

Bourton-on-the-Water Parish Council
Minutes of the Planning Committee meeting held at 6pm on Wednesday 14th December 2022
in the Windrush Room at The George Moore Community Centre

The meeting started at 18.06 hours.

Those Present: Cllr A Davis (Chairman), Cllrs B Hadley, A Roberts, L Wilkins

In Attendance: Sharon Henley, Clerk

Members of Public: Two

1. **Apologies for absence:** Cllrs M Macklin and J Wareing.
2. **Declarations of interest:** There were none.
3. **Approval of draft Minutes of the meeting held on 30th November 2022.** APPROVED.
4. **Public Session:** Two residents, who had also sent in correspondence, attended to speak about The Dial House 22/01626/FUL The Dial House, retention and siting of a tipi. Cllr Davis provided contact details and three residents had met directly with staff at The Dial House to express their concerns about ongoing noise and other matters. The residents reported they were pleased that a productive process had started, though felt there was some way to go. Cllr Maunders advised the residents were best advised to continue to build their relationship with The Dial House staff in order that concerns and solutions might be negotiated between them. The Parish Council were asked to consider making additional representations to Cotswold District Council on the application. The Chairman confirmed that any next steps would need to be considered on a future agenda.
5. **Matters arising:**
 - a. Temporary sign at shop in Moore Road. The shop remained empty and the sign was still in place. At the next meeting the Committee to consider contacting CDC Enforcement if the sign remained.
 - b. Adoption of bus shelters in Station Road and request for funding for maintenance from Bloor Homes. Cllr Maunders had made enquiries on behalf of the Parish Council and agreed to chase the matter up.
 - c. Sign at The Candy Shop. CDC Enforcement sent a letter to the business requesting that an application was submitted within 28 days. CDC to review the matter in mid-December.
 - d. 22/01626/FUL The Dial House, retention and siting of a tipi: Cllr Maunders updated that the agent was in the process of submitting a revised proposal for the siting of the toilet block following the Conservation Officer's most recent comments. When the amended plans were received the Planning Officer would write up a report which would be sent to Cllr Maunders for comment.
 - e. Cotswolds National Landscape Management Plan and Dark Skies survey completion: Cllr Davis completed the Dark Skies survey based on comments from two councillors. The development of a Dark Skies Policy was very much welcomed. The Committee were asked to send their comments on the Management Plan to Cllr Davis for the submission on behalf of the Parish Council.
 - f. Complaint to CDC on planning applications: No further updates.
6. **Planning & Licencing Applications:** Responses were agreed as follows:

	Ref	Address	Proposal	Deadline
a	22/04004/FUL	Grafters Fosseyway Lower Slaughter Cheltenham Gloucestershire GL54 2EY (Lower Slaughter parish)	Change of use of existing dwelling and erection of extensions to create 40 bedroom hotel and associated works	22/12/2022

Comment: Comments to be submitted as follows:

The Parish Council would like to query whether the applicant should submit an application to change the EV parking provision as this has been altered to provide parking for Grafters since planning permission was granted for 22/00140/FUL.

The objections submitted to the previous application still remain as follows:

In the CDC Local Plan, hotels constitute "a Main Town Centre" use. The Plan states that such uses should be located within or adjacent to town centres. Bourton-on-the-Water, a village, is over one mile away along an unlit busy road, with no pedestrian walkway from the proposed hotel. Therefore, this proposal is contrary to the Local Plan.

Throughout this application, there is very little assessment of the proposed development against policy statements of the Local Plan, NPPG nor AONB. Significantly more information should be required prior to any determination, other than to refuse the application. Cotswolds National Landscape have raised a holding objection on issues including the lack of assessment of landscape and visual impact and Highways issues.

Taken together with other applications and developments, this proposed hotel has significant implications for vehicle movements onto and from the A429 Fosseway, from either existing village roads or from residential properties or businesses such as the Fuel Station, existing scrap yard, Bence and Equine Hospital. The A429 is a main HGV route and a heavily congested road without footpaths or street lighting. It is noted there would be at least 5 busy junctions onto the Fosseway within a space of 0.5 miles, including:

- 1) Hotel and EV sites
- 2) Gravel Pit / Metal Recycling
- 3) Wyck Rissington road
- 4) Slaughter Pike Fuel Station (with an entrance to a small housing estate opposite)
- 5) Lower Slaughter (Copse Hill Road)

The proposed use of the driveway to the existing property known as "Grafters" to be a service road, leads out onto the narrow Wyck Road, which in turn leads up to the junction with the A429. This junction has poor visibility to the north (Stow direction) so the proposal would create problematic traffic issues in this confined area. The equine hospital's traffic (off both Wyck Road and Fosseway) already involves large vehicles moving slowly onto and from the Fosseway, and this proposed use to support the Hotel could easily create hazardous congestion on the Fosseway.

Other road safety issues include surface water and poor drainage along this stretch of the Fosseway. Adequate provision for pedestrians accessing the hotel would be necessary.

