

**Bourton-on-the-Water Parish Council**  
**Minutes of a Planning Committee meeting held at 6pm on Wednesday 24th January 2024 in the Salmonsbury Room at The George Moore Community Centre**

**Those Present:** Cllr B Hadley (Chairman), Cllrs A Davis, L Hicks, M Samuel. Cllr A Roberts attended as an ex-officio member.

**In Attendance:** Sharon Henley (Clerk). Cllr L Launchbury attended as a non-committee member.

**Members of Public:** None.

1. **Apologies for absence:** Cllrs M Macklin, S Tapper and L Wilkins.
2. **Declarations of interest:** There were none.
3. **Approval of the draft Minutes of the meeting held on 13<sup>th</sup> December 2023.** APPROVED.
4. **Public Session:** No matters were raised.
5. **Matters arising:**
  - a. Update from CDC on signage for Harrington House and the Candy shop: No further updates had been received. The Clerk to email the Council Leader, CEO and Planning Enforcement at Cotswold District Council and ask that this matter is addressed as soon as possible.
  - b. Complaint re noise and light at The Cotswold Brewing Company/Hawkstone Brewery: An update was received from CDC's Environmental and Regulatory Officer that, following site visit, the stage and speakers were now facing away from Bourton and the brewery would monitor sound levels. Future live events would take place in March so the success of these measures was not yet evident. The Clerk to respond that the repositioning of the speakers did not take into account the surrounding 'dark skies', tranquility of the surrounding countryside and local wildlife.
6. **Planning & Licensing Applications:** Responses were agreed to the following:

	Ref	Address	Proposal	Deadline
a	<a href="#">C/24/00031/PRMA</a>	Coach And Horses, Fosseway, Bourton-on-the-Water Cheltenham Gloucestershire GL54 2HN	New Premises Licence	05/02/2024
<p><b>Comments:</b>  The Parish Council strongly objects to the proposed licensing application for the following reasons:  <b>Public nuisance</b>  Hours: The venue would be open for a range of hours which are considered too long, considering that it is adjacent to a residential area.  Noise: The venue is too close to residential properties and the closed windows will not be effective as a control measure as they are not double-glazed.  <b>Public safety</b>  The location is adjacent to a very busy main road (A429 Fosseway) which creates problems with site access and egress. There is inadequate parking for the maximum requested number of 220 attendees. In addition, the pedestrian footpath to and from the venue along the A429 is very narrow and unlit. The application for extended hours during any peak times such as bank holidays and special events such as Cheltenham Races when events are also taking place at The Cotswold Brewing Company on the opposite side of the road would create too much strain on the road infrastructure. This is in relation to the A429 in particular as there are significant tailbacks at the nearby traffic lights. The cumulative impact of visitors to both venues at closing time would be dangerous.  The current licence for the Cotswold Brewing company on the opposite side of the road is only until 10pm and 8pm for live and recorded music.  Is this application correct in requesting 31<sup>st</sup> December to 2<sup>nd</sup> January (continuously) or should this read to 1<sup>st</sup> January?  NB A map to be attached illustrating the precise location of the venue in relation to residential houses.</p>				
b	<a href="#">C/24/00059/PRMV</a>	The Cotswold Brewing Company, College Farm, Bourton-On-The-Water GL54 2HN	Variation of Premises Licence	13/02/2024

**Comments:** The Parish Council would like to question whether the brewery as it stands at the moment requires Planning Permission for the existing structure. This location is inappropriately sited between principal settlements (as per the Cotswold Local Plan), on agricultural ground. It is in an AONB and against AONB policies of dark skies and tranquility.

The Parish Council strongly objects to this application as follows:

#### Public Safety

The venue exits onto a busy highway, the A429 Fosseway and has a long, narrow access road with a temporary surface and no lighting. There is no easy access/egress for emergency services and insufficient parking. We note that the Highways authority have not been consulted and due to the health and safety aspect they should be informed.

With reference to the licensing application at the Coach and Horse pub on the opposite side of the A429 Fosseway, the cumulative effect of both venues operating is unsustainable for the local infrastructure, especially with access and egress onto the A429 at the same point.

#### Public Nuisance

In our opinion the granting of this application will result in light pollution, disturbance to wildlife and the risk of trespass onto neighbouring farmer's land and equestrian centre (as has happened previously). We consider that the numbers of visitors on site should not exceed the current 500 for events, twice per year.

A Highways drainage ditch has been illegally filled in where the applicant has cut through the hedge to exit onto the Fosseway at the traffic lights as a pedestrian cut-through without a safety barrier. There is currently a block of four toilets – can the public hygiene side be adequately managed on this site?

Fundamentally this application is about changing the use from being part of the local brewery experience to becoming a large entertainment venue. The fact that the application seeks to remove the condition of only providing products that are produced on site reinforces the intention to move away from being an expanded brewery experience.

The Hawkstone Brewery advertise on their website that any member of the Hawkstonians Club can hold a private event at this venue.

We are aware that there is already a Diddy Squat retail outlet on the site, selling items that are not made on site which will attract an unsustainable number of visitors.

