

CS.2240/7/J - Parish Council Representations

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

The George Moore Community Centre  
Moore Road  
Bourton on the Water  
Glos GL54 2AZ

**Submission to CDC Planning (Reg) Committee Meeting**  
**Wednesday 8<sup>th</sup> February 2017**

**Re: 16/02784/FUL 150 Roman Way, Bourton on the Water,  
Erection of one dwelling on the end of an existing terrace**

The Council objects to the application on various grounds, primarily relating to concerns regarding the street scene and parking issues.

This development will differ significantly from the existing street scene in terms of the positioning of the dwelling in relation to the Station Rd boundary. The new house will present a side elevation which encroaches well beyond the existing built line, and into the existing open space. The residential and Care Homes properties which comprise the surrounding street scene have all deliberately been set back from Station Rd to produce a clear, un-built buffer between those properties and the road itself. This main entrance into the village experiences high volumes of traffic at most times of the day, including heavy vehicles, local buses and large numbers of visitor coaches particularly in peak season. The need for a green buffer is therefore evident in this location.

The current lack of maintenance of the existing open space is a red herring. It is not relevant to this application and the creation of a new dwelling would not, in any event resolve this entirely as there would still remain a piece of land whose ownership and responsibility for maintenance remained unclear. This issue needs to be tackled independently of the application.

Parking will be a problem regardless as to whether off-street parking is provided or not. If there is no on-site parking, as currently proposed, vehicles will be obliged to park on-street in an area where parking is already at a premium, and where there is considerable extra traffic congestion at the beginning and end of the school day (the school entrance is located opposite). If incorporated into the design, then vehicles would be required to exit close to this very busy junction with poor sight lines and inadequate space to turn cars on-site so they can exit safely in a forward direction.

There was an accident at this corner during the morning school run as recently as last week as a result of high volumes of traffic trying to manoeuvre in, out and around the school entrance in a congested space. It is inappropriate to introduce more permanent parking requirements at this location when traffic safety issues are evident.

The location is simply unsuitable for an additional dwelling to be created.

Bryan Sumner, Chairman of Council

CD.2240/7/J - Applicant's Representation

**Application 16/02784/FUL**

**Applicant Comments - Mr and Mrs S Senior**

**8 February 2017**

Referral by Cllr Wilkins

1. Gloucestershire Highways Officers have visited the site because the original application included off-street parking. Gloucestershire has no objection to the revised proposal as it was calculated not to interfere with the line of vision of the junction between Roman Way and Station Road.
2. The proposal has been designed by a Cotswold-based architect to blend with the appearance of Roman Way in terms of both design and materials. A curved stone wall at the rear is included to add interest to the street scene.
3. The proposal is modest in size and meets the demand for housing in Bourton at this level of the market. The floor area of the house is the same as that of some three bedroom semi-detached homes on large developments.

Objections

Three households objected to the revised proposals along with the Parish Council. All the objections have been considered by the Case Officer and none have been found to be grounds for refusal.

In Summary

This is a modest proposal that meets in full the NPPF principles for presumption in favour of sustainable development. Primary and secondary schools, shops, public houses, restaurants, employment, community facilities and public transport are all within a five minute walk.

It also helps address the need in Bourton, and the south of England, to increase the number of smaller, more affordable and more efficient homes that are available as starter homes and for older people who wish to downsize.