

**Minutes of a Meeting of the Planning Committee**  
**Held at 6pm on Wednesday 28<sup>th</sup> July 2021 in the Windrush Room, George Moore Community Centre**

**Those Present:** Cllr A Davis (Chairman), Cllrs L Hicks, P Millett, N Randall, L Wilkins

**In Attendance:** Sharon Henley, Clerk/RFO

**Members of Public:** One. Cllrs B Hadley and A Roberts attended in a non-voting capacity, District Cllr Nick Maunder.

1. **Apologies for absence:** To receive Cllr M Macklin, apologies accepted. District Cllr R Keeling.
2. **Declarations of interest:** Cllr Wilkins had worked on a committee with the MoP and worked on a claim against CDC for Gable End.
3. **Minutes of the meeting held 14<sup>th</sup> July 2021, circulated, for signature by the Chairman:** Cllr Davis proposed approval, this was seconded by Cllr Hicks and unanimously APPROVED.

Following this item it was agreed to bring forward discussion on Planning application 5(d) 21/02467/FUL for Gable End as a resident had asked to speak. Standing orders were suspended to enable the resident to speak in objection to the application. Two on-line objections to the application were also read and the response at 5(d) was approved by councillors.

4. **Matters arising:** The Clerk updated as follows:
  - a. Little Orchard – CDC had confirmed that Planning Permission would only be required if the wall exceeds one metre in height and abuts the highway. If it does not abut the highway then a wall of 2 metres can be constructed without planning permission. The Committee closed the case.
  - b. La Reine - CDC advised that no planning permission would have been required for this change, both uses fall under the same use category of Class E, so it is covered under the new change of use designations. The Committee closed the case.
  - c. The Food Box Planet – CDC were unable to advise without precise details and sent a reference document on advertisement signs. It was agreed that Cllr Wilkins would investigate and report back at the next meeting.
  - d. The Croft – CDC advised that background music is classed as incidental and does not require a licence. The Committee closed the case.
  - e. The Old New Inn – CDC advised that as long as these activities are taking place from within the buildings then food and drink sales from the garages around the outside required no licence. The Committee closed the case.
  - f. Bus Shelters
    1. Bloor Homes - Jonathan Bryan had written to confirm that the £7,217 had not been made to GCC as a deed of variation to the S106 agreement had remove the commuted sum for the bus shelters. Bloor had now offered £2,000 towards maintenance of the bus shelters, to be installed by GCC. This to be paid when the Parish Council adopt the bus shelters. The Clerk to respond to accept their proposals.
    2. Meadow Way: The potential removal of the new bus shelter to Station Road was still ongoing with Jonathan Roberts of GCC Highways.
  - g. Manor Fields: District Cllr Nick Maunder updated as follows:
    1. Erection of timber shed: The Planning Officer had requested removal or an application for retrospective Planning Permission. As this had not been received a final warning or Enforcement Notice may be required and it was noted that this was classed as a local Green Space.
    2. Portaloos: These were installed in support of a Parish Council and CDC request and no Planning Permission was required. Any complaints about their siting should be directed to the Environmental Health Officer.
    3. Parking of commercial vehicles: Private motor vehicles only were allowed. Evidence of commercial vehicle parking had been submitted and there would be grounds for enforcement should the breach continue.
    4. Maximum allowable days for parking: An annual additional 14 days had been granted in 2013 under 13/03379/FUL Change of use Agricultural Land for car parking to be used exclusively between April and October annually. This was added to the 56 days allowed under national temporary permitted development rights for car parking until the end of 2021, giving a total of 70 days and there was no indication of a breach of this at present.  
It was agreed that Cllrs Hadley and Roberts would advise the owners of Bourton Vale car park about the change in number of allowable days during a site visit.

5. Archaeology: Concerns were raised about the parking damaging the protected area at Salmonsbury Camp. The Clerk to write to Historic England to advise about the 70 days parking this year to bring it to their attention and stating that the Parish Council understand the important status of this site.
6. Food trailer: As the food was available to purchase for those who were not using the car park there was no retrospective action but an application would be needed for the future.
7. Horses: The owners were entitled to keep horses primarily for grazing, under certain conditions. If any resident had concerns then a log should be kept prior to reporting to CDC.
- h. Letter from Quenington PC to CDC to address the issue of Planning Committee triage: Cllr Davis advised that Cllr Joe Harris, Leader of CDC would be arranging a meeting with Quenington PC and would keep BoWPC informed.
- i. Quirky's: It was confirmed that the stone under the window had been grouted and cleaned rather than replaced so no further action was required.

5. **Planning Applications:** The following were discussed and responses agreed:

<b>New Applications</b>			
	<b>Ref</b>	<b>Address</b>	<b>Proposal</b>
a	21/02624/FUL	9 Salmonsbury Cottages Station Road	Two Storey pitched roof rear extension and single storey flat roof extension
Comment			
The Parish Council has no objection.			
b	21/02574/FUL	44 Roman Way GL54 2EW	Erection of two-storey rear/side extension with dormer windows to the front and rear
Comment			
The Parish Council has no objection.			
c	21/02663/FUL and 21/02664/LBC	Lincroft House Clapton Row GL54 2DW	Reconfiguration and Internal alterations to existing building and attached barn
Comment			
The Parish Council will defer to comments by CDC's Conservation Officer.			
d	21/02467/FUL	Gable End, Nethercote Farm Drive	Erection of front entrance porch, garage, boundary walls, gates and single storey rear extension.
Comment			
The Parish Council would like to object due to lack of access for emergency services and turning for vehicles in general due to the change in access to the house which is now restricted. There are also concerns that this development will lead to flooding. We have been advised that there may be restrictive covenants in place, although this may not be a material planning consideration. The proposed development is not in the Cotswold vernacular. The Council is surprised if no condition was put in to protect a turning circle, for all residents, on the original application when the property was built. This has not been possible to check yet as it was prior to CDC's online planning facility starting.			
e	21/02744/FUL	Orchard House, Marshmouth Lane, GL54 2EE	Demolition of existing timber garage and construction of a new garage and garden room.
Comment			
The Parish Council has no objection.			

6. **Decisions at variance to Bourton on the Water Parish Council's comments** : There were none.
7. **Report from Planning Workshop 2<sup>nd</sup> July:** This was deferred to a future meeting.
8. **Green Infrastructure Strategy Report:** CDC had extended the deadline and had invited Parish Councils to a Focus Group. Cllr Davis to circulate dates and to update who would attend to full Council.
9. **CDC's Gambling Consultation:** Cllr Davis suggested a response that the Parish Council were pleased to note that the document was mindful of the protection of children and vulnerable persons in paragraphs 14.3 and 14.4. To be confirmed at the full Council meeting.
10. **Date of Next Meeting:** Wednesday 18<sup>th</sup> August 2021 at 6.00 pm.

There being no further business the meeting closed at 19.34 hours.