



Fairford Town Council

**MINUTES OF THE PLANNING COMMITTEE
HELD ON TUESDAY 16th MAY 2017**

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

In attendance: Roz Capps (Clerk), Cllr Hing (part)

- PL001 17/18 To elect a Chair**
As not every member was present, it was agreed to elect Cllr Boulton as Chair for this meeting only. Proposed Cllr Foxall, seconded Cllr Hill, all in favour.
- PL002 17/18 To note Apologies for absence**
Apologies were received from Cllr Dallow
- PL003 17/18 Declarations of Interest in items on the agenda**
None received.
- PL004 16/17 To confirm the minutes of the meeting held on 2nd May 2017**
It was **RESOLVED** to confirm the Minutes of the Planning meeting held on the 2nd May 2017 are a true and accurate record of the proceedings. Proposed Cllr Harrison, seconded Cllr Hill – 3 in favour, 3 abstentions.
- PL005 17/18 Matters Arising**
- **Update on meeting with FNP inspector** – Cllr Harrison updated the Committee.
- PL006 17/18 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit**
No public in attendance.
- PL007 17/18 To agree to reconvene the meeting following Public Participation. n/a**
- PL008 17/18 To review decision notices for PERMITS / CONSENTS received: Noted.**
16/02085/DMPO, Modification of Travel Plan clauses of the Section 106 agreement pursuant to permission ref. 12/02133/FUL, Land Parcel West Of Pips Field Cirencester Road Fairford - **PERMIT**
- PL009 17/18 To consider NEW PLANNING APPLICATIONS:**
17/01148/FUL, Change of use from highways land to external seating area for 2 tables, Lynwood & Co [ed.], Park Corner, High Street, Fairford, Gloucestershire, GL7 4AD – the application has been withdrawn.
- 17/00867/FUL**, Conversion of former bank premises to retail and residential comprising one retail unit, one town house and flats, Lloyds Bank High Street Fairford GL7 4AD – **NEW DETAILS**
The Committee agreed to submit a further **objection** to this application.

“In addition to our objection already submitted on the grounds of policy 25, the Town Council also objects to this application on the grounds that it is contrary to paragraphs 131, 133 & 134 of the NPPF.

The premises was built as a commercial property from the outset and has made an important contribution to the economy and vitality of the town on that basis. This is to be considered as a major part of its historic significance. There is no obvious public benefit from the proposed development, which would significantly reduce the extent to which the premises could continue to make such a contribution (in a town centre that has already lost a significant proportion of its commercial space, to a point where its viability is threatened), that could reasonably justify the harm that would be caused to that significance, whether or not this is judged to be ‘substantial’.

(131 - determining planning applications, local planning authorities should take account of.....the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.

133 - Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

134 - Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.)”

PL011 17/18 To consider & agree to delegate authority to Councillors to sign off the revised sustainability appraisal that will be submitted to CDC.

The Committee resolved to delegate authority to Cllrs Harrison & Hill. Proposed Cllr Dudley, seconded Cllr Sanford, all in favour.

ACTION: Cllr Harrison to liaise with RCOH as required.

PL012 17/18 Consider and Agree to approve 2 days @ £600 to RCOH to revise the SA (See PL011 17/18).

The Committee resolved to recommend to Finance that the money is allocated. Proposed Cllr Foxall, seconded Cllr Hill, all in favour.

ACTION: Clerk to email Finance Committee.
ACTION: Clerk to add to Finance Agenda for retrospective approval.
Post meeting note: The funds can be allocated from the approved 2017/18 NDP budget.

PL013 17/18 Items the Chairman considers urgent.

Cllr Harrison brought to the attention of the Committee a letter to G Clifton-Brown (MP) that he is proposing to send following on from a conversation he had with the GCB. The Committee agreed that the letter should be sent.

PL014 17/18 Date of next meeting – 6th June 2017.

There being no further business the meeting closed at 7.35pm.

.....Chairman

.....2017