



**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD on TUESDAY 18th December 2018**

Present: Cllr Harrison Cllr Foxall Cllr Boulton Cllr Frank

In attendance: Roz Capps (Clerk), one MOP.

PL128 18/19 To note Apologies for absence.
Apologies were received from Cllr Hill

PL129 18/19 Declarations of Interest in items on the agenda.
None.

PL0130 18/19 To confirm the minutes of the meetings held on 17th July, and 20th November 2018.
It was **RESOLVED** to confirm the Minutes of the Planning meeting held on the 20th November 2018 are a true and accurate record of the proceedings. Proposed Cllr Boulton seconded Cllr Foxall – all in favour.

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

ACTION: Add 17th July Minutes to next Full Council Agenda.

PL131 18/19 Matters Arising – Update on Fayre Court (18/04024/FUL)
The Case Officer indicated in a conversation that they were minded to refuse the current application. A Decision notice has not yet been issued.

ACTION: Clerk to contact CDC to get a further update.

Update on Land South of Wick House (18/02520/FUL)
Further FTC objections have been lodged, previously agreed by email.

PL132 18/19 To agree to adjourn the meeting for Public Participation - there is a 5-minute time limit. – N/A

PL133 18/19 To agree to reconvene the meeting following Public Participation. - N/A

PL134 18/19 To review decision notices for PERMITS / CONSENTS received: Noted.
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) – **Prior approval not required.**
18/02869/LBC | Re-roofing of back slope to main house | Chester House High Street Fairford Gloucestershire GL7 4AD - **REFUSED**

PL135 18/19 To consider NEW PLANNING APPLICATIONS:

18/04362/FUL | The replacement of the existing installation with a new 30 metre high lattice tower supporting 3 no. antennas and a 600mm diameter dish antenna, the installation of 5 no. equipment cabinets and an electrical meter cabinet and development works ancillary thereto | Land At Claydon Pike London Road Lechlade Gloucestershire GL7 3DT

Discussion took place.

The Committee welcomes the improvements to the telecommunication infrastructure in the local area. But would like to offer the following comments regarding the site:

Consultation

As the site falls within the airfield safeguarding areas for both RAF Brize Norton and RAF Fairford, we assume that the MOD will be consulted.

Fairford Town Council was not involved in the pre-application consultation.

Flood Risk

The Application form incorrectly states that there is no watercourse within 20 metres of the site. One is shown clearly on the Proposed Site Plan.

The proposed location indicated on the drawings appears to be in Flood Zone 3 according to the Flood Map for Planning and Medium risk on the long-term flood risk map, with an additional surface water risk shown on the area just north of the adjacent track. (The location of the ‘existing’ mast is in Flood Zone 1.)

Therefore, the location needs to be justified in accordance with the NPPF sequential test for flood risk. A site-specific flood risk assessment is required in accordance with Local Plan policy E14 and the Validation checklist, but has not been provided.

The type of installation appears to be classed as ‘Highly Vulnerable’ in Table 2 of the PPG (Ref 7-066-20140306). In accordance with Table 3 (PPG ref 7-067-20140306), development should therefore not be permitted. The proposed development is contrary to paragraphs 155 and 158 of the NPPF. (Flood maps have been emailed to the case officer).

Habitats/Species

The Application form incorrectly states that there are no trees or hedges on the site. These are shown clearly on the Existing Site Layout drawing.

As shown on the DEFRA Magic map, the site is currently Priority Habitat Inventory - Deciduous Woodland (England) and National Forest Inventory (GB) Broadleaved, as well as habitat for various Farmland Birds.

ACTION: Clerk to contact Case Officer to ascertain their issues with the application.

ACTION: Clerk to submit the above comments and flood maps (referred to).

PL136 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 circulated a draft response. Discussion took place. The Committee broadly agree with the draft response and agreed that an introductory paragraph outlining the overarching concerns we have, around the unintended consequences of some of the consultation recommendations, is required. Guidance is also required on what constitutes “exceptional circumstances”.

ACTION: Cllr Harrison will circulate a new draft response for agreement by email.

PL137 18/19 Update on NDP.

The Group are still waiting for AECOM to respond to the comments sent on the draft Site Assessment report.

PL138 18/19 Items the Chairman considers urgent. None.

PL139 18/19 Date of next meeting. Tuesday 8th January 2019.

.....Chairman2018