

**The Minutes of the Planning Committee Meeting  
held on 13<sup>th</sup> January 2021**

A meeting of the Planning Committee was held on 13<sup>th</sup> January 2021 at 6.00pm via Zoom where members of the public were also invited.

The following were present: -

Cllrs. B. Sumner (Chair), B. Hadley (Ex-officio), S. Coventry, A. Davis, L. Hicks, N. Randall & L. Wilkins  
District Cllrs. R. Keeling & N. Maunder  
Observers: Cllrs. P. Millett & A. Roberts  
Officer: Assistant Clerk

1. **Apologies for absence** There were none.
2. **Declarations of Interest** Cllr Sumner declared an interest in the application 20/04546/TCONR.
3. **Minutes of the Planning Meetings held on 9<sup>th</sup> & 17<sup>th</sup> December 2020**, copies of which had been previously circulated, were agreed as a true record of the meetings and will be signed by the Chairman.
4. **Matters Arising**
  - Waterfront Tea Room Cllr Sumner reported that no update had been received regarding the removal of the Shepherd's Hut.
  - Paddy the Barber Cllr Sumner reported that the final design for Paddy's business sign had yet to be received from the sign maker.
  - Development on Moor Lane Cllr Hadley reported that the cesspit being delivered to land near to AgriHire had been investigated and did not present any further concerns as its installation was connected to the construction of an agricultural building.
  - Dower House Cllr Maunder reported that CDC's Enforcement Officer had requested a site visit on several occasions without success so the property owner would be informed that it was an offence not to facilitate a visit and a fine could be issued for non-compliance.
5. **Planning Applications**
  - 1) 20/03890/FUL Fairlie, Riverside

Demolition of existing garage and single storey outbuildings, erection of two storey rear extension and single storey side and rear extensions, and erection of garage

**COMMENT:** *The Council objects to the proposed development on the following basis:*

**Overdevelopment of the site:**  
*The proposal to create a 5-bed property with very little outdoor space available represents an overdevelopment of the plot. The provision of roof lights in the garage also provides an opportunity for the subsequent creation of an additional bedroom. Even if this were not the case, the plot size is such that a 5-bed property would represent gross overdevelopment of the plot given the possible over-looking issues that will be created for neighbouring properties. In addition the proposed first floor extension to the main house will erode the privacy of a number of neighbouring properties in Chardwar Gardens, and in particular the common open grounds.*

**Unsatisfactory access:**  
*The proposal will generate unacceptably high volumes of traffic at the access point to the development in a space that is extremely confined and where vehicular manoeuvring in and out of the plot in a forwards motion will be impossible. The entry/exit point involves crossing a very popular footpath which experiences high footfall on a daily basis, thereby causing safety concerns arising from a conflict between foot- and vehicular traffic within a very confined space.*

**Inadequate parking provision:**  
*The plot does not offer sufficient parking provision to support the proposed occupancy. The increased occupancy would require additional parking space to be sought on nearby roads in an area where there is already a very limited number of spaces available for residents.*

**Inappropriate scale of commercial activity:**  
*The property is used as a holiday let which by its nature will mean tenants have a lot less regard for their immediate neighbours than owner occupiers. The proposed changes will undoubtedly attract large groups; the size of the accommodation to be provided certainly indicates this is unlikely to attract a single family unit as there are very few 10 person families. This raises significant concerns regarding the impact on neighbouring properties that this commercial activity will have in terms of noise, nuisance, disturbance, loss of privacy etc. Whilst B&B businesses are commonplace in Bourton and other small Cotswold communities, these serve a completely different customer base comprising mainly pairs or*

small family groups which are able to be accommodated without undue impact on neighbouring residents. This proposal does not reflect the traditional B&B model and will generate a completely different local impact in terms of noise and loss of privacy with particular reference to the proposed overlooking windows. This is particularly true in a part of the village which is home to many retired and elderly residents. Any noise/privacy issues created as a result of this business will not be able to be controlled or addressed promptly as the owner is not on-site or local. The potential impact of this commercial activity is therefore considered unacceptable.

**Impact on a Listed Building and other concerns:**

As the proposed development is adjacent to a Listed Building the Council would like to request the input of CDC's Conservation Officer to assess the impact of such a development on this building.

The Council is not certain of the ownership of the boundary walls but suspects that the wall to the west side of the property is owned by the Chardwar Gardens Management and therefore should not be used in the construction of the Garden bedroom.

The Council's final concern is that on the Title Deeds of the property GR107017, in C section 2 it states that a Deed of Covenant exists as follows:

- To be used as a private dwelling House;
- Not to be done upon the said property or any part thereof anything which is or maybe a nuisance or annoyance to Trentraven or its successors in title;
- Not to create any additional window or opening of any description upon the said Property overlooking Birdland.

