

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
TUESDAY 7th JUNE 2016**

Present: Cllr Sanford Cllr Lear Cllr Dallow
 Cllr Harrison Cllr Dudley Cllr Hill

In attendance: Roz Capps (Clerk), members of the public.

PL019 16/17 To elect a Chairman
 Cllr Dallow was nominated by Cllr Dudley, seconded Cllr Hill, all in favour.

PL020 16/17 To note Apologies for absence
 None

PL021 16/17 Declarations of Interest in items on the agenda
 None

PL022 16/17 To confirm the minutes of the meeting held on 17th May 2016 and the Extra-Ordinary meeting on the 31st May 2016.

The following amendments were made to 17th May Minutes, 16/01492/COMPLY was changed to read: *The access road that has already been constructed is not in accordance with Condition 6 of 13/03793/OUT, and also the temporary fencing off of this main entrance is encroaching into the Highway and causing a hazard.* And, 16/01729/COMPLY should read 120 houses. With these amendments it was **RESOLVED** to confirm the Minutes of the meeting held on the 17th May are a true and accurate record of the proceedings. Proposed Cllr Sanford, 2nd Cllr Dallow. 3 abstentions, 3 in favour.

The following amendment was made to 31st May Minutes: The name of the Planning Consultant was removed and replaced with "the planning consultant". With this amendment it was **RESOLVED** to confirm the Minutes of the meeting held on the 31st May are a true and accurate record of the proceedings. Proposed Cllr Sanford, 2nd Cllr Dallow. 3 abstentions, 3 in favour.

PL023 16/17 Matters arising

- Submission of Gladman (Horcott Road) Objection.
The objection has been submitted. It was agreed to publish the objection on the Council website.

ACTION: Clerk to publish the objection online.

- Planning compliance issues and meeting with Cllr Coakley.
Cllr Harrison reported that a reminder has been sent to PROW regarding the agreed footpath closures. No response has been received to date.

PL024 16/17 To review decision notices for PERMITS / CONSENTS received: Noted.

16/01523/FUL, Bay window, 26 Hatherop Road Fairford, GL7 4JZ – PERMIT

16/01047/FUL, Erection of two storey rear extension, 2 Hatherop Road Fairford, GL7 4JS – PERMIT

16/01451/ADV, Installation of V-Board until 05/04/2018, Land Parcel Adjacent To Eyscott Holt London Road Fairford – PERMIT

16/01644/COMPLY, Compliance with condition 3 (roof lantern) of applications 15/05041/FUL and 15/05042/LBC, Keble House London Road Fairford, GL7 4AW – PERMIT. **The committee noted that this application had not come to Committee before today.**

16/01632/FUL, Extension to industrial unit, Unit 3 Whelford Road Fairford, GL7 4DT – PERMIT

16/01288/FUL, Erection of single storey rear extension, 3 The Virgills Horcott Road Fairford, GL7 4DA – PERMIT

16/01309/LBC, Re-roofing (re-laying stone slates and replacing asbestos sheeting with Welsh slates), associated repairs and insulation of roof, and further lowering of chimney stack base into roof space, Gloucester House High Street Fairford, GL7 4AB – PERMIT

16/01677/TPO, T1 - Pine - remove the broken branch in the upper crown and reduce the radial crown spread on the south and west sides by 1-2m to leave a final radial crown spread in these directions of 4m, with all pruning cuts made back to secondary growth, Linden House The Croft Fairford, GL7 4BB – PERMIT

16/01654/HPANOT, Single storey conservatory. Distance from rear wall 4.5m. Maximum Height 3.78m. Height of eaves 2.4m, 28 Queens Field Fairford, GL7 4JP – APPROVAL NOT REQUIRED

PL025 16/17 To consider NEW PLANNING APPLICATIONS:

16/02085/DMPO, discharge/modify planning obligation for Modify Travel Plan clauses of the S106 agreement re application 12/02133/FUL at Land Parcel West of Pips Field Cirencester Road, Fairford. (16.06.16)

OBJECT:

Fairford Town Council objects to this application on the following grounds:

- 1) The proposal to implement the Travel Plan at the same time as that for the other Bloor development on the South side of Cirencester Road (which has not yet fulfilled the conditions for commencement of development, let alone occupation) undermines its purpose, since some of the measures are explicitly to be implemented on completion of sale, prior to occupation or within a prescribed time from occupation, in order to be effective.
- 2) Transferring the role of Travel Plan Co-ordinator to the County Council would make it excessively remote from the sales process and make engagement with new residents, and therefore the Travel Plan, less effective. It would seem most sensible to retain this responsibility with Bloor Homes at least while they have a presence in Fairford.
- 3) Transferring the responsibilities for implementation etc to the County Council effectively removes the element of independence in the monitoring and in deciding what measures are appropriate (to the extent that these are not already specified in the Travel Plan) to minimise the impact of increased traffic on the local community and environment. We are concerned that the natural incentive would be for the County Council to minimise their costs, which would lead to the Travel Plan being implemented less effectively. If the County Council is effectively going to be monitoring its own performance, then we do not think it is appropriate to retain clause 18 of the agreement (Contracts (Rights of Third Parties) Act 1999) in its current form, i.e. without excluding the Travel Plan from its scope.
- 4) This is contrary to the objectives of Local Plan policy 38 and NPPF section 4.
- 5) It is unclear to us what arrangements the County Council has in place in order to implement the Travel Plan effectively.
- 6) It is unclear to us what the status would be of any obligations which should already have been fulfilled but may not have been, and who would be responsible for these – This needs to be clarified.

