

Bourton-on-the-Water Parish Council
Minutes of the Planning Committee meeting held at 6pm
on Wednesday 23rd August 2023 in the
Salmsbury Room at The George Moore Community Centre

Those Present: Cllr B Hadley (Chairman), Cllrs L Hicks, L Wilkins, M Macklin and A Davis.

In Attendance: Linda Morrison Allsopp, Locum Clerk and Cllr Andy Roberts Chair of the Parish Council. Ex officio.

Members of Public: There was one member of the public present.

1. **Apologies for absence:** Cllr M Samuel and J Wareing
2. **Declarations of interest:** none.
3. **Approval of the draft Minutes of the meeting held on 26th July 2023:** The minutes with amended typographical errors were approved as a correct record.
4. **Public Session:** There was one member of the public present, who chose not to speak at this time. Standing Orders were suspended at item 6b. to allow him to state that there were concerns in Lower Slaughter that Bourton in the Water Parish Council might support application 23/02305/FUL because of their need for Coach Parking. He was reassured that this was not the case.
5. **Matters arising:** Not agenda items
 - a. Harrington House Signage – no response from the Enforcement Team. Noted and deferred to the next meeting.
 - b. Candy Shop – no response from the Enforcement Team. Noted and deferred to the next meeting. The Locum Clerk was asked to write to Cotswold District Council enforcement, copied to Rob Weaver highlighting that this has been going on a for a long time. Councillors are receiving comments from residents and the problem is proliferating, because no action is being taken. It was suggested that Councillors attend the planned forums in September, either in person or virtually to raise these issues.
6. **Planning & Licensing Applications:** To agree responses to the following:

	Ref	Address	Proposal	Deadline
a	23/02366/FUL	Red House West The Red House Station Road Bourton-on-the-Water Cheltenham	Full Application for Rebuilding of front entrance porch	29/08/2023
Comments: Bourton on the Water Parish Council has no objection to this application.				
b	23/02305/FUL	Joe Gilder Metal Recycling Fosseway Lower Slaughter Gloucestershire GL54 2EY	Removal of condition 24 (use of parking spaces) of permission 18/01681/FUL - Redevelopment of existing scrap yard and haulage depot to create Electric Car Charging Service Station and Associated Works	21/08/2023 Extension requested
Comments: Bourton on the Water Parish Council objects to the removal of condition 24 and it being turned into a general car park. As per its previous response, it is concerned about the proposed traffic flow, exiting the facility crosses the path of vehicles coming off the Fosseway. The Council requests that the traffic flow should be reversed so that it flows one way only in a clockwise direction. Measures should be put in place to ensure vehicles cannot short circuit the one way system.				
c	23/02429/TCNR	Box Bush High Street Bourton-on-the-Water Cheltenham Gloucestershire	Works to trees in conservation areas for H1, H2 - Mixed Leylandii / Lawsons / Thuja - Remove to ground level. T1 - Cedar - Raise crown to 4m	16/08/2023 Extension agreed
Comments: Bourton on the Water Parish Council has no objection to raising the crown and would like to see the addition of a condition that the Mixed Leylandii / Lawsons / Thuja are replaced with more suitable native species.				

7. **Late Planning or Licensing Applications or Decision Notices:**

	Ref	Address	Proposal	Deadline
a	23/02232/TCONR	The Dower House High Street Bourton-on-the-Water Cheltenham Gloucestershire	Works to trees in conservation areas for Tree 1. Horse Chestnut. To be removed. Due to proximity to building and the poor condition of the tree. Tree 2. Ash Tree. To be removed. Due to Ash dieback. Tree 3. Ash Tree. To be removed. Due to Ash dieback	
Comments: Bourton on the Water Parish Council would like to see the addition of a condition that the trees are replaced.				
b	23/02450/FUL	The Dower House High Street Bourton-on-the-Water Cheltenham Gloucestershire	Full Application for Erection of ancillary garden/BBQ outbuilding	08/09/2023
Comments: Bourton on the Water Parish Council objects on the grounds of the venting over the neighbouring garden and over development in that specific area.				
c	23/02603/TPO	3 The Gorse Bourton-on-the-Water Cheltenham Gloucestershire GL54 2EJ	Works to trees with a TPO for Lime: number 4 on the map. Remove right hand limb to balance the tree	11/09/2023
Comments: Bourton on the Water Parish Council has no objection to this application.				
d	23/01280/FUL	Tuesday Cottage Clapton Row Bourton-on-the-Water Cheltenham Gloucestershire	Full Application for Conversion of ancillary residential detached outbuilding to annex, including replacement window	06/07/2023
The Parish Council objects to the application in line with the Conservation Officer in that this is overdevelopment of this site and there are other issues, including parking in this especially tight environment.				
e	23/01281/LBC	Tuesday Cottage Clapton Row Bourton-on-the-Water Cheltenham Gloucestershire	Listed Building Consent for Conversion of ancillary residential detached outbuilding to annex, including replacement window	12/09/2023
Comments: Bourton on the Water Parish Council continues to object to the application in line with the Conservation Officer in that this is overdevelopment of this site and there are other issues, including parking in this especially tight environment.				
	Ref	Address	Proposal	Decision
f	23/01697/FUL	Chestnut House High Street Bourton-on-the-water Cheltenham Gloucestershire GL54 2AP	Demolition of outbuilding, erection of 1.5 storey side extension, detached garage, linking roof canopy and associated works	Agreed
Bourton on the Water Parish Council has no objections.				