We request that this is considered at a Licensing Hearing and not be officer determined.

c	<a href="#">23/04022/FUL</a>	Lankett House, Bourton Hill, Bourton-on-the-Water GL54 2LF	Erection of a replacement dwelling, detached garage and associated works - Variation of condition 2 (plans) of permission 20/00120/FUL to enable amendments to design of approved development	07/02/2024
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Comments: The Parish Council has no objection.

7. **Late Planning or Licensing Applications or Decision Notices:** The following were considered and responses agreed for submission under Clerk's delegated authority:

#### Planning Applications

	Ref	Address	Proposal	Deadline
a	<a href="#">23/03953/FUL</a>	The Garden Café, Moore Road, Bourton-on-the-Water GL54 2AZ	Proposed change of use of ground floor cafe to self-catering accommodation	09/02/2024

Comments: The Parish Council has no objection.

#### Decision Notices

	Ref	Address	Proposal	Decision
b	23/03477/FUL	The Cedars, Mousetrap Lane, Bourton-on-the-Water	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	Approved

Comments: The Parish Council had no objection.

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

	Ref	Address	Proposal	Decision
a	C/23/01475/PRMV	The MidCounties Co-operative The Co-Operative Food, Station Road Bourton-On-The-Water GL54 2BQ	Application for Variation of Premises Licence	Current Licence (Issued)
Comments: The Parish Council objected to the application on the grounds of a supermarket allowing the drinking of alcohol in-store.				
b	23/03579/FUL	Fairview, Lansdowne, Bourton-on-the-Water	Erection of single storey rear extension	Approved
Comments: The Parish Council had no objection.				
	Ref	Address	Proposal	Decision
c	23/03325/FUL	2 Lamberts Field, Bourton-on-the-Water GL54 2EH	Loft conversion, addition of rear dormer and front rooflights	Withdrawn
Comments: The Parish Council objected as the dormer extension is too large and not in-keeping with the surrounding area. There is loss of privacy to neighbours.				
d	23/03186/FUL	Lincroft House, Clapton Row, Bourton-on-the-Water GL54 2DW	Demolition and replacement of porch	Approved
Comments: The Parish Council had no objection.				
e	23/03187/LBC	Lincroft House, Clapton Row, Bourton-on-the-Water GL54 2DW	Demolition and replacement of porch	Approved
Comments: The Parish Council had no objection, subject to the Conservation Officer having no objection.				
f	23/02905/FUL	The Orchard Land at The Broadlands, Gasworks Lane, Bourton-on-the-Water	Construction of one self-build dwelling and ancillary works	Approved
Comments: The Parish Council had 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.				
g	23/03639/FUL	The Cottage, Victoria Street, Bourton-on-the-Water	Loft conversion (partially retrospective), replacement windows, internal works, landscaping and other associated works	Approved
Comments: The Parish Council had no objection, subject to the Conservation Officer's approval. We note with regret that this application is retrospective.				
h	23/03640/LBC	The Cottage, Victoria Street, Bourton-on-the-Water	Loft conversion (partially retrospective), replacement windows, internal works, landscaping and other associated works	Approved
Comments: The Parish Council had no objection, subject to the Conservation Officer's approval. We note with regret that this application is retrospective.				
i	23/03648/FUL	74 Roman Way, Bourton-on-the-Water GL54 2EW	Erection of two storey rear extension	Approved
Comments: The Parish Council had no objection.				

9. **Responses submitted by Clerk's delegated authority in between meetings:**

	Ref	Address	Proposal
a	24/00053/TCONR	The Rectory, School Hill, Bourton-on-the-Water Cheltenham GL54 2AW	T111 Field maple Crown raise property side to 6 metres. Crown raise allotment side to 5 metres (NB application submitted by Treotech on behalf of BoWPC)
Comments: The Parish Council supports this application.			

10. **Dept for Levelling Up, Housing & Communities consultation on Street Vote Development Orders (Paper 1) which are a new route to planning permission:** To review consultation and agree a response to submit by deadline of 2<sup>nd</sup> February 2024. It was noted that as AONBs are exempt from this proposal it was not relevant to the Parish, therefore no response would be submitted.
11. **National Planning Policy Framework (Papers 2a & b):** To note new document and accompanying SLCC Summary. These were noted.
12. **CDC's Cotswold Housing Strategy Consultation (Paper 3):** To review document and agree any responses by deadline of 21<sup>st</sup> February 2024. The new document covers 2024-2029. It was agreed to add this item to the Parish Council agenda and Cllr Davis to submit a draft response for approval. The relevant documents and hyperlink to be circulated to all councillors with a link to the questionnaire and a request to make their own submissions. Councillors to be requested to share their views with Cllr Davis for input into the draft Council submission.
13. **Community Emergency Plan (Paper 4):** To review existing document and agree any updates required. Cllr Davis to work on an updated document with input from the relevant Emergency Planning officer at Publica for review at a later meeting. It was agreed to investigate costs for a Clerk's mobile phone to provide a Parish Council contact number to publish on the Emergency Plan.
14. **Correspondence:** A late item was circulated containing details from the applicant's representative on the Manor Fields planning application documents, as submitted to CDC. This application had yet to be uploaded onto the Planning Portal for consultation and would be discussed at a future meeting.
15. **Items to Note only:** There were none.
16. **Date of Next Meeting:** 6pm on Wednesday 28<sup>th</sup> February 2024 in Salmonsbury Room.

There being no further business the meeting closed at 19.41 hours.