

Bourton-on-the-Water Parish Council
Minutes of a meeting of the Planning Committee meeting held at 6pm on Wednesday 15th March 2023
in the Salmonsbury Room at The George Moore Community Centre

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

In Attendance: Sharon Henley, Clerk.

Members of Public: 2

1. **Apologies for absence:** District Cllr N Maunder.
2. **Declarations of interest:** Cllr Macklin declared a pecuniary interest in the licensing application [C/23/00331/STC](#) as he had a business interest.
3. **Approval of draft Minutes of the meeting held on 22nd February 2023:** APPROVED.
4. **Public Session:** The applicant for the licensing application 23/00331/STC outlined further details in relation to their application, in respect of charitable, environmental and other local benefits. The chairman proposed to discuss the application at the point, and this was APPROVED.
5. **Matters arising:**
 - a. Adoption of bus shelters in Station Road and request for funding for maintenance from Bloor Homes. Cllr Davis circulated an historical email trail providing details of previous discussions. The Clerk to send a recorded letter to Bloor Homes and request assistance from Cllr Hodgkinson in liaising with GCC on this matter.
 - b. Sign at The Candy Shop: The owners advised CDC that they would be submitting an application but if this is was not received by the end of the week then CDC would consider enforcement action.
 - c. Local Plan consultation: Cllr Davis to send wording to the Clerk in order to meet the following day's deadline for submission.
 - d. National Policy consultation: No response was submitted.
 - e. Thames Water consultation: The Clerk submitted the wording agreed at the Council meeting.
6. **Planning & Licensing Applications:** To agree responses to the following:

	Ref	Address	Proposal	Deadline
a	23/00412/FUL	26 Letch Hill Drive Bourton-on-the-Water GL54 2DQ	Loft conversion with addition of front and rear dormers and fenestration alterations	24/03/2023
Comments: The Parish Council has no objection.				

7. **Late Planning or Licensing Applications or Decision Notices:** The following responses were agreed:

Ref		Address	Proposal	Deadline
a	23/00799/TPO	Nethercote House, Rissington Road, Bourton-on-the-Water GL54 2DT	T1 Beech. Crown Reduction. Height and spread reduction of 2.1m cutting back to strong secondary growth. Shape and balance. New shape indicated in red on image.	03/04/2023
Comments: The Parish Council is concerned that crowning of a beech would not be in the best interest of the tree's health, but we defer to the opinion of CDC's Tree Officer.				
b	C/23/00331/STC	Cotswold Ice Creams - Tricycle	Application for Street Trading from 09.00-19.00 Monday to Sunday	11/04/2023
Comments: The Parish Council has no objection.				
c	23/00740/FUL	De La Hayes Restaurants High Street Bourton-on-the-Water Cheltenham Gloucestershire GL54 2AP	Variation of condition 12 (Deliveries) of permission 21/04537/FUL - Erection of plant room, bin store, condenser housing units, service yard gates; extension of external store; levelling of internal floor; creation of new cellar area; changes to existing WC's; new entrance doors; removal of existing blockwork	13/04/2023

		walls; alterations to roof and fascia signage and associated works	
Comments: Deferred to 29 th March.			

8. **Decision Notices:** The following were noted:

