

Bourton-on-the-Water Parish Council
Minutes of the meeting of the Planning Committee meeting
held at 6pm on Wednesday 17th August 2022
in the Windrush Room at The George Moore Community Centre

Those Present: Cllr A Davis (Chairman), Cllrs B Hadley, A Roberts, M Macklin, N Randall (until item 7b) and L Wilkins.

In Attendance: Sharon Henley, Clerk.

Members of Public: There were none present.

1. **Apologies for absence:** District Cllrs N Maunder and R Keeling.
2. **Declarations of interest:** Cllr Wilkins declared a pecuniary interest on item 7b) as the applicant for 22/02607/FUL, 56 Lamberts Field and left the meeting during that item. The following non-pecuniary interests were declared: Cllrs Hadley, Randall and Roberts as they know the applicant for 6h) 22/02608/FUL, Byways. Cllr Davis from item 6e) as a previous employee of Harrington House.
3. **Approval of draft Minutes of the meeting held on 27th July 2022.** Proposed by Cllr Davis, seconded by Cllr Hadley and APPROVED. Cllr Randall abstained as he was not present.
4. **Public Session:** There were none present.
5. **Matters arising:**
 - a) Shed base at Manor Field: The CDC Enforcement Officer advised that the unauthorised cumulative erection of the shed structure along with the creation of the concrete base would have resulted in enforcement action. However, as the shed had been removed it would be disproportionate to take formal action over the remaining concrete base. The Officer understood the Parish Council's concerns and assured that enforcement action would be taken in the future where proportionate to do so.
 - b) Sign at Food Box Planet: CDC opened a planning enforcement investigation and the initial assessment was that the sign did not meet the regulatory requirements due to its illumination and so required advertisement consent. Enquiries were ongoing as it was next to a listed building and in a Conservation area. The Clerk to write to the Enforcement Officer to confirm that the Parish Council's original concerns were the vinyl sign on the gable end of the building and request that this was also investigated.
 - b. The Old Manse: In relation to the Peroni Bar being operated in the front garden, CDC's Licensing Team advised that the alcohol license allowed off-sales and that drinks should be sold in a sealed container. However, further checks were being made by Licensing with CDC's legal team.
 - d. Ice cream sign on fence – de la Hayes site: Cllr Roberts advised the business owner that they would need permission from the site owner to fix a sign to the fence and a licence was required for a pavement sign. The Planning Committee were made aware that the business intended to stop ice cream sales from the end of this week.
 - e. Temporary sign at shop in Moore Road: The Clerk had written to the Manager but had not received a response.
 - f. Adoption of bus shelters in Station Road and request for funding for maintenance from Bloor Homes: The Clerk wrote to Bloor Homes but had received no response. The Clerk to check for the correct contact at Bloor.
 - g. NALC short term holiday lets policy consultation: Cllr Davis was drafting a response following discussion at the August Parish Council meeting. A final response to be agreed with the committee via email in order for Cllr Davis to submit within the deadline.
6. **Planning Applications:** The following were discussed and comments agreed:

	Ref	Address	Proposal
a	21/0085/CWS73M Cotswold Section 73 Minerals Application - GCC	Farmington Quarry, Farmington, Gloucestershire GL54 3NZ (Parish of Farmington) (New details – BoWPC previously objected)	Variation of conditions 2(Duration), 3(Scope of Permission) and 9(Access, Traffic and Highway Protection) relating to planning consent 19/0009/CWMAJM dated 19/03/2020
Comment: The Parish Council has no further comment.			