8. **Decision Notices:** To note any decision notices received.

	Ref	Address	Proposal	Decision
a	23/01640/FUL	Chapel House Clapton Row Bourton-on-the-water Cheltenham Gloucestershire GL54 2DN	Reinstatement of a former chimney stack	Application Permitted
Parish Council supported this application.				
b	23/01509/FUL	Ebley Tyre And Auto Services Lansdowne Bourton-on-the-Water Cheltenham Gloucestershire GL54 2AR	Demolition of commercial buildings, change of use to residential, erection of 3no. dwellings (1no. detached dwelling and 2no. flats), residential	Application Permitted

			garage/store, with associated works (revision to design of 22/00133/FUL)	
Bourton on the Water Parish Council called for the Conservation Officer to check this application again and would support their opinion. The Parish Council made this request because the new plans were so different from the original.				
c	23/01622/FUL	Bluebell House 1 Nethercote Drive Bourton-on-the-water Cheltenham Gloucestershire GL54 2EF	Replace first floor bedroom window with French doors and Juliet balcony -	Application Permitted
The Parish Council had no objection.				
d	23/01379/FUL	29 The Furrows Bourton-on-the-water Cheltenham Gloucestershire GL54 2RL	Erection of front porch and side conservatory extensions	Application Permitted
The Parish Council had no objection.				

9. **The Planning System (Paper 1) – Overview of the Planning System**
10. **Planning Legislation: Levelling up and Regeneration Bill 2022-23 (Paper 2) – proposed changes to the Planning system.**
11. **National Planning Guidance (Paper 3) – Present National Planning Guidance**
12. **Local District Plan (Paper 4) – Cotswold District Council Local Plan**
13. **Creating a Neighbourhood Plan (Paper 5) – Benefits of a Neighbourhood plan and how to develop one.**

Items 9-13 work in concert. Items 11 and 12 were requested as agenda items at the last planning meeting. Item 9 provides an overview of the present Planning system. Item 10 covers the legislation presently going through parliament. This carries the footnote that if an election is called before it completes the journey into law, it might never be ratified and at a minimum, would have to go through Parliament again.

11, 12 and 13 cover the three levels of planning. 11. Is the present national planning guidance. 12 is the next level the CDC Local Plan and 13 covers the third layer which is a Neighbourhood Plan. There has been a presentation to Councillors by CDC, in July, on making a Neighbourhood Plan. If successful at Referendum, the Neighbourhood Plan becomes part of the statutory development plan for the area, unlike other local plans.

Cllr Davis provided further Neighbourhood Plan information, in Dropbox and covered Neighbourhood Plan in more depth.

Agreement in principle that there should be a Neighbourhood Plan and recommendation to go to Full Council at the next meeting.

14. **Correspondence: None**
15. **Items to Note only.**
Pegasus Meeting report from Cllr L Hicks. Lack of Affordable Housing in presentation because no Social Housing partner has been appointed. Very strong on the eco side and the road will not be adopted. Upper Bourton Chase has been adopted by Gloucestershire County Council, but not appearing on their system as adopted. Footpath closed because there is a wasps' nest.
16. **Date of Next Meeting:** 6pm on Wednesday 13th September 2023 in the Salmonsbury Room.

There being no other business the meeting closed at 18.56.