

Bourton-on-the-Water Parish Council
Minutes of a Meeting of the Planning Committee held at 6pm on Wednesday 11th January 2023
in the Windrush Room at The George Moore Community Centre

Those Present: Cllr A Davis (Chairman), Cllrs B Hadley, A Roberts, J Wareing and L Wilkins. Cllr Hicks attended as a non-committee member in a non-voting capacity.

In Attendance: Sharon Henley (Clerk), Julie Catlow (Committee Clerk), District Cllr N Maunder.

Members of Public: 11. One additional attendee from item 6a.

1. **Apologies for absence:** Cllr M Macklin. District Cllr R Keeling.
2. **Declarations of interest:** There were none.
3. **Approval of draft Minutes of the meeting held on 14th December 2022.** APPROVED.
4. **Public Session:** Neighbours of The Dial House had been in correspondence about 22/01626/FUL The Dial House, retention and siting of a tipi and concerns over noise nuisance. An additional email with questions had been sent in after the agenda was issued and added to Dropbox for the meeting. It was confirmed that the Parish and Town Councils were only consultees for planning and licensing applications. CDC was the planning authority. In addition, licensing matters were not part of the planning application currently under consideration by CDC. It was agreed to take item 9 at this point and a significant discussion then took place. All members of public present left the meeting following item 9.
5. **Matters arising:**
 - a. Temporary sign at shop in Moore Road: The shop remained empty and the sign had been removed and left in the doorway.
 - b. Adoption of bus shelters in Station Road and request for funding for maintenance from Bloor Homes: The Clerk was asked to contact GCC who reviewed the S106 agreement and thought it required the developer to enter into a S278 Highway Works Agreement, which may have included the bus stop works. As GCC did not have any record of this agreement, it was agreed that the Clerk should send a 'signed for' letter to Bloors. The letter to include a copy of the original email to the Clerk from Bloors offering the commuted sum of £2,000 and requesting a response from Bloors within 7 days.
 - c. Sign at The Candy Shop: CDC Enforcement were in touch with the owners prior to Christmas to explain that an application would be required for the retention of the sign. They are waiting for the application to come through and will chase in due course if nothing is received.

The following matters were deferred due to shortage of meeting time:

 - d. Cotwolds National Landscape Management Plan and Dark Skies survey completion
 - e. Complaint to CDC on planning applications
 - f. Pedestrian entrance onto Moors Lane from Roman Way
 - g. Sign at the Coach and Horses public house
6. **Planning & Licencing Applications:** To agree responses to the following:

	Ref	Address	Proposal	Deadline
a	22/04242/FUL	Tagmoor Hollow, Marshmouth Lane, Bourton-on-the-Water GL54 2EE	Demolition of existing dwelling and residential outbuildings and erection of a replacement farmhouse	Extended to 12/01/2023
Comments: The Parish Council has no objection, subject to any comments from the Conservation Officer.				
b	22/04386/FUL	56 The Furrows, Bourton-on-the-Water GL54 2RN	Erection of front porch	12/01/2023
Comments: The Parish Council has no objection.				
c	22/04394/ADV	Unit 2, Beech Court, Bourton Industrial Park, Bourton-on-the-Water GL54 2SB	Installation of 4 no. illuminated fascia signs (retrospective)	24/01/2023
Comments: The Parish Council would like to request that the lights are only switched on during the hours of opening and that they are angled down into the car park so they do not cause light pollution. We regret this this is another retrospective planning application and would have welcomed to view the application before the signs were erected.				
d	C/22/01562/PRMV	The Cotswold Brewing Company Limited, College	Variation of Premises Licence	23/01/2023

		Farm, Bourton-On-The-Water GL54 2HN		
Comments: The Parish Council has no objection. Cllr Davis requested a named vote on this proposal. Cllrs Davis and Wilkins voted against and Cllrs Hadley, Roberts and Wareing voted in favour of this proposal.				
e	22/04359/OUT	2 Moore Road Bourton-on-the-Water Cheltenham Gloucestershire GL54 2AZ	Outline planning application (all matters reserved) for the erection of a one-bedroom, one-storey bungalow	25/01/2023
Comments: The Parish Council has no objection but subject to the views of the Conservation Officer and Highways Officers with regard to access and parking.				

7. **Late Planning or Licensing Notifications:** These items were all received after the agenda was issued.

