

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
TUESDAY 19th AUGUST 2014**

Present: Cllr Mumford Cllr Sanford Cllr Cumpstey
Cllr Dallow Cllr Fenby Cllr Boulton

In attendance: Roz Capps Clerk, Cllr Harwood, Mr Tanner

PL064 14/15 To note Apologies - none

PL065 14/15 Declarations of Interest in items on the agenda
Cllr Boulton – application 14/03455/TCONR

PL066 14/15 To confirm the minutes of the meeting held on 5th August 2014
It was **RESOLVED** to confirm the minutes of the meeting held on the 5th August is a true and accurate record of the proceedings. Proposed Cllr Mumford, seconded Cllr Dallow, 4 in favour, 2 abstentions.

PL067 14/15 Matters arising

- **Update on Waiten Hill farm application** - The outline application has been permitted. However, the Informatives on the decision notice state that:
The submitted layout is for illustrative purposes only. However, it should be noted that the scale, layout and proposed accesses shown on the illustrative drawing would not be acceptable as they would be likely to have a detrimental impact on the setting of the Fairford Conservation Area and the character and appearance of the Cotswolds Area of Outstanding Natural Beauty. In addition the proposed layout would be likely to adversely affect the wellbeing of a tree that is subject to a Tree Preservation Order.

PL068 14/15 To review decision notices for PERMITS / CONSENTS received: noted
14/02446/LBC Mount Pleasant House, Fairford, GL7 4BA - Application permitted
14/03053/TPO The Nook, The Green, Fairford, GL7 4HU - Application permitted
14/02953/LBC Hughenden House, London Street, Fairford – Application permitted
14/02154/FUL Milton House, Milton Street, Fairford – Application permitted
14/02155/LBC Milton House, Milton Street, Fairford – Application permitted
14/01969/FUL Claydon Pike, London Road, Lechlade – Application permitted
14/03408/NONMAT Unit 4, 20 Coin Park, Claydon Pike, Lechlade – Application permitted

PL069 14/15 To consider NEW PLANNING APPLICATIONS:

14/03182/FUL 27 Park Close, Fairford, GL7 4LF Erection of front porch - NO COMMENT

14/03455/TCONR Fairford Mill House, Mill Lane, Fairford, GL7 4JG T1 Willow tree - Fell as close to ground level as practicable and treat stump - OBJECT on the grounds that the removal of the tree would have an adverse impact on the visual setting of The Mill.

14/02952/FUL Erection of storage shed at Fairford Cricket Club, Park Street, Fairford – NO COMMENT

PL070 14/15 To consider and agree response to 14/02702/FUL, Claydon Pike, London Road, Lechlade, Gloucestershire, Construction of Country Park Visitor Centre including

restaurant, toilet facilities, parking and self-catering. short-let accommodation and a new entrance from A417 – OBJECT.

ACTION: Clerk to submit the following objection with the proviso that FTC will comment further as more information becomes available. Objection statement to be copied to Lechlade & Kempsford.

Fairford Town Council would be supportive of a proposal for a Country Park Visitor Centre at Claydon Pike, Lechlade, to provide facilities for visitors to the eastern part of the Cotswold Water Park and understands the need for a commercial element to support this. However, the current proposals appear to be entirely commercial, and do not fulfil the role of a Visitor Centre. In addition, Fairford Town Council is not convinced that sufficient parking is proposed, nor that the traffic impact has been properly assessed. Fairford Town Council therefore objects to the proposals, for the following reasons:

The proposals do not include an information area, exhibition space or education area, which should be included in the requirements for a Visitor Centre.

The proposed opening hours for the Visitor Centre and grounds are 08:00 to 18:00 from April to October and 09:00 to 16:00 from November to March. The facilities will therefore not be available to working people during the week.

