

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

Minutes of the Planning Committee held on Wednesday 22nd August 2018 at 6.00pm in The George Moore Community Centre, Moore Rd, Bourton on the Water.

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

1. Apologies for absence: There were none.
2. Minutes of the meeting held 8 August 2018 were approved as a true record of the meeting and signed by the Chairman.
3. Declarations of interest. There were none.
4. Planning Applications:
17/04378/FUL – 18/00017/REFUSE Land at Broadlands, Gasworks Lane: Notification of Appeal against refusal of planning permission. **Noted - the Clerk was asked to ensure the Council has opportunity to comment on this appeal.**
5. Decisions:
18/01515/FUL & 18/01516/LBC George Moore Community Centre, Moore Rd: Replacing stone tiles with a combination of new stone tiles and “Cardinal” recon tiles and replacement polyroof fibre glass on all flat sections. **Permission granted – Council did not object**

The Committee welcomed this outcome. The Clerk was asked to place formal orders for the work for both the main building and the old morgue. Both contractors should be asked for a start on-site date and the contractor working on the main building should be asked to produce a scheme of work.

6. Land at Hazelton, Whiteshoots Hill: Proposed development of a traditional Cotswolds Farm, including crew yard, barns and farmhouse to provide accommodation for visitors as well as a historic gallery, communal open space, vehicular access, landscaping and associated works.

The applicant made a presentation to the Committee. The proposed development lies in an enclosed site and is barely visible from outside. The sole access would be on the Old Gloucester Road. Self catering accommodation would be provided in a 6 bedroomed farm house, 2 x 4 bed barns and a number of other single storey 2 and 3 bed units. The historic gallery would provide a local display as well as giving tourist information. Visitors would be encouraged to walk or cycle in the immediate neighbourhood. A traffic island would be installed on the Fosseway to slow traffic. A full traffic assessment had been carried out and GCC indicated that they were happy with the proposals. Assuming a 79% occupancy, the development might be expected to generate £2.3m pa for the local economy.

In discussions the Committee agreed the development looked very attractive but expressed serious concern that this development would add to tourism in the village which is already at saturation point. Under current rules, the Parish Council would not benefit from business rates and the CIL from this development would go to Cold Aston Parish Council rather than Bourton-on-the-Water. There were serious concerns about the safety of pedestrians crossing the Fosseway to reach the village. The developers accepted all these concerns and said that they hoped they could work with the Parish Council to mitigate the problems.

7. The Committee considered a request from GAPT local councils to provide information on cases where there has been a breach of planning rules but no enforcement action has been taken. It was agreed that enforcement action was now being taken on the main planning cases within the village.
8. The Committee welcomed the publication of Adoption Statement for the Local Plan 2011-2031 and the Community Infrastructure Charging Levy.
9. Foul water network: The Committee noted the forthcoming meeting with Thames Water to discuss progress on issues raised at the April meeting - Cllrs Daniel, Randall and Wilkins would attend. They were asked to emphasise the fact that the current system has no spare capacity to deal with the new developments and to ask about the work currently being undertaken at Roman Way. Cllr Hicks is in touch with an independent pressure group lobby on pollution of the Windrush, and it was agreed that someone be invited to speak at a future Council meeting.

10. The Committee noted the receipt of Planning Local August newsletter, NPPF toolkit and information on permitted changes of use.
11. GCC – New Zebra crossing, Station Rd: The Committee noted correspondence advising completion of the legal process and timescale for installation of the scheme by end 2018. The Committee discussed the bus stop that has been relocated to the left hand filter lane. It was noted that this was not working as all the buses turn right and could not get into the right hand lane from the left hand filter lane. There is no obvious solution but it was agreed that the matter should be referred back to Highways with the request that they review the situation.
12. Correspondence:
 - a. The Committee noted the installation of new cash machine at Londis and correspondence from store manager;
 - b. Committee considered a request to sell waffles from Village Green. This request was not approved.
13. AOB.
Cllr Wilkins reported:
 - The planning application for 10 Moore Road had been rejected
 - The planning application for the old Lloyds Bank building had been approved subject to changes relating to signage

A draft sign was agreed to be fixed to lamp posts advising that there was no dropping off in the village centre. Cllr Daniel to copy all the relevant information to Cllr Wilkins.
14. Held over:
 - i. payment of S106 contribution relating to Bourton Chase III – progress chased 15th August. Noted.
 - ii. reinstatement of Gorse Close road sign by CDC – progress chased 15th August. Noted.
 - iii. installation of bench seating at Station Rd bus-stops – Bloor awaiting completion of a Deed of Variation to the S106 agreement before proceeding. Noted

The meeting ended at 7.00 pm

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Chairman