b	22/02368/LBC	Welcome Cottage Victoria Street Bourton-on-the-Water GL54 2DH	Re-construct chimney to existing flue currently terminated below ridge and replace existing lightweight timber fence and gate to side of dwelling with Cotswold stone wall and hardwood timber gate
Comment: The Parish Council would like to query whether this meets environmental standards regarding the height of the chimney and smoke nuisance to the adjoining properties of Victoria Terrace. The Parish Council is content to defer to the recommendations of the Conservation Officer.			
c	22/02473/FUL	Kimkeri, Lansdowne, Bourton-on-the-Water GL54 2AR	Erection of single-storey rear extension, alterations to dormer and associated works
Comment: The Parish Council has no objection.			
d	22/02539/FUL	Flat 7, The Courtyard, Station Road, Bourton-on-the-Water GL54 2ER	Erection of rear conservatory to ground floor flat
Comment: The Parish Council has no objection.			
e	22/02744/TCONR	Harrington House, Sherborne Street, Bourton-on-the-Water GL54 2BY	T1 - Yew (windrush cottage) - Crown raise to 2 metres reduce by up to 1.5 metres - remove epicormic. T2- Hornbeam - Prune back to boundary line. T3 - Acer Formative prune and remove deadwood
Comment: The Parish Council supports this application.			
f	22/02574/FUL	Seasalt Cornwall, High Street, Bourton-on-the-Water GL54 2AE	Alterations to shop front including fascia detailing in Farrow and Ball Stiffkey Blue, signwriting in Timeless White, external lighting, replacement hanging sign and windowpanes covered with plain frosted vinyl. Amendments to improve fascia symmetry and associated works
<p>Comment: The Parish Council has no objection in principle.</p> <p>We have the following comments on the plans submitted:</p> <p>The proposed external illumination of signs does not meet the Seasalt Design, Access and Heritage Statement item 7i which states that <i>'Lighting of signage should be avoided. Internal illumination of signs is almost always unacceptable, especially in sensitive historic or landscape settings. Limited and subtly installed external illumination is sometimes permissible, usually for business premises with evening opening hours'</i>. It is understood that there is no proposed evening opening. The information quoted in the Design and Access and Heritage Statement is taken from CDC's Local Plan 2011-2031, Appendix D – Cotswold Design Code.</p> <p>We regret that work has been started prior to planning permission being granted. We are pleased that the highest environmental standards are being adhered to in choice of materials. With regards to the temporary floodgates, we are aware that the area does flood so we would support their installation.</p>			
g	22/02575/ADV	Seasalt Cornwall, High Street Bourton-on-the-Water GL54 2AE	Alterations to shop front including fascia detailing in Farrow and Ball Stiffkey Blue, signwriting in Timeless White and illuminated replacement hanging sign
Comment: As per 22/02574/FUL above, omitting the comment relating to floodgates.			
h	22/02608/FUL	Byways, Hilcote Drive, Bourton-on-the-Water GL54 2DU	Erection of single-storey extensions and associated works
Comment: The Parish Council has no objection.			

7. **Late Planning Notifications:** The following comments were agreed:

Planning Applications –New Application			
	Ref	Address	Proposal
a	22/02766/FUL	Sycamore House, Lansdowne, Bourton-on-the- Water GL54 2AR	Erection of an extension to the garage
Comment: The Parish Council has no objection.			
b	22/02607/FUL	56 Lamberts Field, Bourton- on-the-Water GL54 2EH	Erection of annex for disabled persons accommodation
Comment: The Parish Council supports this application.			
c	22/02553/FUL	1 Stanway Green Bourton- on-the-Water GL54 2GG	Loft conversion with rear dormer windows and Juliet balconies and front velux windows
<p>Comment: The Parish Council objects on the grounds that the proposed dormer windows, by virtue of their size and design, would dominate the rear, causing harm to the appearance roofslope of the dwellinghouse. It would also appear out of keeping in the vicinity thereby causing harm to the wider context. It is therefore contrary to the design considerations of the Cotswold District Local Plan Policy EN2 and National Planning Policy Framework Section 12. A precedent was set by CDC in refusing the previous application 21/03477/FUL at 22 Barnsley Way and this property is in an even more visually prominent position at the gateway to Bourton (see picture). The roofline will be intrusive to the neighbours. There is inadequate parking to support a 5 bedroom house in that location.</p> <p>The Parish Council notes that building has already been underway for 6-8 weeks with scaffolding in place. The Velux windows at the front have already been installed.</p>			

8. **Clerk's Delegated Authority:** The following comment was submitted to comply with the deadline:

	Ref	Address	Proposal
a	22/02433/TPO	11 Rye Close Bungalows, Rye Close, Bourton-on-the-Water GL54 2EA	T1 Beech Tree in neighbour's garden: Reduce back to 2m and blend back into top. It's overpowering the garden and not getting any light
Decision			
The Parish Council has no objection.			

