

Bourton-on-the-Water Parish Council
Minutes of a meeting of the Planning Committee held at 6pm on Wednesday 13th April 2022
in the Salmonsbury Room, The George Moore Community Centre

Those Present: Cllr A Davis (Chairman), Cllrs A Roberts, Millett and Wilkins.

In Attendance: Sharon Henley (Clerk), District Cllr Richard Keeling until item 5e. District Cllr Nick Maunder.

Members of Public: None

The Chairman welcomed Cllr Roberts to the committee as a new member.

1. **Apologies for absence:** Cllrs Macklin and Randall.
2. **Declarations of interest:** There were none.
3. **Approval of draft Minutes of the meeting held on 23rd February 2022.** Proposed by Cllr Davis, seconded by Cllr Wilkins and APPROVED.
4. **Matters arising:**
 - a. Cllr Davis circulated an update from Thames Water on queries raised following the recent site visit. The responses would enable the Parish Council to feed into CDC's Infrastructure Plan.
 - b. It was noted that the meeting on 23rd March was cancelled due to being inquorate.
5. **Planning Applications:**
 - a. To agree responses to the following:

	Ref	Address	Proposal
a	22/00133/FUL	Former Ebley Tyre And Auto Services Site, Lansdowne, Bourton-On-The-Water GL54 2AR	Demolition of commercial buildings, change of use to residential, erection of 3no. dwellings (1no. detached dwelling and 2no. flat), residential garage/store, with associated works. New drawings.

Comments

The Parish Council has no objection but welcomes these revised plans which take account of a number of reservations previously put forward. In our opinion it would be an advantage if the existing building was repurposed for the flats and not demolished. The building is of character and is a non-designated heritage asset. We welcome the Highways Officers comments on the ability to exit vehicles forwards onto the road and would like this plan to satisfy that point. We would be in favour of the additional buildings on the site being made available as affordable housing for local residents.

b	22/00867/FUL	Unit T1, Bourton Industrial Park, Bourton-on-the-Water GL54 2HQ	Erection of a 3 bay warehouse extension
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Comments

The Parish Council has no objection.

c	22/00984/FUL	65 Kings Meadow Bourton-on-the-Water GL54 2LX	Removal of existing conservatory and erection of uPVC conservatory (resubmission of 21/03398/FUL - part retrospective)
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Comments

The Parish Council has no objection.

d	21/0085/CWS73M Cotswold Section 73 Minerals Application - GCC	Farmington Quarry, Farmington, Gloucestershire GL54 3NZ (Parish of Farmington)	Variation of conditions 2(Duration), 3(Scope of Permission) and 9(Access, Traffic and Highway Protection) relating to planning consent 19/0009/CWMAJM dated 19/03/2020.
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Comments

The Parish Council objects as follows: We refute the findings in paragraphs 3.13 and 5.38 in the Environment Statement from Jan 22 as we believe there will be an impact on human health, road safety, noise, dust, air quality, landscape and visual impact.

During the last two years County Cllr Paul Hodgkinson presented a petition from the residents of Whiteshoots Hill because of issues with road safety on this stretch of road. We believe there will be a substantial increase in vehicle movements.

We have concerns that this is not about recycling quarry stone but bringing in inert fill and exporting aggregate. It is not clear where the movements are coming from, but it is assumed that they would be coming from the rest of the North Cotswolds cluster and hence down Buckle Street and onto the Fosseway which would impact on the Fosseway around Bourton-on-the-Water.			
e	22/01111/FUL	17 Roman Way, Bourton-on-the-Water GL54 2EW	Erection of a green oak porch over front door.
Comments			
The Parish Council has no objection.			

6. **Licensing Applications:** To agree a response to the following:

	Ref	Address	Proposal
a	C/22/00262/PRMA	Street Record, The Cotswold School Playing Field	New Premises Licence for open air band concert as part of Queen's Platinum Jubilee Celebrations on 3rd June
Comments			
The Parish Council supports this application.			

7. To note the following Planning Application was considered at the April Council meeting:

Application No.	Address	Proposal
22/00820/CLOPUD	20 Croome Gardens Bourton-on-the-Water GL54 2GD	Application under section 192 to establish whether the conversion of loft requires planning permission.
Comment		
The Parish Council will defer to the decision of CDC's Planning Officers and has nothing additional to add.		

