

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

The Planning Committee met on Wednesday 14<sup>th</sup> November 2018 at 6.00pm,  
George Moore Community Centre, Moore Rd, Bourton on the Water and considered the following matters

**Present:** Cllrs B Sumner (Chair), J Cowen, R Daniel, R Hadley (left the meeting at Item 3), N Randall

1. Apologies for absence: Apologies were accepted from Cllr L Hicks.
2. Minutes of the meeting held on 24<sup>th</sup> October 2018: Approval deferred.
3. Planning Applications: Consider the following:

**18/04236/TCONR The Pippins, Chardwar Gardens:** Trimming of trees shown on submitted plan by up to 20%

**No objection**

**18/04273/TPO Taynton Barn, 4 The Larches, Station Rd:** Ash – reduction of 30% and reshape for better amenity value, previous work has left the tree looking unbalanced. Thin internal growth by up to 20%.

**No objection**

**18/02715/FUL & 1802731/LBC Nethercote Bridge Cottage, Marshmouth Lane:** Demolition of existing garage and erection of detached annexe – Note applications will be heard in CDC Planning (Reg) Committee on 14<sup>th</sup> November

**Objection: The Committee considered the revised plans which it had not had sight of previously. Its objection (in respect of the previous plans) is not withdrawn as the following issues have still not been addressed by the revised proposal:**

- **The revised proposal remains unsatisfactory in that the introduction of the separate domestic annexe adjacent to the main building at the front of the site will significantly detract from the Listed Building itself and create a muddled built environment within the Listed curtilage.**
- **The proposed annexe remains approximately 40% larger than the existing garage structure and this represents over-development with reference to the principle building;**
- **The removal of the garage and simultaneous introduction of new traffic onto the site will create additional pressure for the parking provision. Marshmouth Lane is not suitable for on-street parking, as it is primarily a rural farm track at this point. Any overspill parking not able to be accommodated on-site will therefore either create pressure on other nearby streets or traffic flow problems on Marshmouth Lane itself.**
- **The conversion of the garage to provide accommodation will result in all parking being exclusively out of doors across the front of the site, which will further clutter the heritage environment.**

**18/03829/LBC Vine Cottage, Rectory Lane:** Internal & external repair works and re-ordering of the staircase and doorways. New roof lights and vents. Repairs to external garden walls.

**No objection**

**18/03413/FUL 12 Gorse Close:** Erection of front porch, installation of front first floor window, construction of rear dormer window, installation of additional side window and installation of six roof lights

**No objection**

4. CDC:
  - CDC's Review of Green Infrastructure, Open Space and Play Strategy: CDC is seeking the assistance of the Parish Council to identify areas where projects can improve the local green infrastructure (current strategy and maps circulated). Deadline for response is 3<sup>rd</sup> December. A response was deferred to the meeting on 28<sup>th</sup> November.
  - The Committee noted that CDC has not yet received payment of the agreed S106 contribution in respect of Bourton Chase Phase III development prior to these monies being forwarded to the Parish Council. CDC is

liaising with Bloor Homes – the Clerk was instructed to chase for regular updates re the timescale for payment;

5. Bloor Homes:
  - The Committee noted Bloor Homes continues to engage with Planning Officers and the County Council in respect of the proposal to install bus-stop seating on Station Rd to satisfy the S106 condition attached to Bourton Chase III planning permission. Consideration will be given at the appropriate stage to the commuted sum required to offset future maintenance costs prior to accepting responsibility for the seating.
  - The Committee noted the installation of close board fencing to prevent pedestrian access between Bourton Chase Phase III development and Moors Lane, and will seek minor modifications at both ends of the fencing to complete the barrier;
6. Planning Local:
  - Newsletter November 2018, including a pre-application toolkit for engagement with developers – toolkit to be retained for future reference;
7. Thames Water:
  - The Committee noted and welcomed information relating to current survey works being undertaken in and around Bourton to improve Thames' understanding of the sewer connectivity, which will help identify and guide future maintenance works.
8. AOB:
  - The Committee agreed it would not support the potential Street Trading Application to serve refreshments from a mobile van;
  - Resident comments relating to further tree works at Rooftrees, Rissington Rd will be referred to CDC for consideration;
  - The Committee noted resident copy correspondence to Secretary of State for Planning re Windrush Restaurant/de la Haye's Fish & Chip Shop;
  - The Committee will seek a pre-application site meeting with Planning Officers to determine what works would be permissible in respect of the replacement of lantern roof-lights at the Community Centre.

Sue Cretney, Clerk,  
15<sup>th</sup> November 2018