

Bourton-on-the-Water Parish Council

Minutes of a meeting of the Planning Committee meeting held at 6pm on Wednesday 8th November 2023 in the Salmonsbury Room at The George Moore Community Centre

Those Present: Cllr B Hadley (Chairman), Cllrs A Davis, L Hicks, M Macklin, S Tapper and L Wilkins. Cllr Roberts attended in an ex-officio capacity.

In Attendance: Sharon Henley (Clerk). Cllr J Wareing, District Councillor. Cllr Launchbury attended as a non-committee member.

Members of Public: 2

1. **Apologies for absence:** Cllr M Samuel.
2. **Declarations of interest:** Cllr Wilkins declared a non-pecuniary interest application 23/03372/FUL for 86 Lamberts Field as he knew the owner.
3. **Approval of the draft Minutes of the meeting held on 27th September 2023.** APPROVED.
4. **Public Session:** Two residents spoke about The Dial House application 23/03089/FUL. They had sent in written objections to the application on CDC's Planning Portal and outlined them to the meeting.
5. **Matters arising:**
 - a. Signage for Harrington House and the Candy shop. The Clerk had requested an update from CDC's Planning Enforcement but nothing had been received.
6. **Planning & Licensing Applications:** The following responses were agreed:

	Ref	Address	Proposal	Deadline
a	23/03089/FUL	Dial House Hotel, High Street, Bourton-on-the-Water	Replace Maxi's Tipi structure with a single-storey pavilion for use as a restaurant and bar, including toilet, kitchen facilities and external landscape work.	9/11/2023
Comments: The Parish Council objects for the following reasons: The modern design detracts from the adjacent Listed Building and the Parish Council would like clarification on whether this application requires Listed Building Consent. The modern design is not in the Cotswold vernacular and is not sympathetic to the existing Listed hotel building. This is a permanent structure which replaces a temporary structure, and it is much larger than the existing temporary structure so may constitute overdevelopment of the site. We have concerns that, having invested in this new building, the owners will seek to utilise it fully with the possibility of creating additional noise nuisance for nearby residents. The direction of the planned outdoor seating appears to direct noise towards neighbours.				
b	23/02705/FUL	Barns opposite Pockhill Drive, Pock Hill Lane, Bourton-on-the-Water, Gloucestershire	Conversion of 3no. agricultural barns to form 1no. Dwelling. New details. The Parish Council previously had no objection, subject to the following comments: Light – will there be any impact on dark skies, bearing in mind the amount of glass in the structure? We query whether there is a CDC policy in relation to converting metal agricultural buildings for domestic use.	08/11/2023 – extension granted to 09/11/23
Comments: The Parish Council has no comment in relation to the new documents.				
c	23/03186/FUL	Lincroft House, Clapton Row, Bourton-on-the-Water GL54 2DW	Demolition and replacement of porch	22/11/2023
Comments: The Parish Council has no objection.				
d	23/03187/LBC	Lincroft House, Clapton Row, Bourton-on-the-Water GL54 2DW	Demolition and replacement of porch	22/11/2023
Comments: The Parish Council has no objection, subject to CDC's Conservation Officer having no objection.				

7. **Late Planning or Licensing Applications or Decision Notices:** The following response was agreed for submission under Clerk's delegated authority.

New Application				
	Ref	Address	Proposal	Deadline
a	23/03372/FUL	86 Lamberts Field Bourton-on-the-Water GL54 2EH	Erection of wooden garage (Retrospective)	29/11/2023
Comment: The Parish Council has no objection but notes once again that this is a retrospective planning application.				
Decision Notice				
	Ref	Address	Proposal	Decision
a	22/04242/FUL	Tagmoor Hollow, Marshmouth Lane, Bourton-on-the-Water	Demolition of existing dwelling and residential outbuildings and erection of a replacement farmhouse	Approved
Comment: The Parish Council had no objection.				

8. **Comments submitted by Clerk's delegated authority in between meetings – to note:**

	Ref	Address	Proposal
a	23/02905/FUL	The Orchard Land at The Broadlands, Gasworks Lane, Bourton-on-the-Water	Construction of one self-build dwelling and ancillary works
Comments: The Parish Council has no objection but would like to draw the Planning Officer's attention to the proximity of the garage to neighbouring properties, which should be considered together with the solar panels mounted on the garage and its overall height.			
b	23/02865/FUL	Cotswold School, Station Road, Bourton-on-the-Water GL54 2BD	Installation of rooftop solar panels
Comments: The Parish Council has no objection.			
c	23/03030/TPO	Roof Trees Rissington Road Bourton-on-the-Water	TPO for T1: Lime: Remove as it has honey fungus and they don't want this to spread
Comments: The Parish Council has no objection, assuming that honey fungus is confirmed by CDC's Tree Officer.			

