

Bourton-on-the-Water Parish Council
Minutes of the meeting of the Planning Committee held at 6pm on Wednesday 26th January 2022
in the Windrush Room, The George Moore Community Centre

Those Present: Cllrs Amanda Davis (Chairman & minute-taker), Lynda Hicks (Vice Chairman), Martin Macklin, Len Wilkins, Bob Hadley (Ex-Officio)

In Attendance: District Cllrs Nick Maunder and Richard Keeling

Members of Public: None

1. **Apologies for absence:** Cllrs Piers Millett and Nigel Randall
2. **Declarations of interest:** Cllr Wilkins declared a disclosable pecuniary interest in Item 5b 20/03066/FUL The Paddock, 86A Lamberts Field and took no part in this item
3. **Approval of draft Minutes of the meeting held on 8th December 2021:** Cllr Hicks proposed and Cllr Macklin seconded that the minutes were a true record of the meeting. APPROVED
4. **Matters arising:**
 - a. It was noted that the CLUID decision on Valley View was being reconsidered by CDC, based on evidence that had subsequently come to light, and may lead to this being revoked
5. **Planning Applications:**
 - a. The following responses were agreed:

	Ref	Address	Proposal
a	21/04070/FUL	Clock House, Rissington Road	Erection of single storey extension
Comment			
The Parish Council has no objection, other than to query the use of wood and glass at the gable end which is more of a contemporary look and not in the Cotswold vernacular, in the context of the Conservation Area and adjacent listed buildings			
b	20/03066/FUL	The Paddock, 86A Lamberts Field	Proposed equestrian use of land. Erection of stable/store and tack room, together with yard area, stoned access way, and associated works
Comment			
As Cllr Wilkins withdrew from consideration of this application, the item was inquorate. It was noted that there was no objection from Parish Council when it had previously considered an earlier version of these plans; that this later version was smaller in size, and Councillors suggested an archaeological survey to address any Natural England reservations. This item was left Clerk to use delegated powers			

b. To note responses agreed at 5th January 2022 Parish Council Meeting: NOTED

	Ref	Address	Proposal
a	21/04577/FUL	23 Park Farm, GL54 2HF	Removal of existing conservatory and proposed single storey rear extension
Comment:			
The Parish Council has no objection to this application.			
b	21/04299/LBC	Pock Hill Farm House, Pock Hill Lane GL54 2DD	Partial re-roofing of dwelling and associated works
Comment:			
The Parish Council raised no objection to this application and is content to go with the recommendations of CDC's Conservation Officer.			

c. To note responses submitted to CDC on 13th January 2022 using Delegated Powers: NOTED

	Ref	Address	Proposal
a	21/04661/FUL	44 Roman Way, GL54 2EW	Proposed one storey side extension
Comment:			

No objection.			
b	21/04505/FUL	6 Suffolk Place, GL54 2RY	Relocation of property boundary, re-routing of footpath, erection of timber fences and gates
Comment:			
No objection subject to Planning Officer's independent assessment that turning space is not required for long wheel-based delivery vehicles, waste collection vehicles and emergency vehicles to exit Suffolk Place safely in a forward direction onto the A429.			
c	C/21/01089/STC	Street Trading	Application for a Licence for street trading – Freshly Ground
Comment:			
No objection to trading on industrial estate restricted to Monday-Friday between 7am & 2pm ONLY. No residential areas and specific location to be approved.			
d	21/04040/FUL	The Barns, GL54 2LF	Installation of a free-standing Air Source Heat Pump
Comment:			
No objection.			

6. Late Planning Applications: None.

a) It was noted that CDC Planning Committee on Wednesday February 9th 2022 was to consider the application for the Dower House. Parish Council was to have the opportunity to speak to our objections. It was agreed that Cllr Sumner be asked if he would be willing to represent us, and Cllr Wilkins agreed to do so, if that was not possible.

b) Cllr Maunder reported that with regret the date for undertaking major resurfacing and drainage works to the Rissington Road car park had had to be delayed until the autumn of 2022. This was thought to be due to contractor availability. Temporary remedial works to the worst of the surface would take place soon.

c) There was to be a visit to the Sewage Treatment Works (STW) on Rissington Road primarily for councillors on Planning Committee, arranged by Cllr Davis. District and County Councillors had been invited, along with one place for a TAG member. This would take place on Thursday 10th February 2022 at midday. As consideration of local infrastructure was an important element of the partial review of the Local Plan, it was felt helpful to understand current capacity and outflow issues at the STW. Parish Council is grateful to Thames Water for the opportunity.