2) 20/04546/TCONR Grey Gables, Bow Lane

1. Beech Remove x3 lower branches over shading lawn & greenhouse Remove or prune lower secondary branches within 5 metres of ground level to reduce overall circumference by up to 2 metres in branch length. Thin remaining crown density by no more than 15% of volume i.e. primarily the systematic removal throughout the crown of overcrowded, abrading or crossing branches and deadwood; 2. Yew Thoroughly trim lower crown edge away from property

**COMMENT:** The Council has no objection and supports the recommendations of CDC's Tree Officer

3) 20/04371/CLOPUD Land Parcel Known As The Paddocks, Whiteshoots Hill

Certificate of Lawful Proposed Use or Development under Section 191 of the Town and Country Planning Act 1990 for the use of the land edged red for use of land as a caravan site

**COMMENT:** The Council objects to the proposed development on the following basis:

**Unsatisfactory access:**

The Council is concerned that no provision has been made for a suitable access point to the site. It is essential that this is identified as the proposed development will generate an increase in the volumes of traffic trying to enter and exit the site from/to roads where vehicular traffic is moving at very high speeds. Entry and exit of large numbers of caravans in this particular area will be difficult to achieve without creating huge safety concerns. The applicant is urged to give full consideration to this matter to enable the proposal and its impact on the surrounding area to be fully understood. The Council is also concerned that a development of this nature will generate new levels of pedestrian traffic as people attempt to visit the village centre by walking alongside main roads and where there may currently be no footpaths, which is again a safety concern.

**Impact on neighbouring properties:**

This development will have a significant impact on the residents living in neighbouring properties in terms of the noise and disturbance that will be experienced through the arrival and departure of caravans and their towing vehicles on a regular basis as well as the presence of their occupants on-site.

**Overtourism:**

The Council is concerned by the impact the proposal will have on the number of tourists visiting Bourton on the Water which is a village already struggling to deal with excessively high visitor numbers.

**Planning issues:**

The Council seeks confirmation that the applicant's request for a CLEUD, prior to this application, was issued correctly as there are concerns that local stakeholders had not been informed of the application by way of the required statutory notice period and, consequently, they were not given the opportunity to comment at the appropriate time.

6. Street Trading Consent Cllr Sumner reported that the ice cream vendor who had applied for a licence to trade on Clapton Row had withdrawn his application and had requested to meet with Council to help find a suitable alternative location to trade.

7. 8 Rye Crescent – Cllr Sumner reported that residents were concerned about a vehicle business operating from a residential property and he confirmed that Cllr Maunder would refer the matter to CDC’s Enforcement Team to ensure that it was operating legally.

8. **Decisions at variance to Council’s comments**

20/01651/FUL Oakengates, Rissington Road

Erection of rear extension and fenestration alterations to facilitate the conversion of an outbuilding to form additional living accommodation and store.

**Application Permitted on 25<sup>th</sup> September 2020**

18/01681/FUL Scrap Haulage Yard, Fosseyway

Redevelopment of existing scrap yard and haulage depot to create Electric Car Charging Service Station and Associated Works.

**Appeal Allowed on 9<sup>th</sup> December 2020**

20/03611/FUL Manor Close, High Street

Proposed new ancillary annexe.

**Application Withdrawn on 10<sup>th</sup> December 2020**

20/02934/FUL Naunton Downs Golf Club Ltd, Naunton

Erection of new model stable yard including administrative spaces, stables, welfare and hay store building, trotting and exercise tracks and gallops. Temporary siting of 1 mobile home. Use of associated land for keeping and training horses.

**Application Permitted on 16<sup>th</sup> December 2020**

9. **Any Other Business**

Bus Shelter in Station Road by The Cotswold School Cllr Sumner reported that Council had been asked to consider and approve a design for a new bus shelter on Station Road. Council deferred this discussion to the next Planning Committee meeting to enable the Clerk to obtain a choice of designs and further information about the precise location of the bus shelter.

De La Haye’s Restaurant Cllr Hicks reported that the property had a potential buyer and requested that Council monitored any progress to ensure that the outstanding planning issues were addressed by any new owner.

Former Co-op Site Cllr Davis reported that the former Co-op site was in real need of clearance to improve its visual impact on the village. Council requested that the Clerk should write to the owners to address this issue.

10. **Date of Next Meeting** – Wednesday 27<sup>th</sup> January 2021.

The meeting closed at 7.06pm.

Signed .....  
27<sup>th</sup> January 2021