

Bourton-on-the-Water Parish Council
Minutes of a meeting of the Planning Committee held at 6pm on Wednesday 30th November 2022
in the Windrush Room at The George Moore Community Centre

Those Present: Cllr A Davis (Chairman), Cllrs B Hadley, A Roberts, L Wilkins and J Wareing. Cllr Hicks attended in a non-voting capacity until item 6.

In Attendance: Sharon Henley, Clerk, District Cllr N Maunder.

Members of Public: None.

1. **Apologies for absence:** Cllr N Randall and District Cllr R Keeling.
2. **Declarations of interest:** Cllr Wareing declared an interest in The Barns applications as he knows the owners.
3. **Approval of draft Minutes of the meeting held on 9th November 2022.** APPROVED.
4. **Public Session:** There were none present.
5. **Matters arising:**
 - a. Temporary sign at shop in Moore Road: The Clerk wrote to CDC Enforcement but no response had been received. It was noted that the shop was now empty, although the sign is still in place.
 - b. Adoption of bus shelters in Station Road and request for funding for maintenance from Bloor Homes: The Clerk received no communications, despite chasing. The Clerk to liaise with Cllr Maunder to progress matters.
 - c. Sign at The Candy Shop: No further updates received from CDC Enforcement. The business owner was expected to submit a planning application in response to advice from CDC Planning Enforcement.
 - d. 22/01626/FUL The Dial House, retention and siting of a tipi: The application was still awaiting decision on the Planning Portal. Cllr Maunder to follow up.
 - e. Cotswolds National Landscape Management Plan: Cllr Davis was collating responses, but none had been received from councillors. The Committee were reminded to send comments.
 - f. Complaint to CDC on planning applications (response – Paper 1): A response was received from the Interim Development Manager who had investigated. There was currently a delay with posting some comments onto the website but as long as they were made to the planning comments inbox, they would always be uploaded and visible to the Planning Officer and public prior to a decision being made. The CEO further requested that a message was added to the portal homepage advising those uploading details that they may take a few days to appear. This had been completed. It was considered by Planning Committee that there are further issues requiring resolution.
6. **Planning & Licencing Applications:** Responses were agreed as follows:

| | Ref | Address | Proposal | Deadline |
|---|------------------------------|---|---|----------|
| a | 22/02789/FUL | Land at Bury Barn, Cemetery Lane, Bourton-on-the-Water GL54 2HB | Erection of 1no. timber holiday lodge with associated parking and hardstanding | 05/12/22 |
| Comment: The Parish Council objects for the following reasons: This area is technically outside the development boundary so this development may set a precedent. We have road safety concerns as the location is reached by a single unmade access track. There is already congestion due to having no passing places. Parts of the design (steel and glass veranda surround) are out of keeping with the area which will be visible from the Public Footpath, and this will therefore have a negative impact on the area. There will be an environmental impact on lake and lake shore during construction that we would want to see well managed. | | | | |
| b | 22/03567/ADV | Unit 3, Beech Court, Bourton Industrial Park, Bourton-on-the-Water GL54 2SB | Advertisement consent for the installation of exterior illuminated and non-illuminated commercial signs | 02/12/22 |
| Comment: The Parish Council objects to this application. Whilst we have no problem with non-illuminated commercial signs, we object to the exterior illuminated sign facing the Fosseway (sign 16). The illuminated sign is objected to on environmental grounds and may be a disturbance to wildlife eg owls and bats. If approved, the illuminated sign should only be lit when the shop is open. In accordance with the Communities and Local Government - Outdoor Advertisements and Signs: A Guide for Advertisers' document, we would request that class 4 signage is restricted to the entrance frontage and communal car park only. | | | | |

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| c | 22/03724/FUL | Unit 3, Beech Court, Bourton Industrial Park, Bourton-on-the-Water GL54 2SB | Installation of condenser units and drop box to front of commercial building | 02/12/22 |
| Comment: The Parish Council has no objection. | | | | |
| d | 22/03743/FUL | Warmstones, Springfield, Bourton-on-the-Water GL54 2DF | Change of use from residential garage (use class C3) to hair salon (use class E) | 01/12/22 |
| Comment: The Parish Council objects as this is a commercial operation on a residential estate. This use class will conflict with that. The change may also result in an increase in vehicle movements and parking considerations. | | | | |
| e | 22/03902/FUL | 32 Springvale, Bourton-on-the-Water GL54 2ES | Demolition of existing conservatory and erection of rear single storey extension and other associated works | 05/12/22 |
| Comment: The Parish Council has no objection. | | | | |
| f | 22/03247/FUL | The Barns, Bourton-on-the-Water GL54 2LF | Installation of 18no. solar panels to SW elevation of barn roof | 06/12/22 |
| Comment: The Parish Council has no objection. | | | | |
| g | 22/03248/LBC | The Barns, Bourton-on-the-Water GL54 2LF | Installation of 18no. solar panels to SW elevation of barn roof | 06/12/22 |
| Comment: The Parish Council has no objection, but this view is subject to CDC's Conservation Officer also having no objections. | | | | |
| h | 22/03933/FUL | Nethercote Manor, Nethercote Farm Drive, Bourton-on-the-Water GL54 2PQ | Construction of a domestic inground swimming pool and pool house | 06/12/22 |
| Comment: The Parish Council has no objection but we would like the following comments to be noted by the Planning Officer and applicant so mitigations can be put into place where possible. Whilst we appreciate the design is raised up to protect the pool from becoming flooded, we question whether there is any protection of the river in the event of a flood to prevent cross contamination of the river Windrush. We would want this matter to be explored further by CDC. There is a climate change cost with the addition of concrete in a previously grassed area and mitigation measures may be possible such as planting of trees in compensation. | | | | |
| i | 22/04004/FUL | Grafters Fosseway Lower Slaughter Cheltenham Gloucestershire GL54 2EY | Change of use of existing dwelling and erection of extensions to create 40 bedroom hotel and associated works | 22/12/22 |
| Comments: Deferred to the next meeting to enable further consideration. A meeting with other parish councils to be held with Cllr Davis and the Clerk to attend. | | | | |

