



## Fairford Town Council

### MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 5<sup>th</sup> JUNE 2018

**Present:** Cllr Harrison Cllr Boulton Cllr Smith Cllr Foxall Cllr Hill

**In attendance:** Roz Capps (Clerk).

- PL012 18/19 To elect a Chair.**  
Cllr Harrison was elected chairman. Proposed Cllr Foxall, seconded Cllr Boulton. All in favour.
- PL013 18/19 To note Apologies for absence**  
Cllr Frank.
- PL014 18/19 Declarations of Interest in items on the agenda.** None.
- PL015 18/19 To confirm the minutes of the meeting held on both 1<sup>st</sup> May and 15<sup>th</sup> May 2018**  
It was **RESOLVED** to confirm the Minutes of the Planning meeting held on the 1<sup>st</sup> May 2018 are a true and accurate record of the proceedings. Proposed Cllr Hill seconded Cllr Boulton – 4 in favour, 1 abstention.  
It was **RESOLVED** to confirm the Minutes of the Planning meeting held on the 15<sup>th</sup> May 2018 are a true and accurate record of the proceedings. Proposed Cllr Hill seconded Cllr Boulton – 3 in favour, 2 abstentions.
- PL016 18/19 Matters Arising**
- **Update on NDP and AECOM** – Cllr Hill updated the Committee. AECOM has sent the draft site assessment list. This requires amending. The steering group are working on a response. The bore hole drilled at St Mary's Drive as part of the hydrology study was incorrectly positioned and therefore the data gathered is compromised.
  - Next NDP meeting is 8<sup>th</sup> June.
- PL017 18/19 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit N/A**
- PL018 18/19 To agree to reconvene the meeting following Public Participation. N/A**
- PL019 18/19 To review decision notices for PERMITS / CONSENTS received: Noted.**  
**18/01777/CPO** | Proposed primary school expansion with new KS1 building including integrated nursery, internal remodelling of existing school, associated landscape works and associated highways and parking improvement works | Fairford C Of E Primary School 16 Leafield Road Fairford Gloucestershire GL7 4JQ – **Decided with observations**  
**18/01689/SCR** | Proposed primary school expansion with new KS1 building including integrated nursery, internal remodelling of existing school, associated landscape works and associated highways and parking improvement works | Fairford Primary School Leafield Road Fairford Gloucestershire GL7 4JQ – **decided, not required**  
**18/01272/FUL** | Two story extension to rear of garage, installation of dormer window above garage to create bedroom and en-suite above garage, removal of internal wall, loft conversion with roof light windows to create additional bedroom, change patio doors to bi-fold doors, changing of front door, installation of wood burner flue, and partial conversion of garage to create additional family space | 4 St Marys Drive Fairford Gloucestershire GL7 4LQ – **Permit**

**18/01202/COMPLY** | Compliance of Condition 3 (materials) - Demolition of garage and erection of new dwelling adjacent No 11, and creation of new vehicular access for No 11 (revised scheme to that approved under 16/03565/FUL | 11 Prince Charles Road Fairford Gloucestershire GL7 4JY - **Permit**

**PL020 18/19 To consider NEW PLANNING APPLICATIONS:**

**18/01882/TCONR** | LCHD023 - Holly - prune to clear building by 2m | Lloyds Bank High Street Fairford GL7 4AD. The documentation on the CDC Planning Portal relates to a tree at an address in Lechlade.

**ACTION: Clerk to contact CDC.**

**18/01850/TCONR** | FRFD174 - False Acacia - prune to give 2.5m clearance from building; FRFD020 - Lawson cypress - remove ivy; FRFD021 - Lawson cypress (dead) - fell | 21 The Quarry & 7 Victory Villas Fairford GL7 4JX. **No Comment**

**18/01545/LBC** | Minor internal hallway alterations and replacement of front door | Spaldings 4 Market Place Fairford GL7 4AB. **No Comment**

**18/01723/FUL** | Erection of single storey rear extension | 34 Queens Field Fairford GL7 4JP. **No Comment**

**18/01793/FUL** | Erection of single storey rear extensions, front porch and erection of garage | Lindholme West End Gardens Fairford GL7 4JB. **No Comment**

**18/01847/TCONR** | FFD036 False Acacia Crown reduce to 18m tall with 6m radial crown. Replace Cobra system and re-install at a height of 14 - 15m using a 3 way brace so that the 3 dominant leaders are each used as an anchor point FFD032 False Acacia Prune 2m from building FFD029 Silver birch Prune 2m from building | Street Record Beaumont Place Fairford. **No Comment**

**18/01739/TPO** | T.1 - Oak tree 1381 - Old cracks in the bark on upper stems, possibly due to Bleeding Canker. Remove deadwood which could fall into the road; T.2 - Oak tree 1382 - High crown with low vigour. Major deadwood in the canopy. Remove major deadwood that could fall onto the ground /drive. T.3 - Holly 1391 - Prune back the spread over the pavement by approximately 1.0m, reduce the height to about 1.0m below the power wire and shape; T.4 - Yews 1385, 1387, 1388, 1390, 1392 - 1394 - Reduce their spread towards the road back to the inside of the boundary wall. Reduce their tops on the road side so as to clear the power wires by at least 1.0m, but with a smooth profile (i.e. not an 'L' shape notched out) | 1 Fayre Gardens Fairford Gloucestershire GL7 4NU. **No Comment**

**PL021 18/19 Items the Chairman considers urgent.**

- (1) Primary school expansion application: A response has been received from the planners regarding the comment submitted by FTC. The Planning Committee agreed to reply with the following comment:

“Fairford Town Council would like to comment that the assumptions in the points below are invalid, as neither development addressed the lack of safe route to school sufficiently.

*The western development site is 2.08km away from the site, which is outside the preferred maximum acceptable walking distance to a school (Providing for Journeys On Foot, IHT 2000). Notwithstanding this, there is an alternative route to the school along Cirencester Road, Bridge Street, Park Street, Leaffield Road. I have also attached an excerpt from the Transport Assessment for this site, which identifies that a scheme was drawn up on Mill Lane. The deficiencies along Mill Lane should therefore have been addressed with this application.*

*Lack of safe routes i.e. hazardous crossing point between Hatherop Lane and Lovers Walk from the eastern development should have been addressed for the application when the planning application for 120 dwellings was approved as this directly fronts onto the site.*

The Council notes that it is the north-eastern end of Lovers Walk that joins Leaffield Road adjacent to the site.

The Council would also like information on what positive steps will be taken by the current developer of the school site to address the problems that will arise from the school being outside the maximum walking distance from the housing developments giving rise to the need for the expansion, and therefore generating additional traffic and parking need, and the apparent inability to create sufficient parking spaces to cope with the likely

increased demand. The fact that some parking already occurs along Leaffield Road to the north of the site access, where there is no footpath and the carriageway is reduced to one car width as a result of the parked cars, is an existing problem and should not be considered a solution. The Council notes that this is adjacent to the Special Landscape Area and that parking in this vicinity affects the setting of this and potentially the movement of wildlife – hence has environmental impact.

The development referred to in the final point of the response from Cotswold Planning Department is in no way guaranteed to go ahead as it does not currently form part of the CDC Local Plan for the period up to 2031 and is dependent on the scheme being part of new Neighbourhood Plan, so should not currently be considered part of the solution to the parking problem. “

(2) Further discussion regarding the issues surrounding Planning (and enforcement in particular) is needed.

**ACTION: Clerk to add to 19<sup>th</sup> June agenda**

**There being no further business the meeting closed at 19.20**

.....Chairman

.....2018