



Fairford Town Council

**MINUTES OF THE PLANNING COMMITTEE
HELD ON TUESDAY 6th FEBRUARY 2018**

Present: Cllr Harrison Cllr Boulton Cllr Hill Cllr Dallow Cllr Sanford (part)

In attendance: Roz Capps (Clerk). Cllr Doherty (part), Cllr Hing (part), Members of the public.

PL176 17/18 To note Apologies for absence. Cllr Foxall

PL177 17/18 Declarations of Interest in items on the agenda – application 17/05185/FUL, Cllr Dallow, personal.

PL178 17/18 To confirm the minutes of the meeting held on 2nd January 2018
It was **RESOLVED** to confirm the Minutes of the Planning meeting held on the 2nd January 2018 are a true and accurate record of the proceedings. Proposed Cllr Hill seconded Cllr Harrison – 3 in favour, one abstention.

PL193 17/18 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit.
Proposed Cllr Dallow – all in favour.

It was agreed to move application 17/05185/FUL forward and to allow members of the public to participate. Proposed Cllr Boulton, seconded Cllr Harrison.

Debate took place. The Town Council raised the following issues: The application doesn't accord with the emerging NDP: the no. of dwellings, the height of proposed dwellings, no. of car park spaces and the layout are not in accordance. The Town Council contends that the application is premature - at present it is outside of the development boundary as stated in the Local Plan.

MOP raised concerns over: the proposed shared space on the highway, the impact on the setting of Morgan Hall, the adequacy of the screening proposed; the security of the car park – what is to stop the public using it? The sewer pipe from Morgan Hall that runs across the development site.

The Committee agreed to defer response to the next planning meeting.

ACTION: Cllr Harrison to contact the Case Officer and draft a paper to be circulated to the Committee for comment prior to the 20th Feb Planning meeting.

PL194 17/18 To agree to reconvene the meeting following Public Participation. Proposed Cllr Dallow, all in favour.

PL192 17/18 Matters Arising

- **Update on NDP steering group membership.** Cllr Dallow is now on the Steering Group.

PL195 17/18 To review decision notices for PERMITS / CONSENTS received: Noted.
17/04674/FUL | Change of use from Class A1 (Retail) to Mixed Use (Class A1, A3, B1c and D2) together with associated internal alterations | The Old Clubhouse Fairford Water Ski Club Fairford GL7 4DT – **PERMIT**

18/00022/TPO | T.1 - Horse Chestnut - 3m crown lift for footpath clearance and clearance over the veg patch | Old Piggery Cirencester Road Fairford GL7 4BS – **PERMIT**

18/00173/TCONR | Himalayan Tree Cotoneaster to re-do a crown reduction by 25% | Tinkers Cottage Milton Street Fairford GL7 4BW – **NO OBJECTION.**

PL196 17/18 To consider NEW PLANNING APPLICATIONS:

18/00073/LBC | Install a handrail to steps at Community Centre front entrance | Fairford Town Council Fairford Community Centre High Street Fairford Gloucestershire GL7 4AF. - **No comment**

ACTION: Clerk to contact Kempsford to establish their response to the application.

17/04869/FUL | Erection of gates and piers | Park Farm House Park Street Fairford GL7 4JL. The committee offered the following comments:

1) Impact on the character of the Conservation Area (Adopted Local Plan Policy 15 (to the extent that it is still applicable) and Emerging Local Plan Policy EN11)

The entrance to the 'shared driveway' off Park Street, with the canopies supported by pillars either side, is a very obvious key feature of the character of Park Street (see photos 1 and 2 - appended), and bringing the gate forward – in line with the end wall of the building – and making it a more prominent (and arguably out-of-character) feature would clearly affect this. Although the corresponding end of the building on the opposite side runs into the wall of the house, it is kept distinct by the presence of the window and hedge. This is not a justification for a development detracting from the building on the Park Farm House side, where the same solution is in any case not feasible because of the presence of the gateway.