7. Late Notifications:

| Licensing Applications –New Application | | | |
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| Ref | Address | Proposal | Deadline |
| C/22/01474/PRMV | The Cotswold Brewing Company Limited, College Farm, Bourton-on-the-Water GL54 2HN | Variation of Premises Licence | 30/12/22 |
| Comments: Deferred to the next meeting. | | | |

8. Responses submitted by Clerk's delegated authority: The following were noted:

| | Ref | Address | Proposal |
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| a | 22/03907/TCONR | Broadlands House, Victoria Street, Bourton-on-the-Water GL54 2DH | T.1 - Himalayan birch in rear garden - remove |

| Comment |
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| The Parish Council has no objection. |

9. **Decision Notices**

| | Ref | Address | Proposal |
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| a | 22/01728/TCONR | Waterfront Tea Room Victoria Street Bourton-on-the-Water GL54 2BX | T1: Walnut: Remove to ground level. The tree has dangerous snapped limbs overhanging the public footpath and when in leaf will become heavy and have increased risk of falling. The root are severely lifting the pavement and patio area and are causing a trip hazard on a busy high street. The roots are at risk of causing structural damage to properties near by. |
| Decision | | | |
| Extension of temporary TPO to become a permanent TPO was approved by CDC Planning Committee. BoWPC withdrew their objection to making the TPO permanent following discussions with the Tree Officer and GCC Highways Officer. | | | |
| b | 22/03115/FUL | Mead House, Rissington Road Bourton-on-the-Water GL54 2DX | Partial demolition of garage and erection of single-storey rear extension |
| Decision | | | |
| Approved. BoWPC submitted no objection. | | | |
| c | 22/03359/FUL | Rose Barn, Cemetery Lane, Bourton-on-the-Water GL54 2HB | Single storey rear and 1 1/2 storey side extensions and other associated works |
| Decision | | | |
| Approved. BoWPC submitted no objection. | | | |
| d | 22/01735/FUL | Bury Barn, Cemetery Lane, Bourton-on-the-Water GL54 2HB | Use of existing dwelling without restriction |
| Decision | | | |
| Approved. BoWPC submitted no objection. | | | |
| e | 22/01604/FUL | 4 Moore Road Bourton-on-the-Water GL54 2AZ | Erection of two-storey side extension |
| Decision: | | | |
| Approved. BoWPC submitted no objection. | | | |
| f | 22/02368/LBC | Welcome Cottage, Victoria Street, Bourton-on-the-Water | Re-construct chimney to existing flue currently terminated below ridge and replace existing lightweight timber fence and gate to side of dwelling with Cotswold stone wall and hardwood timber gate |
| Decision | | | |
| Approved. BoWPC deferred to the Conservation Officer but queried height of chimney regarding smoke nuisance. | | | |
| g | 22/02553/FUL | 1 Stanway Green, Bourton-on-the-Water, GL54 2GG | Loft conversion with rear dormer windows and front velux windows |
| Decision | | | |
| Approved. BoWPC objected on grounds of dominating dormer windows, design out of keeping in the vicinity, intrusive roofline and inadequate parking. It was noted during the meeting that BoWPC were disappointed the application was not called into CDC's Planning Committee for a decision. | | | |
| h | 22/01271/CLEUD | Building at E415816 N220657 Whiteshoots Cottage Fosseway Bourton-on-the-Water | Cert of Lawful Existing Use or Devt for Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for a change of use of ancillary outbuilding to short term holiday let accommodation and associated works |

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| Decision |
| Withdrawn. |

10. **Pedestrian entrance onto Moors Lane from Roman Way:** To receive update from Cllr Hadley following site visit and agree any further actions required. Deferred to the next meeting.
11. **Clarifying the position regarding retrospective planning applications as a material planning consideration:** To receive an update from Cllr Davis. Deferred to the next meeting.
12. **Correspondence:** There was none.
13. **Items to Note only:** There were none.
14. **Date of Next Meeting:** 6pm on Wednesday 14th December 2022 in the Windrush Room.

There being no further business the meeting closed at 19.13 hours.