	Ref	Address	Proposal
a	C/22/00157/PRMA	Fuller Smith & Turner plc for St Kevins, High Street, Bourton-on-the-Water	New Premises Licence
Decision: Licence superseded. The Parish Council had no objection to the alcohol licence as long as there were no off-sales for alcohol.			
b	22/03247/FUL	The Barns, Bourton-on-the-Water GL54 2LF	Installation of 18no. solar panels to SW elevation of barn roof
Decision: Approved. The Parish Council submitted no objection.			
c	22/03248/LBC	The Barns, Bourton-on-the-Water GL54 2LF	Installation of 18no. solar panels to SW elevation of barn roof
Decision: Approved. The Parish Council submitted no objection.			
d	22/04359/OUT	2 Moore Road Bourton-on-the-Water GL54 2AZ	Outline planning application (all matters reserved) for the erection of a one-bedroom, one-storey bungalow
Decision: Approved. The Parish Council had no objection but subject to the views of the Conservation and Highways Officers with regards to access and parking.			
e	23/00026/FUL	88 Roman Way Bourton-on-the-Water GL54 2HD	Erection of single storey rear extension and demolition of existing conservatory
Decision: Approved. The Parish Council had no objection.			
f	23/00242/FUL	Penguin Barn, Marshmouth Lane, Bourton-on-the-Water GL54 2EE	Conversion of penguin shed to a single dwellinghouse and associated works - Variation of condition 2 (plan numbers) of permission 22/02106/FUL to enable amendments to design of approved scheme. Condition Number(s): 2 The development hereby approved shall be carried out in accordance with the following drawing number(s): 3055-002 A, 3055-003 A, 3055-004 B, 3055-005 B. Conditions(s) Removal: To obtain financing for the proposed conversion, the building must be covered by max. 50% timber cladding The building, as proposed, will be fully cladded. It is therefore proposed to introduce natural stone elements to reduce the amount of timber cladding Remove drawing references 3055-004 B and 3055-005 B from Condition 2 and replace with drawings PH.B.CON.07 Rev B and PH.B.CON.08
Decision: Approved. The Parish Council had no objection.			

9. **CDC Funding Opportunities (Paper 1):** To review information provided and agree any further actions. CDC had provided information on two new funds - Community Infrastructure Levy and Habitat Regulations Assessments (relating to providing suitable alternative natural greenspaces to the Cotswolds Beechwoods Special Area of Conservation), both with an application deadline of 31st May. The Clerk to circulate the information to all councillors to ask if there were any suggestions, although it was recognised that there might not be time to develop ideas prior to the deadline. A project suggestion was made to investigate the feasibility of harnessing the hydro/water-power in the River Windrush.

10. **Towards a Neighbourhood Development Plan for Bourton-on-the-Water**

- a. **Looking at other Parish and Town Councils' experiences:**

- i) Stow-on-the-Wold and the Swells Pre-Submission Neighbourhood Plan (Paper 2).
- ii) Stroud NDP as presented at Gloucestershire Market Towns Forum Look and Learn meeting on 1st March 2023.
- iii) Northleach NDP, a local example of a completed NDP.
- iv) Moreton-in-Marsh NDP, an example of a comprehensive local plan in development.

Cllr Davis outlined information in respect of the above.

- b. **Consider information, advice and assistance available and agree next steps, in light of current national context and policy.** Cllr Davis noted recent Parish Council discussions to put together a Neighbourhood Development Plan. This would have the advantage of higher CIL rates and the parish could create specific policy clauses which could be used in addition to national policies. A smaller plan could be considered which would be easier to achieve and a CDC officer was available to advise. It was agreed to hold an informal meeting with the officer with plans for progression by the new Council from May 2023.

- 11. **Towards the provision of Truly Affordable Housing for Local People:** To note and consider the model adopted by the Stow-on-the-Wold Community Land Trust (Paper 3). Cllr Davis was keen to network with Stow to discuss how this approach could also benefit the Bourton parish.
- 12. **Correspondence:** There was none.
- 13. **Items to Note only:** There were none.
- 14. **Date of Next Meeting:** 6pm on Wednesday 29th March 2023 in the Windrush Room. The Clerk to amend the booking to the Salmonsbury Room.
- 15. **Resolution under the Public Bodies (Admission to Meetings) Act 1960 Section 1, extended by the Local Government Act 1972, Section 100, that the following items are confidential as they relate to planning enforcement cases and land ownership. As such, the press and public are excluded from this part of the meeting. APPROVED.**
- 16. **Enforcement Action (Confidential Paper 4):** To review updates provided by Cllr Maunders. These were reviewed and the Clerk to request additional information on the cases from Cllr Maunders.
- 17. **Pedestrian entrance onto Moors Lane from Roman Way (Confidential Papers 5a & b):** To review Land Registry information and agree further actions. Following discussion, the Clerk was asked to raise a request for enforcement action with CDC and GCC.

There being no further business the meeting closed at 19.05 hours.