We will consider removing our objection if the following are provided to us:

- a) Confirmation that the obligations in existing clauses 9 (a) and (b) of the agreement (re appointment and notification of Travel Plan Co-ordinator) have been met;
- b) details of the measures referred to in clause 9 (c) that were identified as being capable of being implemented prior to occupation, and confirmation that these were implemented;
- c) confirmation that a Travel Information Pack has been provided to each new resident on completion of the sale, together with details of the information included in this, and that updates to the information have been provided every 6 months;
- d) details of the location of notice boards with travel information;
- e) evidence (the results) of the travel survey that was to be carried out within 6 months of first occupation (last para under '5. Travel Plan Measures' in the Travel Plan refers) and that further surveys have been carried out annually thereafter;
- f) details of sustainable travel events organised;
- g) details of car sharing meetings organised;
- h) confirmation that a car sharing database has been set up (section 6 of the Travel Plan refers);
- i) details of discounts negotiated with local bus operators;
- j) details of the public transport vouchers provided to households;
- k) confirmation that an umbrella and high visibility accessories have been provided to each household;

- l) details of the discount negotiated with a local cycle store;
- m) details of the cycle equipment vouchers provided to households;
- n) details of the arrangements (including internal organisation) that the County Council intends to make to implement, monitor and review the Travel Plan.

16/01818/OUT, Outline application for erection of Country Park and Visitor Centre, 47 holiday homes, 30 hotel bedrooms and 30 apartments including re-siting of previously approved hotel apartments, apartments and holiday home associated with landscape/engineering work and infrastructure associated with the existing leisure development (all matters reserved) at Claydon Pike London Road, Lechlade.

The Committee has no comment, as the details submitted are scant. Once additional information is available in the reserved matters application, an informed comment can be made.

16/01839/FUL, Demolition of existing conservatory and bay window, first floor extension and re-modelling and partial loft conversion, The Close The Croft, Fairford GL7 4BB (16.06.16)

OBJECT: Fairford Town Council objects this application on the grounds that the development would cause significant harm to the settings of two adjacent listed buildings (which, cumulatively, might be considered "substantial" in the case of Linden House) and there is no obvious public benefit of the proposal - paragraphs 133-134 of the NPPF refer

16/01817/COMPLY, Compliance with conditions 5 (Public Transport), 6 (Access) and 7 (footway) of Outline application for a mixed use development comprising up to 120 dwellings, community facilities, open space, landscaping, highway improvements and associated works, Land Parcel West Of Cinder Lane London Road Fairford, (06.06.16)

OBJECT: Fairford Town Council objects this application on the grounds that the information offered is insufficient in order to make an informed comment. The Council requests further, detailed, information before making a comment.

PL026 16/17 To consider and agree contribution to Thames Water work to alleviate surface water flooding problems – approx. £2.5k. (Details of works sent separately).
The Committee AGREED to recommend to Finance that 25% of the total cost of the works, not exceeding £2500, is made available for this project.

ACTION: Clerk to establish the scope of the works and get a detailed, costed summary from CDC.

ACTION: Clerk to add recommendation to Finance Agenda.

PL027 16/17 To consider and agree sending a letter to DCLG and/or Geoffrey Clifton-Brown concerning proposals for the Neighbourhood Planning and Infrastructure Bill announced in the recent Queen's Speech (draft emailed 01.06.16)
Cllr Harrison circulated a draft letter to the Committee. The letter was agreed with the following amendment: The name of the planning authority is to be removed, and a more generic term used.

ACTION: Cllr Harrison to amend the letter and send to Clerk to top and tail. Cllr Sanford to sign.

ACTION: Clerk to send the letter to the S of S (Greg Clark) with copies to G. Clifton-Brown MP, County & District Councillors.

ACTION: Clerk top add to Councillors webpage for information only.

PL028 16/17 To consider and agree response to CDC Housing Action Plan 2016-2020 and Housing Action Plan 2016-2018 (draft emailed 01.06.16)

ACTION: Cllr Harrison to draft a response and circulate for comment. Deadline for responses is 14th June.

PL029 16/17 Items the Chairman considers urgent.
Kensington & Edinburgh are attending a meeting at 6.30 on 5th July.

PL030 16/17 Next meeting: Tuesday 21st June

There being no further business the meeting concluded at 8.00pm.

.....Chairman

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