

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

Minutes of the Planning Committee held on Wednesday 8th August 2018 at 6.00pm in The George Moore Community Centre, Moore Rd, Bourton on the Water to consider the following matters.

Present: Cllrs Sumner (Chairman), Cowen, Daniel, Hadley and Randall. CDC Cllr Wilkins. Janet Eustace (Secretary to the meeting).

Two members of the public were present and spoke in objection to planning application 18/02715/FUL

1. Apologies for absence: Cllr Hicks.
2. Minutes of the meeting held 25th July 2018 were approved as a true record of the meeting and signed by the Chairman.
3. Declarations of interest. Cllr Daniel declared an interest in 18/02798/TCONR.
4. Planning Applications

18/02715/FUL & 18/02731/LBC Nethercote Bridge Cottage, Marshmouth Lane: Demolition of existing garage and erection of detached annexe. **The Council objects to this on following the grounds:**

- **It is detrimental to the Listed Building and will cause substantial harm to the environment whilst offering no public benefit**
- **The design of the proposed annex is poor and, in particular, the low pitch of the roof is not in keeping with the surrounding properties.**
- **It represents an overdevelopment of a subsidiary building. The footprint of the proposed annex is approximately three times larger than the existing garage and 90% of the main dwelling. Council notes that it is substantially larger than the annex proposed (and rejected) in the previous application (18/00509/FUL).**
- **There is inadequate parking provision. Marshmouth Lane is unable to accommodate on-street parking and is primarily a rural farm track. Whilst the garage provided adequate parking for the existing building this will be lost if the proposed development goes ahead.**

18/02669/FUL 128 Roman Way: Erection of single storey rear extension. **The Council has no objection to this application.**

18/02758/FUL Halford House, Station Rd: Change of use from 8-bed dwelling with staff flat (C3) to Bed & Breakfast (C1) with 8 guest bedrooms and manager's flat. **Council notes that this is a Listed building and asks that the Conservation Officer be made aware of this application, if not already.**

18/02816/FUL Bury Barn Cottage, Cemetery Lane: Erection of ancillary residential outbuilding and conversion of existing building to holiday accommodation (Amendment to design of holiday let accommodation approved under permission 17/04198/FUL). **Council has no objections.**

18/02392/FUL The Dower House, High St: Erection of a detached structure in the rear garden. **Council has no objections.**

18/02798/TCONR The Old Rectory Coach House, High St: Fell a spruce tree (NB: Deadline for response was 4th August – Parish Council did not object). **Clerk to contact CDC to alert CDC to the fact that the wall is listed and to ask that they monitor any damage that may occur. As the tree that is to be felled is visible from public spaces the Council suggests that the applicant be asked to consider planting a replacement tree.**

5. 18/01515/FUL & 18/01516/LBC George Moore Community Centre, Moore Rd Roof works application:

The Chairman reported that the he had received verbal approval from the planners but that formal approval was still awaited. Subject to this being received the contractor would be starting work in October. The new tiles had been provisionally ordered. It was not yet known whether the CDC approval included re-roofing the Old Chapel.

It was noted that the lantern over the old operating suite needed replacement. It was agreed that a local builder should be asked to prepare some costed options for discussion with CDC planners.

The Committee noted that a S106 contribution was still outstanding, that the Summerfield Trust had awarded a grant of £5,000 and that the CDC grant application had not been approved.

6. Bourton Chase: The Clerk was asked to write to Bloor Homes thanking them for their undertaking to provide close boarded fencing in the most vulnerable areas, and post and rail elsewhere.

7. The Committee considered a request from GAPTC for local councils to provide information on cases where there has been a breach of planning rules but no enforcement action had been taken. Cllr Wilkins said that he would look back over the last 3 to 6 months to see if there were any cases.
8. The Committee noted that CDC had adopted the Local Plan 2011-2031 and the CIL charging schedule at a Special Meeting of Council on 3rd August. Cllrs welcomed this news.
9. Street Trading Licence: The Committee noted that a resident had reported traffic safety issues arising from location of street trader on the Industrial Estate and requested that trader be moved from the entrance of Bourton Chase Phase III. Cllr Wilkins reported that although the original approval had said the street trader could trade anywhere, a more recent approval had restricted him to 'outside Travis Perkins'. Cllr Wilkins said that CDC planners were considering enforcement action.
10. Correspondence:
 - a. Noted request for soonest reinstatement of Gorse Close road sign. Original request made to CDC on 13th June. Clerk asked to chase.
 - b. Noted copy correspondence from resident to CDC relating to 18/02675/FUL.
 - c. Cotswolds Conservation Board: Noted a reminder that the final draft of Cotswold AONB Management Plan 2018-2023 is out for consultation with a deadline for response of 14th August. The Committee was unclear as to whether the Council had responded – Cllr Randall will verify.
 - d. Noted resident correspondence re busking on the Green. Clerk was asked to circulate this note to Committee members for information.
11. AOB.
 - It was noted that the bus stop in Station Road had been moved.
 - A standard letter for buses dropping off in the village centre had been prepared and a spread sheet drawn up to log incidents.
 - It was noted that the kerb markings were due to be repainted soon making it possible for traffic wardens to book those dropping off.
 - The result of the Bloor Homes application to change specifications was due in the next two weeks.
 - Cllr Wilkins had asked CDC officers to look at the deeds for 2 Moore Road to see if, as a former Council property, it could be developed for sale on the open market.

The meeting ended at 7.05 pm

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Chairman

22nd August 2018