

Minutes of EGM, Wyck Rissington Parish Council

Held in the Village Hall on Tuesday 21st November 2023, 18:00

Councillors Present: Cllrs Cook, Ponti, Montague, Finnemore and Gorton
In attendance: 11 members of the public

211123/1 The minutes of the previous meeting were approved

211123/2 No declarations of interest were declared

211123/3 Public Session (maximum of 15 minutes) :

No members of the public chose to speak.

211123/4 Cllr Cook explained we had three options to consider re Grafters planning appeal, namely to make no further comment, to comment further or to withdraw our previous objection. He then asked Peter Watson, as Chair of the Planning Committee and legal adviser to brief the PC on the current situation.

Peter detailed the more recent planning application history for this site, including the restrictions placed on the 102 space electric vehicle (EV) charging station granted on appeal, which included restricted hours of operation, purely EV use and no long term parking. His opinion was any subsequent hotel development would have a negative impact on the EV station.

He explained that the CDC had previously refused permission on four points - it is a major development with no evidence provided of viability, difficulty of access coupled with its distance from existing services and facilities results in it not being a sustainable location, lack of evidence provided as to whether there would be an adverse impact on the highways and it is an overdevelopment of the existing building. He stated that the appellant now seeks to challenge all of these points.

The WRPC response would be concentrating on five points:

1. This is not a small scale development or a conversion of an existing building but is in fact a new, out of town, development, contrary to Local Plan Policies.

2. The appellant has not demonstrated a need for this operation and no business plan of any note has been supplied including realistic employment figures. In addition Peter pointed out that if given permission, there could be no planning restriction set on the future hotel model and hence no guarantee that it would be aimed at the budget market.

3. The appellant has made substantial revisions to the highway arrangements and as such should be subject to a further planning application. He also explained that the applicants inclusion of footpaths/pavements to justify his location was unrealistic.

4. The existing planning permission for an EV station on this site was successfully granted on appeal but restrictions were imposed. However, these will be lost if the current appeal is granted. There will be a 24 hours operation with a corresponding increase in noise and light, a decrease in EV vehicles using the site and an increase in ICE vehicles

5. The hotel development, is inappropriate for an Area of Outstanding Natural Beauty.

Cllr. Cook asked if any Councillors supported the appeal and wanted to withdraw our objection. The PC was unanimous in its objection.

Following questions from the public, Cllr. Cook explained the procedure for the Appeal Hearing and that the Hearing was open to members of the public to speak.

Cllr. Cook reiterated the five points forming the basis of the WRPC's objections and asked if the Councillors were happy to proceed on this basis. The PC was unanimous in agreement. Cllr Cook then asked the floor if they too were in agreement. The public were also unanimous in agreement.

Various questions from members of the public were answered by Cllr. Cook, confirming that CDC were defending their refusal decision, that it was not known if Lower Slaughter PC were going to object, nor was it known if Bences building merchants were remaining on the Grafters site.

Cllr. Ponti raised the concern that following the proposed loss of coach parking from Bourton Vale carpark, if coaches would begin parking at the Grafters site.

211123/5 Cllr. Cook confirmed that a written objection response, as described by Peter Watson, will be submitted on behalf of the PC. Cllr Cook also said his current thinking was that the PC should be represented in person at the appeal hearing but would like to consider it further. Following a question from a member of the public, Cllr.Cook and Peter Watson thought it was likely someone would attend in person but there was a need to be flexible as to who would represent the PC. The PC unanimously agreed that the Chair of the PC and the Chair of the Planning Committee be authorised to agree such actions as are considered appropriate for WRPC representation at the Planning Hearing.

211123/6 Cllr. Cook explained that the motion proposed in point 6 of the agenda required minor amendment as so : "to authorise the Clerk, after consulting with the Chair and the Chair of the Planning Committee to continue to vigorously object to the Grafters Applications and to changes to the EV station in whatever form these might take over the next 12 months and to decide on and take such actions as they consider reasonably necessary to do so." The amended motion was passed unanimously.

211123/7 The dates of the next meetings would be 4th December 2023, 4th March 2024 and 27th May 2024

Meeting ended 6.48pm