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

	Ref	Address	Proposal	Decision
a	23/02764/FUL	10 Salmonsbury Cottages, Station Road, Bourton-on-the-Water	Demolition of sunroom and erection of two storey and single storey rear extension	Approved
Comment: The Parish Council had no objection.				
b	23/01280/FUL	Tuesday Cottage, Clapton Row Bourton-on-the-Water Cheltenham Gloucestershire	Conversion of ancillary residential detached outbuilding to annex, including replacement window and installation of dormer window	Approved
Comment: The Parish Council objected to overdevelopment of the site and parking issues.				
c	23/01281/LBC	Tuesday Cottage, Clapton Row Bourton-on-the-Water Cheltenham Gloucestershire	Conversion of ancillary residential detached outbuilding to annex, including replacement window and installation of dormer window	Approved
Comment: The Parish Council objected to overdevelopment of the site and parking issues.				
d	23/00917/FUL	The Cottage, Victoria Street, Bourton-on-the-Water GL54 2BU	Installation of ground mounted solar PV panels and alterations to restore	Withdrawn

			rear boundary fence line to previous layout	
Comment: The Parish Council had no objection.				
e	23/00918/LBC	The Cottage, Victoria Street, Bourton-on-the-Water GL54 2BU	Installation of ground mounted solar PV panels and alterations to restore rear boundary fence line to previous layout	Withdrawn
Comment: The Parish Council had no objection.				
f	23/00776/FUL	The Cottage, Victoria Street, Bourton-on-the-Water GL54 2BU	Loft conversion, replacement windows, internal works, landscaping, erection of new boundary fence and other associated works	Withdrawn
Comment: The Parish Council had no objection.				
g	23/00777/LBC	The Cottage, Victoria Street, Bourton-on-the-Water GL54 2BU	Loft conversion, replacement windows, internal works, landscaping, erection of new boundary fence and other associated works	Withdrawn
Comment: The Parish Council had no objection.				
h	23/02798/FUL	The Cedars, Mousetrap Lane, Bourton-on-the-Water GL54 2AU	Demolition of existing garage and outbuildings, construction of replacement attached garage, construction of front two storey extension, construction of rear two storey and single storey extension	Withdrawn
Comment: The Parish Council had no objection.				
i	23/02477/FUL	The Cedars, High Street, Bourton-on-the-Water GL54 2AN	Creation of 3no. flats including the erection of first floor extension and change of use from retail to residential on second floor (revised scheme)	Refused
Comment: The Parish Council objected on the grounds of overdevelopment and proximity to listed buildings as well as the pressure on car parking from additional dwellings.				
j	23/02603/TPO	3 The Gorse Bourton-on-the-Water Cheltenham Gloucestershire GL54 2EJ	Works to trees with a TPO for Lime: number 4 on the map. Remove right hand limb to balance the tree	No objection
Comment: The Parish Council has no objection.				
k	23/03219/AGFO	Land At E416900 N219367 West of Marshmouth Lane, Bourton-on-the-Water	Agricultural or Forestry Notification for Prior notification for erection of a Dutch barn	No objection
Comment: The Parish Council has no objection.				

10. Planning Appeal: (Papers 1 & 2)

Ref	Address	Proposal	Deadline
22/04004/FUL Appeal Ref: APP/F1610/W/23/332 7512	Grafters, Fosseyway, Lower Slaughter, Cheltenham Glos GL54 2EY	Change of use of existing dwelling and erection of extensions to create 40 bedroom hotel and associated works	24/11/2023
Comment: The Parish Council would like to re-submit its previous comments.			

11. Correspondence:

- a. Late correspondence was received from CDC's Planning Enforcement Officer to provide an update on a previous enquiry relating to a property in Roman Way and this was read out by the Chairman.

12. Items to Note only: There were none.

13. Date of Next Meeting: 6pm on Wednesday 29th November 2023 in the Salmonsbury Room.

There being no further business the meeting closed at 18.46 hours.