



MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD on TUESDAY 20<sup>th</sup> November 2018

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

**In attendance:** Roz Capps (Clerk), Vanessa Lawrence (Clerk)

**PL112 18/19 To note Apologies for absence.**  
Apologies were received from Cllr Smith & Cllr Frank

**PL113 18/19 Declarations of Interest in items on the agenda.**  
Cllr Boulton & Roz Capps declared a personal interest in 18/04122/FUL

**PL0114 18/19 To confirm the minutes of the meetings held on 17<sup>th</sup> July, and 16<sup>th</sup> October 2018.**  
It was **RESOLVED** to confirm the Minutes of the Planning meeting held on the 16<sup>th</sup> October 2018 are a true and accurate record of the proceedings. Proposed Cllr Boulton seconded Cllr Foxall – all in favour.

The Minutes from 17<sup>th</sup> July could not be agreed as there was not a quorum of Councillors present.

**ACTION: Add 17<sup>th</sup> July Minutes to next Full Council Agenda.**

A proposal to move application 18/04122/FUL forward was made. Proposed Cllr Foxall, seconded Cllr Hill, all in favour.

**Cllr Boulton & Roz Capps left the room.**  
**Vanessa Lawrence clerked the following application.**

**18/04122/FUL |** Erection of first floor extension | 31 John Tame Close Fairford GL7 4NP

**ACTION: the following comment is to be submitted: “Cotswold District Council’s pre-application advice as submitted by e-mail has been noted”. Also, to point out that the e-mail as published on the CDC website includes personal information which should have been redacted.**

**Cllr Boulton & Roz Capps returned to the meeting.**  
**Vanessa Lawrence left the meeting.**

**PL115 18/19 Matters Arising - to receive the report from the meeting with Sophia Price.** The report was circulated to the Committee by email. Cllr Harrison reiterated the points made and stressed the need to keep an open dialogue with CDC regarding the importance of preserving Fairford’s heritage.

- PL116 18/19 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit. N/A**
- PL117 18/19 To agree to reconvene the meeting following Public Participation. N/A**
- PL118 18/19 To review decision notices for PERMITS / CONSENTS received:**

The notices were received without comment with one exception.

**18/03741/CLOPUD** | Proposed rear conservatory | 22 Yells Way Fairford GL7 4GD – **PERMIT**  
**18/03132/FUL** | Single storey side extension and loft conversion | 50 Aldsworth Close Fairford GL7 4LB – **Permit**

**ACTION: Clerk to comment to CDC that new details, addressing concerns raised by the case officer, were received on 29<sup>th</sup> October, and the decision made on 31<sup>st</sup> October leaving no time for any comments to be made.**

**18/03832/TCONR** | Reduce height of Yew by approx 4 feet and circumference diameter by approx 3 feet. Reduce height of hazel by approx 6 feet and thin out thicker branches | Yew Trees 3 Fayre Gardens Fairford Gloucestershire GL7 4NU – **No objection**

**18/03884/TCONR** | T1 - Laburnum - take out; T2 - Conifer - take out | Fern House Park Street Fairford Gloucestershire GL7 4JL – **no objection**

**18/03879/CLOPUD** | Certificate of Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for a single storey rear extension | 90 Jacobs Piece Fairford GL7 4FJ – **permit**

**18/03547/TCONR** | T.1 - Conifer - take out; T.2 - Spruce - take out; T.3 - Hazel - 3m crown lift and 2m lateral cutback from the house; G.1 - 4 x Conifers - take out | Kimberley Coronation Street Fairford Gloucestershire GL7 4HT – **no objection.**

**18/03546/TCONR** | T.1 - Yew - 2m overall crown reduction; T.2 - Holly by the building - take out; T.3 - Walnut - take out due to proximity to the house; T.4 - Damson in poor condition - take out | Hazelwood Cottage The Green Fairford GL7 4HU – **No objection**

**18/03489/TPO** | T.1 - Beech tree - perform 15% crown thin to remove all epicormic growth within the tree crown, cut back from BT wires by 2m, remove deadwood above 4cm in diameter, reduce limb growing towards the conservatory by approx. 2m and balance lower crown | The Nook The Green Fairford GL7 4HU – **permit**

**18/03884/TCONR** | T1 - Laburnum - take out; T2 - Conifer - take out | Fern House Park Street Fairford GL7 4JL – **permit**

**18/03636/FUL** | Erection of garage and single storey rear extension | Bleasdale West End Gardens Fairford GL7 4JB – **permit**

**18/04186/TCONR** | Oak (T3) - in severe decline and overhanging public pavement - fell due to safety concerns | The Ernest Cook Trust The Estate Office Fairford Park Fairford GL7 4JH – **no objection**

**PL119 18/19 To consider NEW PLANNING APPLICATIONS:**

**18/03868/FUL** | Proposed single-storey side extension and alterations to form extended kitchen and utility | The Barn Milton Place Fairford GL7 4HR (22.11.18) – **No comment**

**18/04073/FUL** | Erection of garage to the front and widening the vehicular access | Little Cote Mount Pleasant Fairford GL7 4AZ (29.11.18) – **No comment**

**18/04024/FUL** | Retention of a single-storey rear extension to Fayre Court (part retrospective) | Fayrecourt Milton Street Fairford GL7 4BN (29.11.18).