One example of the safety improvements that may be considered is the work carried out between Tesco and Dobbies in Cirencester when the carriageway was duelled and a roundabout installed to overcome such problems.

This could be considered as "ribbon development"/planning creep, moving towards joining up the distinct settlements in the area. There would seem to be a need for a cumulative impact assessment.

Overdevelopment of the site, as there is already permission for the EVCS. Taken together with a 40 bed hotel and associated guest and staff parking, this will be unworkable in the medium term. The proposed hotel shows some 60 vehicles of the 102 EV charging spaces are now to be used for the hotel which negates the sustainability credentials claimed in the EVCS appeal. The proposed extensions are not subservient to the main house, again evidence that the proposal represents overdevelopment against policy.

The planning permission for the Electric Vehicle Charging Station, granted on appeal, does not permit overnight parking. The current proposal shows 60 or so of the 102 parking spaces intended for the charging station now allocated to the proposed hotel where overnight parking will be essential.

Work has started to clear the site before aspects of the planning approvals have been implemented meaning that the applicant is in breach of the conditions upon which the appeal was granted. These include the clearance of trees prior to the provision of a landscape scheme and the requirement to install a 'ghost' traffic island. It is requested that these and any other breaches are dealt with by CDC as a matter of urgency.

The applicant suggests there is a need for a budget hotel in this location. Given the high levels of demand to visit this area, local Parish Councils and residents already consider this area to be saturated by visitor numbers and cars. Additional hospitality accommodation will exacerbate an already acute problem. More visitors also increases the cost of village maintenance because of wear, exacerbating a problem that is already happening, particularly in Bourton-on-the-Water which is frequently overloaded with tourists.

Cotswold District Council have by policy this past year avoided promotion of Bourton-on the-Water as a tourist destination, instead promoting alternatives to dissipate visitors around the Cotswolds.

Parking is an existing problem for Bourton-on-the-Water and surrounding villages, and patrons of the proposed hotel will visit these villages by car as there is no obvious pathway to villages. Parking at Upper Slaughter and Lower Slaughter is already over capacity and makes daily life difficult for residents. Further parking will be intolerable.

Potential for loss of mature hedgerows and trees is a concern. The applicant states their intention to make this hotel visible to approaching traffic for passing trade.

Introduction of potential for noise through a 24 hour period.

The potential for light pollution will have a negative impact on wildlife, in particular bats and owls, in this area adjacent to open countryside and in the AONB. Dark skies policy suggests against a development of this nature at this location.

Lack of capacity in the existing utilities infrastructure which is unable to support the needs of this 40 bed hotel development as sewerage, water and other utilities in the area is already at, or over capacity. Thames Water has already submitted its consultee comments.

<p>In addition, Bourton-on-the-Water Parish Council might challenge the assertion that there is an unmet demand for a hotel that could not be met by other options currently under discussion in the local area.</p> <p>We would like to add in an observation that a number of developments are currently under consideration within a mile, or less, either side of this development (C/22/01474/PRMV The Cotswolds Brewing Co, 22/03763/FUL Land Parcel South of Meadow View, Stow Road and 22/03418/FUL Fosseway Service Station) and will have a cumulative impact on road safety, development creep (development outside the boundary indicated in the Local Plan), light pollution and impact on the wildlife corridor.</p>				
b	C/22/01474/PRMV	The Cotswold Brewing Company Limited, College Farm, Bourton-on-the-Water GL54 2HN	Variation of Premises Licence	30/12/2022
<p>Comment: The Parish Council objects to this application on the following grounds: This location is not within the local plan for development. Any extension to the existing licenced hours will cause disturbance to local neighbours, including within Bourton Parish. There will be a cumulative impact with other local development (22/04004/FUL Grafters, 22/03763/FUL Land Parcel South of Meadow View and 22/03418/FUL Fosseway Service Station) in terms of light pollution, impact on road safety and impact on the wildlife corridor. Given that the tent is not a soundproofed structure, at a previous event the noise could be heard throughout Bourton.</p>				
c	22/04129/FUL	Grey Gables, Bow Lane, Bourton-on-the-Water GL54 2DJ	Conversion of garage and room over to create a self contained annex	23/12/2022
<p>Comment: The Parish Council has no objection.</p>				
d	22/04130/LBC	Grey Gables, Bow Lane, Bourton-on-the-Water GL54 2DJ	Conversion of garage and room over to create a self contained annex	23/12/2022
<p>Comment: The Parish Council has no objection, subject to the Conservation Officer also having no objection.</p>				
e	22/02937/LBC	Old Cranley Cottage, Clapton Row, Bourton-on-the-Water GL54 2DN	Restoration and repair works to listed dwelling to include internal re-pointing, plasterwork, replacement living room floor and kitchen floor with installation of underfloor heating, electrical works and associated works. External works include re-pointing, install front porch brackets, build up and repair of boundary walls with addition of gate, replacement windows (partially retrospective)	05/01/2023
<p>Comment: The Parish Council has no overall objection but has concerns over the elaborate design of the front gates which are not in-keeping with the rest of the Clapton Row building frontages. We are once again disappointed to see this is a retrospective application.</p>				
f	22/04138/FUL	Leven House Bow Lane Bourton-on-the-Water Cheltenham Gloucestershire GL54 2DJ	Demolition and replacement of existing rear extension, demolition of garage and erection of self-contained ancillary annex and addition of new vehicular gate	05/01/2023
<p>Comment: The Parish Council has no objection.</p>				
g	22/04139/LBC	Leven House Bow Lane Bourton-on-the-Water Cheltenham Gloucestershire GL54 2DJ	Demolition and replacement of existing rear extension, internal works, demolition of garage and erection of self-contained ancillary annex and addition of new vehicular gate	05/01/2023
<p>Comment: The Parish Council has no objection, subject to the Conservation Officer also having no objection.</p>				