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

	Ref	Address	Proposal
a	21/04537/FUL	De La Hayes Restaurant, High Street, Bourton on The Water GL54 2AN	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
Decision			
Approved. BoWPC submitted general comments on the new details in May: Appreciate removal of pergola and tables from the pavement. Request that delivery vehicles are of the right size to access the gate, a suitable surface is laid on delivery route to cellar to reduce noise and lighting respects the local environment. Appreciate reduction in external covers.			
b	21/04538/LBC	De La Hayes Restaurant, High Street, Bourton on The Water GL54 2AN	Erection of plant room; 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
Decision			
Approved. BoWPC submitted comments as per the full application above.			
c	22/02085/FUL	Whiteshoots House, Whiteshoots Hill, Bourton-on- the-Water GL54 2LE	Installation of ground mounted solar array on pasture land
Decision			
Approved. BOWPC submitted no objection.			

d	22/02106/FUL	Land Off Marshmouth Lane, Marshmouth Lane, Bourton- On-The-Water GL54 2EE	Conversion of penguin shed to a single dwellinghouse and associated works (amendments to design of 21/04102/FUL)
Decision			
Approved. BOWPC submitted no objection but requested that conditions were imposed on the extension as per the original planning permission for the main dwelling.			
e	C/21/01089/STC	Freshly Ground	Licence for Street Trading
Decision			
Withdrawn			

10. **TPO on Black Walnut tree outside the Waterfront Tea Rooms:**

- a. To review arboricultural report and recommendations commissioned by the property owner. (Paper 2).
The report was reviewed and noted.
- b. To review outcomes from on-site meeting on 15th August.
CDC's Tree Officer, GCC's Deputy Area Highways Manager, the property owner, the Clerk and Cllrs Davis, Hadley, Roberts and Wilkins attended the meeting.
The Tree Officer advised that works could still be applied for if a permanent TPO was in place and tree growth could therefore be managed. The removal of the tree could set a precedent around the Village Green.
The Highways Manager had already requested works to smooth over the tarmaced pavement area and create a gradient. A further engineering solution was planned to the area adjacent to the wall and tree itself. The area to be raised and a retaining wall built to prevent pedestrians using that part of the pavement. Pedestrians would naturally use the remaining pavement width and the cobbled area next to the river which was under the ownership of the Parish Council.
- c. To consider request from CDC's Tree Officer to withdraw objection to the TPO being made permanent at Waterfront Tea Rooms having clarified the implications of a permanent TPO. Following review of discussions held at the meeting, and the views of all parties, it was agreed to withdraw the objection.

11. **Sign at the Candy Shop (Paper 3):** Information on CDC Enforcement investigation. The suitability of the new sign was under investigation.

12. **Correspondence:**

A resident contacted Cllr Davis with concerns about Manor Fields parking, the installation of portaloos and enquiring whether any events were planned. The Clerk to respond that CDC had requested portaloos the previous year and that the Parish Council were unaware of any events planned.

13. **Items to Note only:**

- a. The disabled toilets in the High Street had re-opened. The Clerk to inform all councillors.
- b. Complaints had been received about busking outside The Chestnuts. The Clerk had requested advice from CDC's Licensing Team.
- c. It was confirmed that the purchase of the de la Hayes site was proceeding following planning consent.
- d. As previously agreed at Highways Committee, Cllr Roberts was drafting a letter to businesses re A-boards for distribution to local businesses, to include information on signage regulations.

14. **Date of Next Meeting:** 6pm on Wednesday 14th September 2022 in the Salmonsbury Room.

There being no further business the meeting closed at 19.43 hours.