

**BOURTON-ON-THE-WATER PARISH COUNCIL  
PLANNING COMMITTEE**

**Minutes of the Planning Committee meeting held on 5<sup>th</sup> February 2020 at the  
George Moore Community Centre, Moore Rd, Bourton-on-the-Water at 6.00 pm**

Present: Cllrs. B. Sumner, R. Hadley, L. Hicks, A. Davis, L. Wilkins, N. Randall, S. Coventry,  
B. Wragge, K. Cronin and District Cllr. N. Maunder.

1. **Apologies for absence:** had been received from Cllr. B. Rogers.
2. **Declarations of Interest:** – there were no declarations of interest to report at the meeting.
3. **Minutes of the Planning Committee meeting held on 22<sup>nd</sup> January 2020** were approved as a true record of the meeting and signed by the Chairman.
4. **Matters arising from the minutes** – None.
5. **Planning Applications:**

1) Ref: 20/00204/FUL De La Hayes Restaurant, High Street

Erection of detached refrigeration and air-conditioning enclosure, relocation of air-conditioning units, alterations to roofing and installation of fascia signage.

2) Ref: 20/00205/LBC De La Hayes Restaurant, High Street

Erection of detached refrigeration and air-conditioning enclosures, relocation of air-conditioning units, alterations to roofing and installation of fascia signage.

The committee members agreed that Cllr. B. Sumner, Cllr. N. Randall, Cllr. L. Wilkins and the Clerk were to meet and draw up the comments raised at the meeting on the two above planning applications. Comments were to be presented at the planning meeting arranged for 12.2.2020.

6. **Date of Next Meeting** – Wednesday 12<sup>th</sup> February 2020 at 6.00 pm.

The meeting closed at 6.45 pm.

Signed .....  
12<sup>th</sup> February 2020

Bourton-on-the-Water Parish Council comments on the two planning applications for De La Hayes as follows: -

- 1) Ref: 20/00204/FUL De La Hayes Restaurant, High Street  
Erection of detached refrigeration and air-conditioning enclosure, relocation of air-conditioning units, alterations to roofing and installation of fascia signage.
- 2) Ref: 20/00205/LBC De La Hayes Restaurant, High Street  
Erection of detached refrigeration and air-conditioning enclosures, relocation of air-conditioning units, alterations to roofing and installation of fascia signage.

The report by Evans Jones Surveyors & Planning Consultants have highlighted four areas and we understand that planning permission is being sought.

Therefore the Parish Council have commented on the four areas raised in the planning consultants reports listed below.

#### Air-conditioning units

The air-conditioning units added to the building were unauthorised and were installed at a later date. The planning application submitted shows very little detail to where the air-conditioning units are proposed to be installed and how they would work on an external single bricked wall.

All of the works which have been introduced to the building is over development of the site and has had a harmful impact on a listed building and the surrounding area. This area of the village had a nice vista and a nice looking listed building prior to the development of the site. Damage to the street scene has been caused and damage to the character and integrity of the building.

On these grounds the Parish Council object to the re-positioning of the air-conditioning units and refer back to the inspectors report item 19 on page 4.

#### Refrigeration Unit

The refrigeration temporary building was not within the original planning application and the refrigeration unit was to be housed in the kitchen. Due to the kitchen having to house so many cupboards the unit was then put outside. Once again damaging a listed building. The Parish Council agree to items 58 and 59 of the planning inspectors report where the applicant has not taken due consideration to the physical impacts on a Listed Building. Item 60 of the Planning Inspectors report concludes that the refrigeration unit as installed should not be granted planning permission.

#### Prentice Roof to the South-East elevation

The prentice roof is harmful to the significance of the heritage asset and does not justify the works on a Heritage building. There is very little detail in the Evans & Jones report for Bourton Parish Council to understand how this is going to be corrected. Refer to planning inspectors report, paragraph 35, 36 and 37 state that this work has been harmful. So once again the applicant has caused harm to a listed building. The prentice roof should be re-instated to its original state.

#### Signage

The Parish Council agree with the comments in the planning inspectors report, item 29 and 33 that the fascias have harmed the integrity of this part of the listed building. The current boarding is too deep for a listed building. In the current planning application there is no detail of the design and lettering of the signage.

The recent planning application omits any reference to other parts of the building which the inspector raised as harmful to a listed building.

- Three intake and extraction flues on the kitchen extension (item 20 & 21)
- Two metal flues S/W elevation (item 22 & 23)

- Cotswold stone wall on vehicle access route (item 38 & 39) This area contributes to the congestion in the street as the metal gates stop delivery lorries from entering their site so they park on the road causing tail backs in busy periods.
- Fascias to external kitchen wall (item 29)
- Lamps (items 55 & 56)
- Metal railings (item 61)
- Concerns are raised with regard to the noise and odour nuisance coming from the mushroom vents on the kitchen roof.

The Parish Council are pleased to see that the kiosk has been removed from the front of the Listed Building and trust that this will not be replaced when the busy season commences which is contrary to Listed Building Consent.

The Parish Council note the harmful impact and disrespect of the War Memorial which is immediately opposite the Listed Building.

Prior to the development which has taken place on the Listed Building this particular area was quite pleasant, the vista was nice and a safe environment. The café/restaurant was a reasonable size to visitors and residents and was proportionate to the demand of the village.

To date we have something which has really damaged a Listed Building and Conservation Area and has resulted in overdevelopment of the site by cramming far too much into this corner of the village.

Bourton-on-the-Water Parish Council seek CDC to refuse these two planning applications and also enforce the inspectors decision which will come into force on 19.2.2020. To remove all of the harmful elements which have not got planning permission and the re-instatement of the Listed Building to its correct condition.