

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

The Planning Committee met on
Wednesday 27th February 2019 at 6.00pm at the 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, L Hicks. Ward District Cllr L Wilkins

1. Apologies for absence: Received were received and accepted from Cllr N Randall
2. Minutes of the meeting held on 13th February 2019: The circulated minutes were unanimously approved for later signature.
3. Planning Applications:

19/00237/FUL Land west of Malt Cottages, Lansdowne: Erection of new dwelling

Objection:

Over-development of plot: *The proposed dwelling occupies a disproportionately large proportion of the plot, and leaves an inadequate amount of garden space for a property of this size. The ratio of built : non-built space is totally out of keeping with the surrounding properties and is likely to result in a dwelling that is out of keeping with the surrounding street scene.*

Inappropriate design: *The site is located immediately opposite an imposing Grade II Listed dwelling and a traditional Cotswold cottage terrace; there is minimal reference to the Cotswold vernacular within the proposed design, which would introduce a modern style of dwelling out of keeping with the existing street scene. The provision of an external staircase on the eastern elevation is completely inappropriate given the narrow width of passage at the foot of the stairs will bring pedestrians into direct conflict with cars passing over this vehicular right of way from the front to the back of the plot. Furthermore, the elevation documents do not appear to be to scale....*

Inadequate vehicular access: *The properties to the north of the plot (Holt End and Holt Cottage) both have unobstructed vehicular and pedestrian right of way along the entire length of the eastern boundary. It is difficult to envisage how this right of way will be maintained during the build phase, particularly as it currently appears that construction traffic will also be obliged to enter and exit the site over this route. The configuration of the site also raises concerns as to how the number of vehicles that will have the right to pass through the site will be able to enter, exit and manoeuvre safely during and after the construction phase based on the current layout; in particular it appears they will not be able to exit the site in a forward motion. Given Lansdowne is one of the main entrances into the village with a very high traffic volume, particularly between April-October, this is therefore an essential requirement for all traffic exiting this site.*

Land ownership: *Historically, plots ran E-W across the site (historic plans submitted electronically), which has resulted in a section of land at the front of the plot onto Lansdowne (currently used for parking) being excluded from the site due to its historical association with a property to the east. Given it appears the applicant does not currently own the front portion of the plot, it's assumed that the application has been submitted on the basis that ownership of this land will be achieved at a later date, and prior to construction if permission is granted. If ownership of that parcel is secured, then the Council would seek the reasonable imposing of a condition which requires all construction traffic to access the site across a dropped kerb on the wider section of land at the front of the site to avoid obstruction or use by construction traffic of the common right of way along the eastern boundary. In the event ownership of that parcel of land is not achieved, then a new or revised application will in any case be required as the reduced plot size and configuration would then not be able to support the current dwelling size or design.*

Archaeology: *The Council supports the assessment of the level of archaeological protection required which will establish the conditions necessary for any development on this site.*

Given the multiple issues raised by this application the Council would ask that a site visit is undertaken to provide an appropriate assessment of the potential obstacles and issues raised.

19/00332/FUL Croft Cottage Restaurant, Victoria St: Demolition of existing toilet and flat roof structure and replace with new pitched roof and construction of new kitchen and toilet extension (revised proposal to that approved under CD.0391/J). Ward Cllr Wilkins declared an interest.

No objection

19/00319/FUL Weavers Cottage, Clapton Row: Re-roof south-west slope

No objection

19/00630/TCONR The Old Mill, Sherborne St: Re-pollard 7 x Lime Trees; Dismantle Sycamore stem tree group located at the raised bank due to pushing neighbouring wall and damaging Sycamore at rear of property; Reduce old pollarded tree by 4m and take overhang away from parking area; Reduce Conifer over neighbour's garden as damaging wall; Dismantle Thuja at back of property corner of wall as damaging wall

No objection

18/04763/FUL The Dower House, High St: Erection of detached garage

No objection – response submitted between meetings on receipt and consideration of further information

18/02675/FUL Land off Moors Lane: Erection of a dwelling and garage

Notification of an Appeal against refusal of planning permission – Appeal Reference APP/F1610/W/19/3222218.

The Council will maintain its objection and submit comments to the Planning Inspectorate seeking upholding of the refusal of Planning Permission. A copy of the Council's submission will be available on its web-site in due course.

4. Bourton Chase Phase III – S106 contribution: The Committee noted CDC's advice that payment of the contribution is imminent.
5. Windrush against sewage pollution: The Committee will forward information relating to known riparian owners to the group and express support for its campaign to prevent pollution of the River Windrush.
6. AOB:
 - Appeal lodged by Windrush Riverside Properties ref St Kevins, High St; Ward Cllr L Wilkins clarified the basis of the current appeal against enforcement of the refusal of planning permission – further information is awaited from the Planning Inspectorate - the Committee will respond to the Appeal, once this information is to hand

Sue Cretney, Clerk
1st March 2019