8. The following Planning Applications were responded to by Clerk's delegated authority following the cancellation of 23rd March meeting:

	Ref	Address	Proposal
a	22/0265/FUL	Sorrel House, 1 Bridle Close, Bourton-on-The-Water GL54 2FB	Erection of attached oak framed car port to existing garage.
Comments			
The Parish Council has no objection.			
b	22/00648/CLOPUD	78 Lamberts Field, Bourton-on-The-Water GL54 2EH	Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for garage conversion with addition of windows.
Comments			
The Parish Council has no objection but would like to comment as follows: This application is for the third extension to this property. The owner had permission for two previous extensions but they have not been built. We are surprised that English Heritage have not been consulted as they revised the Salmonsbury SAM boundary to take in half of the gardens in this part of Lamberts Field.			
c	22/00710/AGFO	Land At E417412 N219560 (Land Parcel At Penn Grounds) Marshmouth Lane	Prior notification to carry out engineering works comprising the formation of a private way (agricultural access track extension)
Comments			
The Parish Council has no comment.			
d	22/00792/AGPA	Marsh Farm Marshmouth Lane	Prior Approval for the erection of the proposed agricultural building
Comments			
The Parish Council has no comment.			

9. Late Planning Applications & Decision Notices:

Planning Applications –New Application				
	Ref	Address	Proposal	
a	22/00682/LBC	Dial House Hotel High Street Bourton-on-the-Water GL54 2AN	Internal alteration to remove doorway into bathroom from bedroom and replace with a new doorway off corridor (retrospective)	
Comments				
The Parish Council has no objection but regrets the need for retrospective planning.				
Planning Applications – Decision Notices				
	Ref	Address	Proposal	Decision
a	22/00538/FUL	Birdland Park Rissington Road GL54 2BN	Change of use from Display Centre to Cafe'	Approved. BoWPC supported the application.
b	21/03864/FUL	Smiths Of Bourton, Victoria Street	Full Application for Change of use of courtyard to allow ancillary use to restaurant and erection of acoustic fence	Approved. BoWPC requested a solution to provide as many mitigations as possible.
c	21/03865/LBC	Smiths Of Bourton, Victoria Street	Listed Building Consent for Change of use of courtyard to allow ancillary use to restaurant and erection of acoustic fence	Approved. BoWPC deferred to CDC's Conservation Officer.

10. Decisions Notices

	Ref	Address	Proposal	Decision
a	APP/F1610/D/21/3 287479 for 21/03477/FUL	22 Barnsley Way, GL54 2GA	Erection of rear dormer	Appeal refused. BoWPC had no objection to the original application.
b	21/02467/FUL	Gable End, Nethercote Farm Drive GL54 2PQ	Erection of front entrance porch, garage, boundary walls, gates and single storey rear extension	Permitted. BoWPC objected on highways access and parking.
c	21/04299/LBC	Pock Hill Farm House, Pock Hill Lane GL54 2DD	Partial re-roofing of dwelling and associated works	Refused. BoWPC raised no objection.
d	21/00143/FUL	The Dower House High Street Bourton-On-The-Water GL54 2AP	Extensions to existing garage block (part retrospective)	Approved. BoWPC objected on number of applications, overdevelopment, design and Conservation area impact.
e	21/00139/FUL	The Dower House High Street Bourton-On-The-Water GL54 2AP	Retrospective permission for garden room	Approved. BOWPC objected on number of related retrospective applications, Conservation area impact and character.
f	20/03066/FUL	The Paddock, 86A Lamberts Field GL54 2EH	Proposed equestrian use of land, erection of stable/store and tack room, together with yard area, stoned access way, and associated works	Approved.

g	22/00626/FUL	Ardmore, Letch Lane Bourton-on-the-Water GL54 2DG	Demolition of side porch, new front porch structure, replacement windows, insertion of dormer windows creation of single storey rear extension and integration of front parking area (Revision to approved scheme ref 21/00335/FUL).	Approved. Responded by Clerk's delegated authority with no objection.
h	22/00140/FUL	Grafters Fosseway Lower Slaughter Cheltenham Gloucestershire (Parish of Lower Slaughter)	Change of use of existing dwelling and erection of extensions to create 40 bedroom hotel and associated works.	Refused. BoWPC submitted a lengthy objection paper.

11. **Local Aggregates Assessment for Gloucestershire, GCC - Technical Consultation for the 10th version** (Papers 1a & b). As this consultation included technical content the Clerk to ask Cllr Paul Hodgkinson if there was any useful feedback the Parish Council could provide. Otherwise, there was no comment from the Parish Council.
12. **The Dial House:** CDC Planning Enforcement Officer had advised that the work in the rear grounds to erect a large tepee and portacabin toilets would require Planning Permission. It was understood that this was being applied for.
13. **Motion by Cllr Len Wilkins** for the Committee to adopt rules on public speaking (Paper 2). Cllr Wilkins' proposals were discussed and it was decided to defer a decision until the full Council meeting in May.
14. **Committee Meetings for 2022-23:** The committee discussed moving the frequency of meetings to 3 weekly rather than fortnightly. It was agreed to defer a decision to full Council.
15. **Date of Next Meeting:** 6pm on Wednesday 11th 2022 in the Salmonsbury Room. There will be no meeting on 28th April.

There being no further business the meeting closed at 7.15pm.