

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

The Planning Committee met on
Wednesday 27th March 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), R Daniel, R Hadley. Ward District Cllr L. Wilkins
Apologies: Cllrs J Cowen, L Hicks, N Randall

1. Minutes of the meeting held on 13th March 2019: Minutes approved and signed by Cllr B. Sumner
2. Planning Applications:

19/00281/PRMA Lloyds House, High St: New Premises Licence for The Chip Shed

Objection on the basis of the prevention of public nuisance, crime and disorder. The Council objects to the granting of a licence which permits the off-sales of alcohol. If alcohol off-sales are permitted customers will be encouraged to gather outside to consume drinks purchased; the consuming of alcohol is not appropriate adjacent to a public highway/footpath, and is highly likely to lead to public disorder. This is particularly relevant as the business is located immediately opposite the Village Green which provides an accessible open space where customers can gather, and where there is a history of anti-social behaviour issues where alcohol has been considered to be a major contributory factor. In any event, the service of alcohol from a take-away business is not a usual customer expectation associated with this type of trading activity. The Council would be willing to withdraw its objection if the serving of alcohol is limited to the restaurant interior, is permitted only in connection with the service of food, and that a condition is attached which prevents any off-sales of alcohol. This would be consistent with the decision taken in respect of C/18/00294/PRMA whereby take-away off-sales were not permitted due to a similar potential for encouraging public disorder.

18/01681/FUL Gilders Scrap Haulage Yard, Fosseyway, Lower Slaughter: Redevelopment of existing scrap yard and haulage depot to create Electric Car Charging Service Station and associated works.

Objection: The Council's former comments and concerns relating to the on-site traffic flow have not been addressed; the current traffic flow will result in cars exiting the first row of parking bays having to cross over the flow of cars entering the site (in the area shown on the attached copy site plan). There is also a real concern that any hold-up in this area may result in a queue of cars waiting to enter the site backing up onto the A429, given the proximity of the area of potential conflict of traffic to the site entrance. The Council would ask that the traffic flow is re-directed so that all cars entering the site are required to turn left (north) into the parking rows, that all vehicles circulate around the site in a clockwise direction, and that all vehicles exiting the site do so in a southerly direction along the new tarmac road adjacent to Bence Builders and The Grafters. This would appear to avoid a clash of vehicles travelling in different directions crossing over anywhere within the site.

Comment: The Council would ask that careful consideration is given as to the village pick up and drop off points for any buses travelling between the site and Bourton centre. There is currently a PSV restriction which prevents this type of vehicle from travelling along most village roads, in recognition of the fact that most of those roads, including the High St, are unsuitable for large vehicles, particularly in peak season. If the park & ride buses could be designated as local buses they would be exempt from this restriction and it's suggested they enter the village via Station Rd/Moore Rd and collect/pick-up passengers from the existing High St bus-stop outside the current Harrison & Hardie estate agents, where there is already a pull-in space for buses, causing minimum disruption to village centre traffic flow. This would enable them to leave the village and exit onto the A429 via Lansdowne. This would require detailed consultation with the local bus service provider, Pulhams, in order to avoid a clash of timing of bus arrivals and departures with the established regular bus services. In any event, park & ride buses cannot be permitted to collect/drop-off anywhere else within the extremely congested village centre roads – the above proposal appears to meet the need for a central & accessible pick-up/drop-off point using existing facilities.

C/18/00010/STC Renewal of Street Trading Licence – Clint Spedding

No objection

4. CDC:
The Committee noted that the Street Trading Licence for M Dayan has been renewed on the same basis as the previous licence – no notification was issued. The Committee will draw Licensing Officers' attention to the current GCC consultation to introduce parking restrictions at the trading location, and will seek prior notification of licence renewals (as was the case with the renewal of C/18/00010/STC) so the Council has the opportunity to submit relevant comments.

- 5. Bourton Chase Phase III:
 - S106 contribution: *The Committee noted CDC's receipt of funds from Bloor Homes and commitment to forward monies – Clerk to chase for payment;*
 - Variation of condition 8 of planning permission to install benches at local bus-stops: *The Committee noted that Bloor Homes has been advised of Council's agreement to adopt the benches once installed, upon payment of a commuted sum – Clerk to chase for a response;*
 - Adoption of Public Open Space: *There has been no response from Bloor Homes following notification that the Council is not willing to adopt the Open Space – Clerk to reconfirm position and seek a soonest response;*
 - Boundary fence damage: *The Committee noted damage of a section of the existing boundary fence and use of this route to access adjacent public roads. Clerk to write to the Ward District Cllr to seek his support for the replacement of the existing post & wire fence with a low close boarded fence to prevent further encroachment across the development boundary;*
- 6. Pre-application meeting with a local resident: *Cllr Sumner reported that the applicant had been advised of the need to refer to the Cotswold vernacular in the design of any future development;*
- 7. NALC: *The Committee noted guidance within the February Legal Update February 2019 in respect of GDPR implications on the planning application consultation process;*
- 8. Planning Local: *The Committee noted receipt of the March newsletter and Planning Toolkit, which has been designed to assist local councils in preparing more effective responses to planning applications;*
- 9. AOB:
 - *A resident had raised a query relating to obstructed visibility for drivers when exiting the Co-Op garage site onto Station Rd as a result of signage placement – to be raised with planning officers;*
 - *The Committee noted that capacity at Bourton Vale Coach & Car park will be significantly reduced between 31st March and 6th April as a result of the parking of film crew vehicles. The Committee will liaise with other local Alternative Use car park owners to try to ensure there are sufficient visitor parking facilities during this period.*
 - *A resident had raised a query as whether the permanent parking of a car at an Alternative Use parking site would constitute grounds for a permitted use to be created – Ward Cllr Wilkins to verify the situation and report to the next meeting;*
 - *The Committee was invited to a walkabout of Bourton Chase Phase III development now it is nearing completion, in order to familiarise itself with the layout of this new estate – Cllrs Sumner & Hadley to visit on 3rd April;*

Signed.....

Date.....