

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON 17th FEBRUARY 2015**

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

In attendance: Roz Capps (Clerk)

PL148 14/15 To note Apologies

Apologies were received from Cllr Cumpstey

PL149 14/15 Declarations of Interest in items on the agenda – Cllr Mumford application 14/04198/REM

PL150 14/15 To confirm the minutes of the meeting held on 3rd February 2015

After some changes were made, it was **RESOLVED** to confirm the amended Minutes of the meeting held on the 3rd February 2015 is a true and accurate record of the proceedings. Proposed Cllr Dallow, seconded Cllr Boulton, 4 in favour, 2 abstentions

PL151 14/15 Matters arising

- Agreed response to Local Plan: Development Strategy and Site Allocations. – the response was submitted on 11.02.15
- Residents query regarding Fayre Court development – The Clerk reported that the residents had been contacted and advised to raise their concerns with the case officer directly as soon as possible.
- Highways works associated with Bloor Homes – a letter to Neil Troughton requesting that the work should cease and the highway been reinstated was emailed today as agreed at Full Council on Tuesday 10th February.

PL152 14/15 To review decision notices for PERMITS / CONSENTS received: none

PL153 14/15 To consider NEW PLANNING APPLICATIONS:

14/04847/REM Land parcel to the South West of Saxon Way, Fairford, Erection of 22 dwellings (reserved matters application relating to layout, scale, appearance and landscaping for development approved under outline application 13/05181/OUT) 17.02.15

The Committee AGREED the following comment:

Fairford Town Council objects to the application for the following reasons:

The affordable homes allocation should be tenure-blind and scattered throughout the development, however all the affordable homes are situated in the southern section of the development and grouped together, effectively ghettoizing the social housing. The design and access statement claims the “proposed application would be laid out onto two parcels of land with a varied mix of dwellings of different sizes and tenures” (7.1). This clearly has not been adhered to in the latest proposed site plan.

The outline application was awarded with the premise that developer would provide 50% of the dwellings as affordable homes. However the current reserved matters application only provides 10 affordable homes out of a total of 22 dwellings. The Town Council believes that either the development should be reduced to 20 homes, 10 of which are affordable, or a suitable commuted sum should be offered in the place of the 11th affordable home. Furthermore, the Council believes that any commuted sum should be offered directly to the town, as the development offers little or no other benefit to the town.

The Town Council would also like to register its disappointment that Spitfire Developments 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.

ACTION: Clerk to email draft response to committee for approval and once approved, submit the comments to CDC.

15/00065/FUL, Fayre Forda Cottage, 9 Milton Place, Fairford, erection of two storey side extension, 27.02.15 – **NO COMMENT**

15/00168/FUL, Hazelwood Cottage, The Green, Fairford, proposed single storey lean-to extension, 27.02.15 - **NO COMMENT**

14/04198/REM, Old Station Site, Burford Road, Lechlade, Reserved matters application pursuant to Outline Planning Application 12/00528/OUT for the layout, appearance, scale and landscaping of 61 residential dwellings together with associated infrastructure, including revised levels to A361 - **NO COMMENT**

15/00599/TCONR, Ashcroft, Lower Croft, Fairford, GL7 4AR, Beech tree – remove lower branches to a height of 5-7 metres to improve clearance over roof and gable end, and provide required 17ft clearance on roadside. Ash Tree – remove deadwood (19.02.15) - **NO COMMENT**

PL154 14/15 To note recent approach from Petley House Consulting - noted

PL155 14/15 To consider and agree response to MLP Additional Site Option consultation, emailed 05.02.15. (Deadline 18.03.15) – it was AGREED that no response was required.

PL156 14/15 Items the Chairman considers urgent – Clerk to add the transport consultation “Planning for local transport in Gloucestershire emailed to Council on 16.02.15 to 3rd March Agenda

PL157 14/15 Next meeting: Tuesday 3rd March 2015

There being no further business, the meeting closed at 7.30pm.

.....Chairman

.....2015