

**Bourton-on-the-Water Parish Council**  
**Minutes of a meeting of the Planning Committee held at 6pm on Wednesday 23<sup>rd</sup> February 2022**  
**in the Windrush Room, The George Moore Community Centre**

**Those Present:** Cllr A Davis (Chairman), Cllrs L Hicks, N Randall and L Wilkins.

**In attendance:** Sharon Henley (Clerk), District Cllr R Keeling. Cllr Andy Roberts attended as a non-committee member.

**Members of Public:** Two from items 1 to 5c and two for items 5a to 5c only.

The Chairman thanked Cllr Roberts for attending to the IT for the projector during the meeting.

1. **Apologies for absence:** Cllrs Macklin and Millett - these were accepted. District Cllr N Maunders.
2. **Declarations of interest:** There were none.
3. **Approval of draft Minutes of the meeting held on 9<sup>th</sup> February 2022:** Cllr Randall abstained due to not having been present. Proposed by Cllr Davis, seconded Cllr Hicks and APPROVED by all others present.
4. **Matters arising:**
  - a. The Chairman formally thanked Thames Water for the visit to the Rissington Road treatment works by councillors. Issues of infrastructure capacity were discussed during the visit.
  - b. **Grafters Application:** Cllrs Davis, Randall and the Clerk attended a meeting to discuss proposed responses with representatives from Upper and Lower Slaughter and Wyck Rissington Parish Councils and County Cllr Mark McKenzie-Charrington.
5. **Planning Applications:** To agree responses to the following:

	Ref	Address	Proposal
a	<a href="#">22/00140/FUL</a>	Grafters Fosseway Lower Slaughter Cheltenham Gloucestershire GL54 2EY	Change of use of existing dwelling and erection of extensions to create 40 bedroom hotel and associated works

**Comments**

The Chairman had circulated notes on objections made by Upper Slaughter Parish Council and Cllr Randall read out his personal letter of objection. Following discussion it was agreed to OBJECT to the application. The Clerk and Chairman to submit final wording based on the submissions from Upper Slaughter and Cllr Randall. The main points raised were:

- The CDC Local Plan states that a hotel would constitute “Main Town Centre” use which does not fit the proposed location.
- The General impact on traffic on the A429 and the development would create a fifth busy junction on this stretch of the road.
- Road safety issues including a lack of safe pedestrian access and street lighting along the Fosseway into Bourton or The Slaughters. Surface water and poor drainage along this section of the road.
- The proposed hotel service road leading onto the narrow Wyck Road which already takes heavy equine traffic. Visibility onto the Fosseway from the Wyck Road junction is poor.
- The application could be considered as ‘ribbon development’, moving towards joining up distinct settlements.
- Planning Permission for the EV charging station does not permit overnight parking, whereas the current proposal shows c.60 of the 120 parking spaces were now allocated to the hotel. These would require overnight parking and these vehicles would not be restricted to EV, thereby removing the green infrastructure claim of the previous application.
- There was no proven need for a budget hotel in this location. CDC’s policy over the last year was not to promote Bourton-on-the-Water for tourism as the area is already saturated by visitor numbers and cars.
- Parking in Bourton-on-the-Water and Upper and Lower Slaughters is already over capacity and there are no obvious pedestrian pathways to the villages.
- Concerns about light pollution at night and the negative impact on wildlife due to being adjacent to open countryside.
- Lack of capacity in the existing utilities infrastructure.
- In addition, work has started on site prior to the provision of a landscape scheme, thereby putting the applicant in breach of existing planning conditions. The clearance of trees and lack of provision of a ‘ghost’ traffic island were examples of breaches which CDC were requested to address as a matter of urgency.

	Ref	Address	Proposal
b	<a href="#">22/00307/FUL</a>	28 Springvale, Bourton-on-the-Water GL54 2ES	Erection of two storey rear extension and demolition of existing lean-to
Comments			
The Parish Council has no objection.			
c	<a href="#">22/00133/FUL</a>	Former Ebley Tyre & Auto Services Site, Lansdowne GL54 2AR	Demolition of commercial buildings, change of use to residential, erection of 3no. dwellings (1no. detached dwelling and 2no. maisonettes), residential garage/store, with associated works
Comment			
The Parish Council has no objection but would like to make the following comments:			
<ul style="list-style-type: none"> <li>The proposal for the main house is acceptable and the development is appropriate for a brownfield site.</li> <li>The proposal for affordable homes is acceptable but the Parish Council requests that a condition is applied that the units are for residential use and not holiday lets.</li> <li>It is recommended that adequate bin storage and a bin collection point are provided.</li> <li>The height of the smaller units at the rear are considered to be too high in density.</li> </ul>			
d	<a href="#">21/03864/FUL</a>	Smiths Of Bourton, Victoria Street	Change of use of courtyard to allow ancillary use to restaurant and erection of acoustic fence.
Comments			
The Parish Council would like to comment that Smiths of Bourton is an amenity appreciated by many local residents. Nevertheless, it is immediately adjacent to Chardwar Gardens, a supported retirement complex of houses for older people.			
The Parish Council would wish for a solution that provides as many mitigations as possible, if the development were to proceed. In addition, we note the ERS Officer's concerns re vocal noise in the summer.			