h	22/03763/FUL	Land Parcel South of Meadow View, Stow Road, Bourton-on-the-Water Gloucestershire (Maugersbury Parish)	Change of use of land from equestrian to residential caravan site with provision of additional 3 no. traveller pitches (partially retrospective)	21/12/2022
Comment: The Parish Council has no objection as this application is in accordance with the Local Plan.				
i	22/03418/FUL	Fosseway Service Station, Fosseway, Lower Slaughter, Cheltenham, Gloucestershire GL54 2EY (Lower Slaughter parish)	Erection of service station side extension and erection of fencing to create a relocated bin storage area	14/12/2022, extension granted.
Comment: The Parish Council objects to the application due to overdevelopment of the site in respect of inadequate car parking and volume of traffic accessing the site from the Fosseway on a 50mph stretch of road. In addition, there will be a cumulative impact with other local development (22/04004/FUL Grafters, C/22/01474/PRMV The Cotswold Brewing Co, and 22/03763/FUL Land parcel south of Meadow View, Stow Road) in terms of light pollution, impact on road safety and the wildlife corridor.				

7. **Late Planning or Licensing Notifications:** The following were considered:

Ref	Address	Proposal	Deadline
22/04238/FUL	Field View Cottage, Cemetery Lane, Bourton-on-the-Water GL54 2HB	Demolition of garden storage outbuilding and erection of garden room/annexe ancillary to Field View Cottage	30/12/2022
Comment: The Parish Council has no objection but we note that the property is reached by a single unmade access track and there is already congestion due to the track having no passing places.			
Decision Notices			
22/02789/FUL	Bury Barn, Cemetery Lane, Bourton-on-the-Water GL54 2HB	Erection of 1no. timber holiday lodge with associated parking and hardstanding	Withdrawn

8. **Responses submitted by Clerk's delegated authority:** There were none.

9. **Decision Notices:** The following was noted:

	Ref	Address	Proposal
a	22/03361/FUL	60 Swallow Road, Bourton-on-the-Water GL54 2RW	Ground floor side extension. Addition of roof light and other associated works
Decision: Approved. BoWPC submitted no objection.			

10. **Planning Appeal Notification 22/01424/FUL Welcome Cottage (Paper 1):** To review details and agree any written comments to be submitted by the deadline of 9th January. The Parish Council had previously submitted a comment that "The Parish Council has no objection and defers to the view of CDC's Conservation Officer". It was agreed that the Clerk should submit a comment "As per our original comments, although we have no objection, we defer to the views of CDC's Conservation Officer and we do not consider that the conditions imposed are unreasonable".
11. **Pedestrian entrance onto Moors Lane from Roman Way:** To receive update from Cllr Hadley following site visit and agree any further actions required. Deferred from previous meeting. Cllr Hadley updated that the property's fence line had been moved back and a gated access added to Moors Lane by removal of a hedge. The Clerk to write to the property owner at Roman Way to clarify where their property boundary lay as an area of land adjacent to Moors Lane had been cultivated. This was a request for information as there was a query on whether the land belonged to the homeowner.
12. **Clarifying the position regarding retrospective planning applications as a material planning consideration:** To receive an update from Cllr Davis. This matter was again deferred to the following meeting where case law would be discussed.
13. **Sign at the Coach and Horses public house.** Cllr Davis noted that a sign had been attached to the wall of the Grade II listed building. The Clerk to write to the Conservation Officer to draw the temporary sign to their attention.

14. **Correspondence:**

- a. Email re The Dial House 22/01626/FUL from a resident (Paper 2). This was noted as discussed earlier in the meeting.

15. **Items to Note only:**

- a. The Clerk had been contacted with an offer to hold a meeting with the owners of Manor Fields to discuss the car park. The Clerk to set up a meeting with Councillors from Highways and Planning in the New Year.

Cllr Roberts left the meeting at this point.

16. **Date of Next Meeting:** 6pm on Wednesday 11th January 2023 in the Windrush Room.

There being no further business the meeting closed at 19.25 hours.