**ACTION: Clerk to submit the following comments:  
 The Town Council OBJECTS to this application for the following reasons:**

- **Insufficient information was provided as part of the application – it lacks existing and proposed floor plans (including the uses of rooms), elevations and roof plans, having only ‘as built’ and ‘permitted development’ block plans and elevations.**
- **We question whether the permitted development rights claimed are applicable, not only because the full extent of the intended development and the uses of rooms are**

not clear, but because the side of the building on which the extension is under construction (and as stated not complete) is effectively the principal (front) elevation as far as the public view is concerned.

- Based on photo 4 it, appears that the extension is partly outside the Development Boundary defined in the Local Plan, and therefore contrary to policies DS2 and DS4.
- The unlawfully built extension is contrary to policy EN1 since it has a significant negative impact on the natural and historic landscape (in a key area specifically identified in the White report ‘Study of Land Surrounding Key Settlements in Cotswold District’), particularly when considered cumulatively with the impact of the buildings permitted under 14/04583/FUL.
- The proposal conflicts with policy EN11 as it fails to preserve or enhance the special character and appearance of the Conservation Area, particularly in terms of the siting, form, design and materials. The proposed “modern bi-fold doors” are particularly inappropriate, and the stonework is clearly different from that of the original building.
- It is also contrary to policy EN12, since it is not designed sympathetically having regard to the significance of the asset (which is relatively modest in relation to the most significant person it has a connection with – Ref. Historic England Listing Selection Guide Domestic 3: Suburban and Country Houses, para 2.14), its character and setting. The claim that it needs to be enlarged to bring it back into permanent occupation is unsubstantiated. The new extension significantly enlarges the house and partially obscures and detracts significantly from what is the main public view of it.
- It appears that an offence has been committed under the Town & Country Planning Act 1990 (as amended), section 196D, by the demolition of a significant part of a Cotswold stone wall without planning permission.
- The Town Council requests that the application is refused, a demolition order is imposed on the work carried out thus far, and that the Cotswold stone wall is reinstated.

**18/04267/HPANOT** | Proposed single storey rear extension: Distance from original rear wall - 3.05 metres; Maximum height - 3.844 metres; Height of eaves - 2.461 metres | 21 Scott Thomlinson Road Fairford GL7 4FU (29.11.18).

**ACTION: Clerk to submit the following General Comment: The Planning Committee notes the concerns raised by the neighbours regarding possible encroachment and we understand that the case officer is addressing the issues raised with the applicant.**

**18/04309/TCONR** | T1 - Sycamore - Tip prune overlong limb on roadside by approx 4m | East End Garden House London Road Fairford GL7 4AN (no date published) – **No comment**

**18/04122/FUL** | Erection of first floor extension | 31 John Tame Close Fairford GL7 4NP (29.11.18) – **see above.**

**18/03964/LBC** | Erection of name plate to the railings at the front of the building | Fairford Town Council Fairford Community Centre High Street Fairford GL7 4AF (29.11.18) – **No comment**

**PL120 18/19 Report on meeting with CDC Forward Planning Team.**  
A meeting note was circulated to the Committee. The meeting was overwhelmingly positive.

**PL121 18/19 Report on meeting with ECT.**  
Cllrs Hill & Harrison updated the Committee. No actions arose from the meeting with ECT. The meeting was an opportunity to share information. It was agreed at the meeting that the NDP group would share the Hydrology report and Site Assessment report when they became available.

**ACTION: Clerk to circulate meeting note when completed.**

- PL122 18/19 Update on NDP.**  
The Site Assessment report is due on 23<sup>rd</sup> November. The Steering Group will allocate sites on 29<sup>th</sup> November.
- PL123 18/19 To consider and agree response to MHCLG Consultation: Planning reform: Supporting the high street and increasing the delivery of new homes (link emailed 31.10.18).**  
Cllr Harrison reported that this is work in progress and will be added to a future Agenda. He had circulated an initial draft to members for information.
- PL124 18/19 To consider nominating additional Community Assets in Fairford under the “Right to Bid” scheme: <https://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/>.**

**ACTION: Clerk to circulate the list of Community Facilities from the draft NDP. Cllrs to consider if other facilities should be added.**

- PL125 18/19 To consider and agree response to MHCLG Consultation: Technical Consultation on updates to National Planning Policy & Guidance. Deadline 07.12.18.**  
Cllr Harrison circulated a draft response and invited comments.

**ACTION: Cllr Harrison to submit the comments once agreed.**

- PL126 18/19 To consider and agree any further action following the decision to permit application 18/02389/FUL | Construction of 8 dwellings, means of access, landscaping and associated works | Land West Of Eyscott Halt London Road Fairford.**  
No further action is required.
- PL127 18/19 Items the Chairman considers urgent.**  
Cllrs Hill & Harrison met with Thames Water. It was a constructive meeting and notes will be circulated once agreed.

**There being no further business the meeting closed at 7.50pm**

.....Chairman

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