sup> Cllr Sanford, 3 in favour, 1 abstention).

Fairford Town Council do not disagree with the need to provide housing development in the long term, broadly in accordance with the emerging Cotswold Local Plan, so long as it is in a manner and at a time where it can be evidenced that the infrastructure of the Town will not be adversely affected. The Town Council therefore objects to this application for the reasons detailed below.

The proposed development seeks to provide 4 dwellings on a green field site. The application is in outline, with all matters except access reserved, so effectively the application is seeking to establish the principle of development whilst agreeing the access arrangements.

Fairford Town Council is of the opinion, as it was with the previous applications made by Gladman Developments Ltd, Kensington and Edinburgh Estates and Spitfire Developments that the principle of the development of the site should be refused on the grounds of: lack of sustainability particularly in terms of infrastructure; prematurity; and overall type and number of houses proposed for Fairford.

The developments at Pip's Field and land West of Pips Field are not yet occupied so the full implications for the local infrastructure cannot yet be assessed, and the planning committee has resolved to grant the Kensington and Edinburgh application for 120 homes to the west plus a further 22 at Saxon Way. Fairford is located in the extreme south east corner of Cotswold District, and it is not reasonable to assume that development here can satisfactorily cater for such a large proportion of the District's housing need in the immediate future.

Whilst this particular development is small, it must be considered in conjunction with the existing consented and proposed development around the Town. The Town Council is of the opinion that existing housing commitments should be absorbed and the implications for local infrastructure properly assessed before further development is permitted. This requirement has been highlighted again by the extensive flooding and waste water issues over the last months. No Thames Water assessment has yet been undertaken, and there is therefore no certainty that any further development will be sustainable in drainage terms.

We would like to draw the Officer's attention to the Design and Access Statement which says that trains are available from Hayes Knoll Station to the main line at Swindon. Cursory research shows that: *"The line from Blunsdon to Hayes Knoll is only ¾ mile long and the journey takes just four minutes, but you can ride as many times as you want from 11 am to 4 pm every Sunday till the end of September"*. We would suggest that this line would not benefit commuters. The application also makes reference to Fairford Dovecote Hospital – as the Town Council we are unaware of such an establishment in Fairford. The lack of

attention to detail in the application does not engender confidence in the care given to the application as a whole or in any subsequent iteration.

The development would require the significant destruction of a Cotswold stone wall on the edge of the conservation area, and would add to the already congested traffic on Coronation Street. The development also proposes the demolition of the garage belonging to Westhay, the next nearest dwelling. Any reduction in garaging will inevitably have a negative impact on the already congested Coronation Street. The Town Council would also like to register its disappointment that the Ernest Cook Trust has not taken this opportunity to introduce a more dynamic or innovative design of dwelling and instead chosen to mimic the styles adopted by most other developers in Fairford. The Town Council therefore concludes that for the reasons given above Application Reference 14/01221/OUT should be refused.

**PL232 13/14 Items the Chairman considers urgent - none**

**PL233 13/14 Next meeting:** Tuesday 20<sup>th</sup> May 2014

There being no further business the meeting closed at 7.05pm

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