

**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON 18<sup>th</sup> NOVEMBER 2014**

Present: Cllr Boulton Cllr Wardle Cllr Sanford Cllr Dallow

In attendance: Roz Capps (Clerk)

Cllr Sanford chaired the meeting.

**PL111 14/15 To note Apologies**

Apologies were received from Cllr Fenby, Cllr Mumford, Cllr Cumstey

**PL112 14/15 Declarations of Interest in items on the agenda - None**

**PL113 14/15 To confirm the minutes of the meeting held on 4<sup>th</sup> November 2014**

It was **RESOLVED** to confirm the Minutes of the meeting held on the 4<sup>th</sup> November 2014 is a true and accurate record of the proceedings. Proposed Cllr Boulton, 2<sup>nd</sup> Cllr Dallow. All in favour.

**PL114 14/15 Matters arising**

- Update from Cllr Fenby re: downgrading A417 to B road status – no update available.  
**ACTION: add to 2<sup>nd</sup> December Agenda.**
- Enforcement notices for C.B. Slade and The Bull Hotel – to note that notices have been served on both properties.

**PL115 14/15 To review decision notices for PERMITS / CONSENTS received: Noted 14/04774/TCONR, work on trees at Fairford Hospital, for information only – NO OBJECTION.**

**PL116 14/15 To consider NEW PLANNING APPLICATIONS:**

**14/04583/FUL**, Fayrecourt, Milton Street, Fairford, GL7 4BN, Erection of three dwellings including associated landscaping and other works. **OBJECT**

The Town Council objects to this application on the grounds that the access from the A417 is not adequate. Cars are routinely parked along that stretch of the A417 by residents living on the road which would make visibility for drivers exiting the site very poor. The width of the proposed access does not allow for two-way traffic, and so has the potential to cause major traffic hold ups if a car is exiting at the same time as one is attempting to enter. The parked cars make that particular stretch of the A417 almost single lane as it is. The introduction of parking restrictions adjacent to the access to improve visibility would exacerbate parking issues for existing residents in the area.

The Council object on principle to any increase in housing stock as Fairford currently has 269 dwellings permitted and not yet built, plus 161 under construction, plus 120 holiday homes also permitted. The infrastructure of the town is unable to cope with the current influx of development. Any more will simply exacerbate an untenable situation. In addition this proposed development is at the head of the slope to the flood plain and any further displacement of water can only increase the existing flood risk.

Should CDC be minded to grant consent, the Town Council requests that Officers check the distances between the back of the proposed houses and the current houses in Fayre Gardens to ensure that sufficient space is achieved.

**ACTION: Clerk to draft and circulate, and once agreed by committee to submit the above to CDC**

**14/02702/FUL**, Claydon Pike, London Rd, Lechlade. Construction of Country Park Visitor Centre including restaurant, toilet facilities, parking and self-catering short-let accommodation and a new entrance from A417. **OBJECT**

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 as agreed in the original S106 signed on 30<sup>th</sup> May 2006 which stipulated that as a condition of the permission granted for the Lakes by Yoo development, the Country Park would be provided with mown and gravel paths, car parking and information boards. The current application far exceeds these modest but reasonable provisions. Fairford Town Council therefore objects to the proposals, for the following reasons:

1. The creation of a Country park is a condition of the S106 signed on 30<sup>th</sup> May 2006, the Council believes, therefore, the Country Park as set out in the S106 should be created as per that agreement.
2. The application form does not detail how sewage will be dealt with on the site. Given the already poor state of the sewage system in Fairford, this will require considerable attention.
3. 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 original S106 has these times as MINIMUM opening times.
4. There is no proven need for additional holiday accommodation in this location. Particularly in light of the already approved application for 120 holiday homes at Lake 104, 103 & 103a.
5. The site has no pedestrian access and so would require every visitor to use a car. There is no public transport or cycle link to the site.
6. 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.
7. 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.
8. The inclusion of a restaurant in the Country Park has the potential to have a detrimental effect on the restaurants in the surrounding areas. The restaurant is unsustainable as it too would have no pedestrian access and visitors would be required to drive.  
A recent application along the same road was refused by CDC for the following reason:  
*APPLICATION REF: 14/01719/FUL, DATE 11th September 2014*

#### **DECISION NOTICE**

*In pursuance of their powers under the above Act, the Council REFUSES permission for the above development for the following reason(s).*

*The site lies in open countryside in an unsustainable location, poorly served by public transport. Given this location, and the nature of the use, it is reasonable to assume that customers of the proposed business would not walk or cycle to the site and would instead rely upon the private car. This would be contrary to the principles of sustainable development as out within the National Planning Policy Framework and the advice contained within Local Plan Policy 19.*

The Council believes that it is reasonable to assume that the same would be applied in this case.

**ACTION: Clerk to draft and circulate, and once agreed by committee to submit the above to CDC**

**14/04856/TCONR**, Mill House, Mill Lane, Fairford, GL7 4JG, Works to trees T.1 – Weeping Willow – crown reduce 25%. – **NO COMMENT**

**PL117 14/15 To consider and agree response to Planning Appeal re. Change of use from B1/Sui Generis to restaurant at Certas Energy UK, The Fuel Depot London Rd, Fairford.**

The Committee AGREED to submit the following objection to the Planning Inspectorate: The plans only show a provision for 10 parking spaces for a restaurant that hopes to seat over 100 covers - given the relatively remote location of the site this would seem inadequate.

The access to the restaurant causes us concern. There have been a number of accidents at that junction and at the entrance and exit to the adjoining garage. Also access to the parking spaces would require customers to drive in the exit for the garage.

For all of the above reasons, the Town Council asks that this appeal is refused.

**ACTION: Clerk to submit the above to the Planning Inspectorate.**

**PL118 14/15 To consider and agree response to Unilateral Planning Obligation re. Coln Country Park**

The Committee AGREED the following response:

Fairford Town Council refuses to sign the Unilateral Planning Obligation in its current iteration for the following reasons:

1. The obligations set out in Schedule 2 are already provided by the S106 agreement signed 30<sup>th</sup> May 2006 in respect of the Lakes by Yoo development.
2. In schedule 3 the financial contribution is wholly inadequate in terms of achieving the benefit described which shall include the creation of footpaths, cycleways, multi-user paths to give access to the Country Park.

**ACTION: Clerk to draft and circulate, and once agreed by committee to submit the above to CDC**

**PL119 14/15 Items the Chairman considers urgent**

The Committee noted the new details submitted regarding the Co-op application. No changes are to be made to the Council’s current objection to the development.

**PL120 14/15 Next meeting: Tuesday 2<sup>nd</sup> December 2014**

.....Chairman

.....2014