



**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD on TUESDAY 4<sup>th</sup> SEPTEMBER 2018**

**Present:** Cllr Harrison Cllr Foxall Cllr Boulton Cllr Frank (Part)  
Cllr Hill

**In attendance:** Roz Capps (Clerk), Cllr Andrews (CDC), Cllr Doherty (part), 1 MOP.

**PL078 18/19 To note Apologies for absence.**  
Apologies were received from Cllr Smith

**PL079 18/19 Declarations of Interest in items on the agenda.**  
None received

**PL080 18/19 To confirm the minutes of the meetings held on 17<sup>th</sup> July, 7<sup>th</sup> & 21<sup>st</sup> August 2018.**  
It was **RESOLVED** to confirm the Minutes of the Planning meeting held on the 7<sup>th</sup> August 2018 are a true and accurate record of the proceedings. Proposed Cllr Hill seconded Cllr Foxall – 3 in favour, 1 abstention.  
It was **RESOLVED** to confirm the Minutes of the Planning meeting held on the 21<sup>st</sup> August 2018 are a true and accurate record of the proceedings. Proposed Cllr Foxall seconded Cllr Boulton – 3 in favour, 1 abstention.

The Minutes from 7<sup>th</sup> July could not be agreed as there was not a quorum of Councillors present.

**ACTION: Add 7<sup>th</sup> July Minutes to next Planning Agenda.**

**PL081 18/19 Clerks / Chairman's report – none received.**

**PL082 18/19 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit.** No questions were asked.

**PL083 18/19 To agree to reconvene the meeting following Public Participation.**

**PL084 18/19 To review decision notices for PERMITS / CONSENTS received: NOTED.**  
**18/03013/TCONR** | T1 - Lime - fell due to storm damage | The Ernest Cook Trust, The Estate Office Fairford Park Fairford Gloucestershire GL7 4JH – **No objection.**

**18/00347/FUL** | Demolition of existing workshop/store and erection of double garage/store with home office at first floor | Fayrecourt Milton Street Fairford Gloucestershire GL7 4BN – **Permit.**

**Cllrs Frank & Doherty arrived.**

**PLo85 18/19 To consider NEW PLANNING APPLICATIONS:**  
**18/02628/FUL** | Erection of two storey side and single storey rear extension and insertion of rear dormer  
| 18 Moor Lane Fairford Gloucestershire GL7 4AL. **No Comment**

**PLo86 18/19 To consider & agree response to CDC re. dates of publication etc shown for documents on CDC planning website following the email received from CDC Planning Officer.**

The Committee would like further clarification on the following matters:

1. If the “Clock doesn’t stop” when additional information is requested by CDC from the applicant, should the additional information arrive after the determination date, is the application automatically refused?
2. Is there a CDC planning protocol regarding how applications are notified? The email refers to “some” applications being advertised in the press. Can the Committee have clarification on which types are notified in which way.
3. Is it at the case officer’s discretion as to which neighbours receive notification through their door or is there a defined process?

**ACTION: Clerk to email Planning at CDC for clarification.**

**PLo87 18/19 To consider and agree the Council’s position on the requirement and scope of potential Article 4 Directions and the key discussion points for the October meeting with CDC.**

Discussion took place. It would seem that Permitted Development Rights (PDR) are interpreted differently in other areas of the county, and the notion of “harm” to the setting of listed buildings is more robustly defended. CDC has concerns that a blanket Article 4 on a whole High Street frontage may be weakened if one property owner successfully challenges it. Would listing be another avenue to explore if there are particular buildings the Council wants to protect? Non-designated Heritage Assets (NDHA) as defined in the emerging Neighbourhood Plan give some added protection and guidance for building owners, and they should be encouraged to maintain the building sympathetically.

Cllr Foxall proposed that the Committee meets with Sophia Price (CDC Conservation Officer) in October to get a better understanding of what mechanisms exist that could be employed to protect the conservation Area whilst also taking into account the needs of the residents. Proposed Cllr Foxall, seconded Cllr Hill, all in favour.

**ACTION: Cllr Harrison and one other member to meet with Sophia Price – date to be arranged.**

**PLo88 18/19 To discuss and agree any further comment on 18/02389/FUL (Land West of Eyscott Halt) in light of the new Highways information received.**

The Committee has raised concerns on the highway details, and the apparent disregard of the residents’ concerns over the safety of the proposed access, and the proposal to raise the level of the land as set out in the drainage details.

It was AGREED to submit further objection comment to CDC. Proposed Cllr Harrison, seconded Cllr Hill, All in favour.

**ACTION: Cllr Harrison to write an additional response.**

**Post meeting: response below.**

Further to our previous comments on this application, Fairford Town Council wishes to express its concern that:

- 1) The Highways Authority’s response dated 16 August 2018 does not appear to have satisfactorily addressed our comments (under point 5) or those of residents concerning:
  - a. Conflict between the proposed access road into the new development and the established pedestrian crossing point on the main access into the Keble Fields estate, and the visibility at this point with regard to traffic approaching and turning into the estate from the Lechlade direction;
  - b. The proposed configuration with the new entrances onto the main estate road between the first bend (entering the site) and June Lewis Way (effectively the main route into the rest of the estate), where there is already understood to be a hazard with conflicting vehicle movements.
  
- 2) Paragraph 4.3.4 of the Flood Risk and Drainage Statement refers to raising the ground level of the site to a minimum of 83.70m AOD – corresponding to an increase of at least 0.45m relating to the existing level at the centre of the eastern part of the site – which will:
  - a. Inevitably increase the visual impact of the development, unless the overall height of buildings is correspondingly restricted, and
  - b. Potentially increase the risk of run-off from driveways etc, e.g. under ‘storm’ conditions, to highway drains and the existing estate surface water system which may not have been designed to cater for this. (i.e. this water will no longer be contained within the site). Could CDC’s Drainage officer be asked to comment on this?

**PLo89 18/19 Items the Chairman considers urgent. none**

**There being no further business the meeting closed at 7.18pm**

.....**Chairman**

.....**2018**