The appropriateness of 'Charles II reconstituted stone pineapple finials' on the entrance of what was built as a substantial 19th century farmhouse associated with Fairford Park is also highly questionable. Although there are a few gateways with pillars topped by plain reconstituted stone balls added fairly recently in The Croft and elsewhere in Fairford (and on the existing gate at Park Farm House which was installed in accordance with application 05/01653/FUL approved in August 2005), other 'original' gateways to Fairford Park and the former Park Farm (photos 3 and 4) and on main listed buildings (Croft House and Linden House) in the Croft (photos 5 and 6) are of a much plainer design. The example shown from the side gate of Croft Cottage is understood to be an original, but the finials are of an 'acorn' rather than 'Charles II pineapple' design and are therefore not supportive of the proposal. We would therefore argue that the proposal would cause substantial harm to the character of this important part of the Fairford conservation area and that, in accordance with para 133 of the NPPF, consent should be refused. Even if the harm is judged to be less than substantial, there does not appear to be any public benefit of the proposal to justify it, and consent should therefore be refused in accordance with NPPF para 134. The 'security' argument (in relation to the house) seems to be significantly overplayed and, if accepted, would potentially set a precedent that would justify constructing a wall around any outward facing ground floor window or glazed door exposed to the public realm. We do not believe there is any basis in law or planning policy/guidance to justify this, particularly in circumstances such as this. Other methods of protection are clearly more appropriate.

2) Impact on setting and significance of Non-Designated Heritage Asset (Emerging Local Plan Policy EN12)

CDC have acknowledged Park Farm House as a 'non designated heritage asset' (as per the Character & Design appraisal and the relevant policy and appendix in our previous submitted NDP, which we are now revising), and this ought to have been recognised and addressed in the Design & Access Statement, which is therefore deficient. Park Farm House is a substantial farmhouse built in the 19th century and associated with Fairford Park. As such it is a key part of Fairford's heritage.

The argument in terms of the impact on the significance of this NDHA is basically the same as for its impact on the Conservation Area, of which Park Farm House is a feature. As stated above in relation to the character of the conservation area, the appropriateness of 'Charles II reconstituted stone pineapple finials' on the entrance of a substantial 19th century farmhouse associated with Fairford Park is highly questionable. We would argue that the

proposal would have a substantial detrimental impact on the setting and significance of this NHDA. [The building of the new wall within the curtilage, in order to enclose the driveway as a courtyard, would also reduce the public visibility of the Farm House and hence affect its appreciation.] We would therefore argue that in accordance with NPPF para 135 consent should be refused on these grounds also.

3) Highways impact

From a more practical point of view, there is also a potential issue with the dimensions for turning at the entrance. The issue is whether the bringing forward of the gate would affect the ability of a large vehicle (e.g. a removal lorry or fire appliance) to turn in to the entrance of Park Farm House, which could also potentially cause an obstruction to traffic passing along Park Street.

17/04794/FUL | Erection of first floor rear extension | 6 Aldsworth Close Fairford Gloucestershire GL7 4LB. - **No comment**

17/04632/ADV | Replacement signage | New Chapel Electronics Ltd Industrial Buildings London Road Fairford GL7 4DS. - **No comment**

18/00032/FUL | Erection of single storey garage | 7 Dynevor Terrace Coronation Street Fairford GL7 4JD. – **No comment**

17/05185/FUL | Demolition of 1 no. dwelling and the erection of 9 no. dwellings (Use Class C3) and a car park for use by the Doctor's Surgery, together with access, landscaping and associated infrastructure at Land At East End Fairford Gloucestershire. GL7 4AP – **see above.**

PL197 17/18 Update on the Neighbourhood Plan. Cllr Harrison updated the Committee. The role of Fairford Community Voice as part of the Steering Group requires some clarification. In particular, it was agreed that FCV should always have a member of the SG from FTC at any meeting with a landowner or developer.

PL198 17/18 Items the Chairman considers urgent. None.

PL199 17/18 Date of next meeting – 20th February 2018

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

.....Chairman

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