The 15 'cottages' appear to contain no kitchen, but each comprise 4 separately accessed en-suite bedrooms. Two maids rooms are also provided together with restaurant with 100 covers. To all intents and purposes, this is a 60 bedroom hotel, which could cater for 120 or more guests. It should be assessed accordingly.

According to the Design and Access Statement, a total of 11 long term car parking spaces are to be provided for the 'cottages', and 50 short term spaces for visitors. Only 10 spaces for the 'cottages', including 2 disabled, are identified on Drawing 364-P-110 Rev C. The Transport Assessment submitted with the application says:

"5.3.1 The parking provided for the holiday cottages would consist of 10 spaces which is equivalent to 0.67 spaces per unit. Ten spaces will be provided close to the cottages and five spaces within the main car park.

5.3.2 The residual parking available for the café/bar/restaurant would be 45 spaces which is equivalent to one space per 9m of public space."

Whichever is correct, there seem to be 60 - 61 spaces proposed for 60 lettable bedrooms, a 100 cover restaurant and a 30 cover café, including provision for staff parking. This scarcely seems to be sufficient, let alone allowing parking for visitors to the country park.

The layout for the proposed access to the development is understood to be as shown on Drawing H898-100 Rev C in Appendix 5.4 of the Transport Assessment. This is shown on a superseded base, which is misleading. For example cycle parking is shown in a different location on Drawing 364-P-110 Rev C. The entrance to the car park is some distance from the entrance from the A417, around two tight bends, and swept path analysis should be provided to demonstrate that it will operate satisfactorily.

The Transport Assessment has assessed the impact during the weekday AM and PM peaks. Only 2 trips are predicted to be generated during the AM peak, which makes the AM peak assessment a futile exercise. The Transport Assessment says that the weekday peak hours have been selected as this is when the existing traffic flows on the A417 are greatest. For a

leisure proposal, it is more usual to assess the impact during the weekend peaks when the proposed development will be busy. A further assessment should be provided for the weekend, for the hours when existing traffic flows and predicted traffic generation are greatest.

PL071 14/15 To note applications that do not require a response - noted
14/03174/TELEC Installation of 2 x DSLAM equipment cabinet near Five Elms and Tithe Barn House, London Road, Fairford.

PL072 14/15 To consider and agree Street Trading Licence for Italian Market in Fairford – 4th October 2014. AGREED – all in favour.

PL073 14/15 To consider and agree representation for Appeal APP/F1610/C/14/222174 – Bull Hotel, Fairford.

It was resolved to write to the Planning Inspectorate with the following comment:
Although it is regrettable that the Bull Hotel did not make an application in the first instance, Fairford Town Council has no objection to the fence that has been erected. Furthermore, had an application been made, the Council would have had no objection to the proposal.
ACTION: Clerk to write to the Planning Inspectorate and send a copy to Mr Summers.

PL074 14/15 Items the Chairman considers urgent

GCC Mineral Consultation: Cllr Fenby has drafted comments regarding the proposed policy for conventional and Unconventional Hydrocarbons. Copy below. The Committee agreed to submit the comments.

*Fairford Town Council proposes that the wording in section 5.4.3 is changed to:
Proposals for the exploration, appraisal and production of conventional and unconventional hydrocarbons or for the underground storage of gas or carbon may only be permitted where the evidence is sufficiently put forward and found to be reliable that the development will not adversely affect the environment or harm local communities, accords with all other relevant planning policies and includes detailed plans and proposals covering the duration of operations, removal of all buildings, plant and equipment and the restoration of the site.*

We acknowledge that this is a major change and to be fair to any applicant there must be a clear definition of what constitutes sufficient. This has to be about safeguards as well and there needs to be a conditionality also introduced.

ACTION: Clerk to submit the comments.

Cllrs asked if any response had been forthcoming from CB Slade regarding the colour of the frontage.

ACTION: Clerk to chase CB Slade for a response.

PL075 14/15 Next meeting: Tuesday 2nd September 2014

.....Chairman

.....2014