7. Decision Notices: Considered and Noted

	Ref	Address	Proposal	Decision
a	21/03051/LBC	Broadlands House, Victoria Street	Listed Building Consent for Replace bathroom windows	Approved. BoWPC submitted no objection.
b	21/03655/FUL	Fairlie, Riverside, GL54 2DP	Demolition of single storey outbuildings, erection of single storey side and rear extensions (resubmission)	Approved. BoWPC recommended Conservation Officer's guidance.
c	21/03043/FUL	Paula's Hair Studio, Lansdowne, GL54 2AR	Change of use of hairdressers to short-let holiday accommodation and associated external alterations	Refused. BoWPC submitted no objection.
d	21/03858/FUL	43 Lamberts Field, GL54 2PT	Erection of porch, side extension to create new garage, single storey rear extension and garage conversion (resubmission)	Approved. BoWPC submitted no objection.
e	21/03998/FUL	Tally Ho, Nethercote Farm Drive	Full Application for Erection of first floor front extension and new external skin to ground floor front elevation	Approved. BoWPC submitted no objection.

f	21/03952/FUL	6 Rye Close, GL54 2EB	Demolition of conservatory, erection of single-storey rear extension and porch	Approved. BoWPC submitted no objection.
g	21/04102/FUL	Land Off Marshmouth Lane, GL54 2EE	Conversion of penguin shed to a single dwellinghouse and associated works	Approved. BoWPC submitted no objection but would like to see property designated for residential use, not holiday accommodation.
h	21/04183/FUL	Willow Cottage, Moore Road	One storey extension to garage to create office and garden store with WC.	Approved. BoWPC commented on access and parking.
i	21/02668/AGPA	Land at E417412 N219560 (Land Parcel At Penn Grounds), Marshmouth Lane	Prior Approval of Ag Forest Development for Erection of 1no. agricultural building	Approved. BoWPC noted application.
j	21/04197/FUL	Cotteswold, Rissington Road	Two storey rear extension, replacement garage and porch	Approved. BoWPC submitted no objection.
k	21/04242/PLP	Our Lady Help Of Christians, Catholic Church, Station Road	Permission in Principle for the construction of up to 5 dwellings	Approved. BoWPC objected as it would prefer to see the space being optimised for the development of the parish. There are at least two acceptable social reasons that would be suitable for this parish ie burial space (which is currently needed) or greater density housing to include affordable housing that is not age-limited.

8. **CDC SHELAA Consultation:** Review of associated documents and agree draft responses for approval by full Council (Papers 1a & b): It was noted that dates for the Regulation 18 Consultation by CDC had been set to run from 4th February 2022 to close 20th March 2022. Councillors agreed that all Councillors, not just those on Planning Committee would want the opportunity to have input to the drafting of the response from Parish Council. It was agreed that a phased approach to drafting our response would take the form:
- All Parish Councillors to be invited by email to begin to consider their response to the consultation documents, when CDC start the consultation on 4th February.
 - At Planning Committee on Weds 9th February, Councillors to provide a first round of ideas towards a first draft of a Parish Council response
 - Based on this, Chair of Planning to create a first draft response document with assistance from Parish Clerk, to be issued to ALL councillors for comment.
 - First draft response and all councillor comments to be reconsidered at Planning Committee on Wednesday 23rd February. Amendments to be made into a second draft response.
 - For 2 reasons it was not felt helpful or practical to take the draft for signoff to council on 2nd March:

- i. Papers for Council would be issued on Thursday 24th February for Council on 2nd March, so there would not be time to prepare the second draft and to issue it with Council papers.
- ii. CDC had arranged Town and Parish Council Forum meetings for Councillors at Cirencester on 2nd March and at Moreton-in-Marsh on 9th March, both at 6.30pm to 8pm. It seemed advisable to attend one of these sessions prior to completing a final draft for agreement

As Planning Committee had determined that ALL councillors should be invited to contribute at each stage of the drafting, this was considered likely to be acceptable.

- f. The second draft would be issued to ALL Parish Councillors for their ideas and comments, to be returned to Chair of Planning Committee to redraft at some time after the CDC Forum meeting on 9th March 2022.
 - g. There was no obvious scheduled meeting at which the final draft could be agreed, as the closing date was 20th March and the next planning committee was 23rd March. This would need further consideration.
9. **Accessibility Audit Report:** To consider any actions required by the Planning Committee (Paper 2): Councillors were pleased to have received the prioritised action schedule from Inclusion Gloucestershire, along with the 2nd draft Audit. The next step from Planning Committee's perspective was to arrange and have the presentation take place. It was agreed that the Accessibility Audit be borne in mind during the Local Plan consultation.
10. **Date of Next Meeting:** Wednesday 9th February 2022 at 6.00 pm.
- The meeting closed at 7.05pm.