

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
TUESDAY 19th APRIL 2016**

Present: Cllr Sanford Cllr Dudley Cllr Dallow
Cllr Bowen Cllr Harrison

In attendance: Roz Capps (Clerk), Cllrs Roberts & Boulton.

PL196 15/16 To note Apologies
Cllr Lear

PL197 15/16 Declarations of Interest in items on the agenda
None received

PL198 15/16 To confirm the minutes of the meeting held on 5th April 2016
It was **RESOLVED** to confirm the Minutes of the meeting held on the 5th April 2016 are a true and accurate record of the proceedings. Proposed Cllr Bowen, seconded Cllr Harrison – 3 in favour, 1 abstention.

PL210 15/16 Matters arising
Response from CDC to letters regarding planning procedure and TRO removal. The response received was noted, and the reply from FTC was considered in items PL214 & PL215

PL211 15/16 To review decision notices for PERMITS / CONSENTS received: Noted
16/00373/COMPLY, Erection of up to 120 dwellings (all matters reserved other than means of access) - compliance with conditions 3 (sample panel of natural stone walling), 4 (artificial stone walling), 6 (sample panel dry stone) and 7 (sample panel render) of reserved matters approval 15/02707/REM, Land Parcel South of Home Farm Cirencester Road Fairford – PERMIT

15/05191/FUL, Erection of single storey and two storey extensions to existing dwelling, Thornhill Waters Whelford Road Fairford Gloucestershire GL7 4DT - PERMIT

PL212 15/16 To consider NEW PLANNING APPLICATIONS:
16/01415/TPO, T.12 - Lime - ref 064/00156 Reduce overhanging limbs interfering and encroaching on neighbouring property Arkadia Prune branches back to give 3m clearance from Arkadia property, 1 Sarah Thomas Walk Cirencester Road Fairford, GL7 4FE (02.05.16). **No comment.**
16/01306/CLOPUD, Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for the implementation of planning permission references 09/00872/OUT, 12/05034/REM, 09/00882/OUT and, 12/05033/REM by the making of a material start to development, Lakes 103 103A 104 And Milestone House London Road Fairford Gloucestershire.

The Town Council objects to this application for the following reasons:

The development should not have started until the pre-commencement conditions had been met and signed off by the relevant authority.

The council has concerns over the legitimacy of meeting planning condition 3 by means of unauthorised development. If this is accepted it would seem to render the standard planning conditions on timescales for the commencement of development effectively meaningless.

We also have to question the legitimacy of regarding some of the pre-commencement conditions on a development as relevant and others as not relevant (since some of the pre-commencement conditions were clearly not met), and would ask CDC to clarify where in the legislation, the NPPF or the PPG it says that planning conditions can be treated in this way and defines what is "relevant" for the purpose of meeting this standard condition on the timescale for starting development.

ACTION: Clerk to draft a letter of objection and circulate for approval.

16/00460/COMPLY, Tourism and recreational development comprising the erection of 59 pavilions, leisure facility, access, car parking, landscaping and ecological management - compliance with conditions 10 (vehicle access) & 13 (parking), Lakes 103, 103A & 104 London Road Fairford Gloucestershire

16/00459/COMPLY, Tourism and recreational development comprising the erection of 63 apartments, 18 pavilions, access, car parking, landscaping and ecological management - compliance with conditions 10 (access works) & 13 (parking), Milestone House London Road Fairford Gloucestershire GL7 4DS

The Committee dealt with both COMPLY applications, above, as one.

The Town Council has grave concerns regarding this application, as information requested by the Council regarding the timing of the footpath closures was not made available prior to the application being permitted.

ACTION: Clerk to contact Mike Barton, PROW, to request the closure schedule.

ACTION: Clerk to submit the above comment by email to the Planning Officer.

16/0026/CWREG3, Erection of railings and gates and alterations to car park, Coln House School, Horcott Road, Fairford. (25.04.16). **No comment.**

PL213 15/16 To consider and agree response to meeting with Corylus.

It was agreed that no further action is required until the revised application regarding the country park is received.

PL214 15/16 To agree further response to CDC on 16/00462/OUT following email/letter from David Neame (23/3/16), email from Neil Troughton (3/4/16) and meeting with GCC Highways (N Troughton and R Gray) on 7/4/16.

Cllr Harrison circulated a draft letter. The Committee agreed to send the letter.

ACTION: Clerk to email letter drafted by Cllr Harrison to Helen Donnelly and others.

PL215 15/16 To agree response to email from Andrew Moody dated 8/4/16 re on-going compliance issues at Bloor sites at the western end of town.

Cllr Harrison reported that he has spoken to Lawrence King at CDC regarding the ongoing silt infiltration issues at the site, in particular the source of the silt potentially being from highways drains on the Bloor 1 site.

ACTION: Cllr Harrison to email Lawrence King for further information.

PL216 15/16 To consider and agree response to CDC regarding compliance issues at Bovis site.

Following on from discussions with Cllr Coakley and correspondence with Mr. Mike Napper at CDC, it is clear that Fairford Town Council is right to continue to monitor the development in the town, and report any concerns to CDC.

PL217 15/16 Items the Chairman considers urgent.

None.

PL218 15/16 Next meeting: Tuesday 3rd May.

There being no further business the meeting concluded at 7.30pm.

.....Chairman

.....2016