Committee to note that, owing to time constraints at this meeting, applications 21/04537/FUL & 21/04538/LBC for De La Hayes Restaurants will be considered at the Council Meeting on 2<sup>nd</sup> March.

**6. Licensing Applications:** The following were agreed:

	Ref	Address	Proposal
a	<a href="#">C/22/00157/PRMA</a>	Fuller Smith & Turner plc for St Kevins, High Street, Bourton-on-the-Water	New Premises Licence (former de la Hayes site)
Comments			
Deferred to full Council Meeting on 2 <sup>nd</sup> March to be discussed with de la Hayes planning application.			
b	<a href="#">C/22/00158/PRMV</a>	The Cotswold Brewing Company, College Farm, GL54 2HN	Application for a Variation of Premises Licence
Comments			
The Parish Council has no objection.			

**7. Responses by Clerk's Delegated Authority:** To following were noted:

	Ref	Address	Proposal
a	<a href="#">22/00518/TCONR</a>	The Old New Inn Rissington Road GL54 2AF	T1-T3 - non native, self seeded sycamore, Fell. T4-T6 - Cherry tree have been affected by fungi and ivy. Fell.
Comments			
The Parish Council has no objection. However, we would like to suggest that some new trees are planted, possibly three in number for the long-term benefit of the area and planning ahead as at some stage the conifer will become too large and require felling.			

	Ref	Address	Proposal
b	<a href="#">22/00560/TCONR</a>	The Painted House Rissington Road	Works to trees in conservation areas for (1) Willow - Re-pollard. (2) Western Red Cedar - Raise up branches overhanging neighbour's roof and balance on garden side
Comment			
The Parish Council has no objection.			

8. **Late Planning Notifications:** The following was noted:

Ref	Address	Proposal	Outcome
21/04225/FUL	Whiteshoots Cottage, Fosseway GL54 2LE	Change of use of ancillary outbuildings to short term holiday let accommodation and associated works (part retrospective)	Withdrawn

9. **Decisions Notices :** The following were noted:

	Ref	Address	Proposal
a	21/02353/FUL & 21/02354/LBC	Camp House, Station Road, Bourton on the Water, GL54 2EN	Demolition of a conservatory and erection of a single storey extension
Decision			
Approved. BoWPC submitted no objection.			
b	21/04040/FUL	The Barns, Bourton-on- the-Water, GL54 2LF	Installation of a free standing Air Source Heat Pump
Decision			
Approved. BoWPC submitted no objection.			
c	21/04505/FUL	6 Suffolk Place GL54 2RY	Relocation of property boundary, re-routing of footpath, erection of timber fences and gates
Decision			
Withdrawn			

10. Proposed revocation of Certificate of Lawfulness 20/02144/CLEUD (Paper 1). An email had been received from residents requesting further support. The Clerk was requested to write to the Planning Officer to confirm there was no reason to doubt the residents' evidence of grazing history at this site. Also, that the Parish Council was not aware of any use of this site that would support a caravan or other leisure use of this site. The basis of the Parish Council's objections still remains.

11. **Date of Next Meeting:**

- Extraordinary Parish Council Meeting at 6pm on Wednesday 16<sup>th</sup> March 2022 in the Windrush Room, The George Moore Community Centre to agree a response to the Local Plan Consultation.
- Planning Committee at 6pm on Wednesday 23<sup>rd</sup> March 2022 in the Windrush Room, The George Moore Community Centre.
- Councillors were reminded that the Planning Meeting scheduled for 9<sup>th</sup> March has been cancelled. They were invited to attend CDC's T&PC Forum meeting to discuss the Local Plan Consultation from 6.30-8pm at Moreton Area Centre.

Cllr Hicks announced that owing to other commitments she would be standing down from the committee with immediate effect. The Clerk confirmed that a new Vice Chairman and member would be elected at the March Council meeting.

There being no further business the meeting closed at 19.10 hours.