New Applications				
	Ref	Address	Proposal	Deadline
a	22/04468/TCONR	Grey Gables, Bow Lane, Bourton-on-the-Water Cheltenham Gloucestershire GL54 2DJ	Mature Blue Atlas Cedar Reduce overall crown symmetry by approximately 1.5 - 2.5 metres in branch length Remove major deadwood	19/01/2023.
Comments: The Parish Council has no objection.				
Decision Notices				
b	22/03763/FUL	Land Parcel South of Meadow View, Stow Road, Bourton-on-the-Water Gloucestershire	Change of use of land from equestrian to residential caravan site with provision of additional 3 no. traveller pitches (partially retrospective)	
Comments: Decision: Approved. BoWPC submitted no objection.				
c	22/03550/FUL	Ponden Mill, High Street, Bourton-on-the-Water GL54 2AE	Installation of 2 no. air conditioning condensers to rear (retrospective)	
Comments: Approved. BoWPC commented that we are disappointed that this is retrospective and note that there are three air conditioning units rather than two. We also note that this property is sandwiched between two listed buildings. NB CDC later updated the application to reflect three air conditioning condensers (see item 10b).				
d	22/04130/LBC	Grey Gables, Bow Lane, Bourton-on-the-Water	Conversion of garage and room over to create a self contained annex	
Decision: Withdrawn. BoWPC commented the Parish Council has no objection, subject to the Conservation Officer also having no objection.				

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

	Ref	Address	Proposal
a	C/22/01474/PRMV	The Cotswold Brewing Company Limited, College Farm, Bourton-on-the-Water GL54 2HN	Variation of Premises Licence
Decision: Withdrawn. BoWPC objected to the application. See above revised application C/22/01562/PRMV			

9. **22/01626/FUL The Dial House, retention and siting of a tipi:** To note correspondence received and agree any further actions required. It was confirmed that a decision on the planning application had still not been reached by CDC and that a new Planning Officer was now dealing with the application. The Chairman highlighted that the Parish Council's previous submission of 'no comment' was because of an equal balance of opinions from members of the committee. However, the opinions had not been minuted, so it was not immediately obvious how this decision had been reached. The premises licence had been in place for some years and covered the whole curtilage, as clarified by Cllr Maunders at the time of considering the planning application. Cllr Maunders agreed to check with CDC Licensing whether the inclusion of the garden was the correct interpretation of the licence.

In relation to the Parish Council sending in additional comments to CDC, Cllr Maunder advised that submissions could still be made to the new Planning Officer, but consideration could not be guaranteed. It was agreed to send in additional comments to both CDC's Planning and Licensing Teams and copied to Cllr Maunder and the residents who had been in contact.

The email to confirm that the Parish Council was neither objecting nor supporting the application, but further evidence had come to light in the last 6 months since comments were submitted as follows:

- The plans, as viewed during the consultation, had been changed: The entrance to the tipi had been changed from the wall closest to the hotel to the one facing the car park, creating an impact on noise. This is including, but not limited to, a kitchen extension to the tipi.
- If the premises license allowed music outside, then putting it in a tipi did not prevent noise nuisance.
- It is with regret that the staffing changes in the Planning Dept at CDC have prevented a quicker decision, and this had aggravated the situation.
- The inconsistency of the advice given by CDC to the applicant at the outset as they were originally told by CDC Planning that they did not require planning permission.
- The Parish Council would like to see strict licensing conditions applied to the use of the tipi, if approved, to ensure the wellbeing of residents and that they will be enforced irrespective of any change in management at The Dial House. We recognise that the current management have worked with residents to try to achieve solutions.

10. Correspondence:

- a. Email re future application for Lower Marsh Farm, Marshmouth Lane. The owners wrote to advise that they would be submitting a planning application. At their suggestion the Clerk to arrange an informal pre-planning meeting with Planning Committee members.
- b. 22/03550/FUL Ponden Mill, High Street, Bourton-on-the-Water GL54 2AE – installation of 3 no air conditioning condensers to rear (retrospective): CDC had written to apologise for the lack of consultation when the application was changed from 2 to 3 air conditioning condensers. The Clerk advised that the application had been considered in the knowledge that there were 3 condensers on site, so no further consideration was required.

11. Items to Note only: Cllr Maunder updated on the application 22/03743/FUL for Warmstones, Springfield, change of use only from residential garage to hairdressing salon. CDC's Planning Officer recommended approval, although the Parish Council had objected. Cllr Maunder recommended the application was considered by CDC's Planning Committee on 8th February, to be confirmed to the Clerk by Cllr Maunder. It was agreed that Cllr Davis should attend to speak and councillors to send items for inclusion to Cllr Davis.

12. Date of Next Meeting: 6pm on Wednesday 8th February 2023 in the Windrush Room.

There being no further business the meeting closed at 19.08 hours.