

Bourton-on-the-Water Parish Council
Minutes of the Planning Committee meeting held at 6pm on Wednesday 29th March 2023
in the Windrush Room at The George Moore Community Centre

Those Present: Cllr A Davis (Chairman), Cllrs B Hadley, L Hicks, M Macklin, A Roberts, L Wilkins.

In Attendance: Sharon Henley, Clerk, District Cllr N Maunder.

Members of Public: None.

1. **Apologies for absence:** District Cllr R Keeling.
2. **Declarations of interest:** There were none.
3. **Approval of draft Minutes of the meeting held on 15th March 2023.** APPROVED.
4. **Public Session:** None present.
5. **Matters arising:**
 - a. Adoption of bus shelters in Station Road and request for funding for maintenance from Bloor Homes: A letter had been sent to Bloor Homes and an email to Paul Hodgkinson, as agreed. The Clerk to follow up with Cllr Hodgkinson to request further assistance.
 - b. Sign at The Candy Shop: There were no further updates from CDC.
 - c. Local Plan consultation: A response was submitted as agreed.
 - d. CDC funding opportunities. The Clerk had not received any additional ideas from councillors. It was agreed to add an item to the Council agenda to discuss possible project ideas, for follow-up by the Environmental Action Working Group to meet the 31st May deadline.
6. **Planning & Licensing Applications:** Responses were agreed as follows:

	Ref	Address	Proposal	Deadline
a	23/00740/FUL	De La Hayes Restaurants, High Street, Bourton-on-the-Water GL54 2AP	Variation of condition 12 (Deliveries) of permission 21/04537/FUL - Erection of plant room, bin store, condenser housing units, service yard gates; extension of external store; levelling of internal floor; creation of new cellar area; changes to existing WC's; new entrance doors; removal of existing blockwork walls; alterations to roof and fascia signage and associated works	13/04/2023
Comments: The Parish Council has no objection.				
b	23/00776/FUL	The Cottage, Victoria Street, Bourton-on-the-Water GL54 2BU	Loft conversion, replacement windows, internal works, landscaping, erection of new boundary fence and other associated works	13/04/2023
Comments: The Parish Council has no objection subject to the Conservation Officer also having no objection. We would like mitigation measures to achieve net zero impact in terms of climate change, biodiversity and drainage eg water butts and planting scheme.				
c	23/00777/LBC	The Cottage, Victoria Street, Bourton-on-the-Water GL54 2BU	Loft conversion, replacement windows, internal works, landscaping, erection of new boundary fence and other associated works	13/04/2023
Comments: The Parish Council has no objection subject to the Conservation Officer also having no objection. We would like mitigation measures to achieve net zero impact in terms of climate change, biodiversity and drainage eg water butts and planting scheme.				
d	23/00727/TDC	Our Lady Help of Christians Catholic Church, Station Road, Bourton-on-the-Water	Technical Details Consent for demolition of vacant church and erection of five dwellings, together with associated access, parking and landscaping following grant of Permission in Principle (ref: 21/04242/PLP)	31/03/2023

Comments: The Parish Council has no objection but would like to comment as follows:
It is a shame that the development is only providing 5 houses and not contributing at all to Bourton's need for affordable homes, especially for young people. We would wish to see restrictions to residency for owner/occupiers or long term lets and properties should not be used as holiday accommodation, whether there is a legal power for this or not. We have some sympathy with the request from Hazeldene for opaque windows facing towards their property. We have concerns about the height of in relation to Plot 3's proximity to Georgville and Plot 4 for Jacob's House.
We would like to comment about the importance of wildlife and habitat conditions and would like to see mitigation measures to achieve net zero impact in terms of climate change, biodiversity and drainage eg water butts and planting scheme.
We would like this application to be subject to Highways approval.
Following the proposal and agreement to submit a comment of 'no objection' Cllr Davis requested a named vote. Cllrs Hicks, Macklin and Wilkins voted in favour of no objection, Cllrs Davis and Roberts voted against and Cllr Hadley abstained.

e	23/00787/FUL	Riverview, 2 Green Lake Close, Bourton-on-the-Water, GL54 2PR	Erection of single-storey rear extension and porch	12/04/2023
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Comments: The Parish Council has no objection but would like to comment that the addition of a fixed porch will reduce the space to park cars which may lead to them overhanging the pavement.

7. **Late Planning or Licensing Applications or Decision Notices:** The following was noted:

Planning & Licensing Applications – Decision Notices			
	Ref	Address	Proposal
a	23/00270/TPO	Bourton Farmers Market, Countrywide Stores, Station Road, Bourton-on-the-Water	As per Tree Constraints Plan - T17 Horse Chestnut - Tree is 50% dead. Remove prior to any redevelopment of the site, T21-Field Maple-Remove prior to any redevelopment of the site.
Decision: Approved			

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

	Ref	Address	Proposal
a	22/01424/FUL	Welcome Cottage, Victoria Street, Bourton-on-the-Water GL54 2DH	Appeal against conditions 3, 4 and 5 of 22/01424/FUL - Erection of single storey garage
Decision: Appeal dismissed.			
b	22/03902/FUL	32 Springvale Bourton-on-the-Water GL54 2ES	Demolition of existing conservatory and erection of rear single storey extension and other associated works
Decision: Approved. The Parish Council had no objection.			
c	22/04238/FUL	Field View Cottage, Cemetery Lane, Bourton-on-the-Water GL54 2HB	Demolition of garden storage outbuilding and erection of garden room/annexe ancillary to Field View Cottage
Decision: Approved. The Parish Council had no objection but noted that the property is reached by a single unmade access track and there is already congestion due to the track having no passing places.			

9. **Government Consultation on permitted development rights: Supporting temporary recreational campsites, renewable energy and film-making (Paper 1):** To agree a response. It was agreed that comments should be brought back to the next meeting in advance of the 25th April deadline. Responses to be sent to Cllr Davis prior to the meeting.
10. **Correspondence:** There was none.
11. **Items to Note only:** Cllr Davis highlighted that a concrete structure at the base of Whiteshoots Hill had graffiti on it. It was noted that this was on private land and Cllr Hadley agreed to approach the owner to suggest removal of the graffiti.
12. **Date of Next Meeting:** 6pm on Wednesday 19th April 2023 in the Salmonsbury Room.
13. **Resolution under the Public Bodies (Admission to Meetings) Act 1960 Section 1, extended by the Local Government Act 1972, Section 100, that the following items are confidential as they relate to planning**

enforcement cases and land ownership. As such, the press and public are excluded from this part of the meeting. APPROVED.

14. **Enforcement Action:** Cllr Maunder provided verbal updates and additional information on the historical cases discussed at the previous meeting.
15. **Pedestrian entrance onto Moors Lane from Roman Way:** The Clerk to provide an update. GCC's Planning Enforcement Officer had made a site visit and was further seeking advice.

There being no further business the meeting closed at 19.10 hours.