

## **BURTLE PARISH COUNCIL**

The monthly meeting of Burtle Parish Council was held on Wednesday 4<sup>th</sup> January 2017 at 7.30pm in Burtle Village Hall.

### **124 PRESENT**

Councillor C Pople (chairman)  
Councillor A Duval (vice chairman)  
Councillor R Dallimore  
Councillor J Porter  
Councillor S Bull  
County Councillor David Huxtable

### **125 APOLOGIES**

District Councillor Stuart Kingham

### **126 DECLARATIONS OF INTEREST**

Cllr C Pople declared an interest in the Planning application at Burtle Inn and Planning application at Glebe Farm Cottage.

Cllr J Porter declared an interest in the Planning application at the Burtle Inn.

### **127 DISPENSATIONS**

None were sought

### **128 MINUTES OF PREVIOUS MEETINGS**

Minutes of the meeting held on 7<sup>th</sup> December were agreed and signed as correct.

### **129 MATTERS ARISING**

**Highways** –No reply about use of cement mortar on Black Bull Bridge. Clerk to write to request provision of reflector posts in verge on Mark side of Black Bull Bridge where lorry went into the ditch.

**Drainage** – work has started on improving and clearing drainage ditches from Mark Road across to Robins Lane

**Speed watch** – nothing to report.

**Catcott Broad Drove** – Gentleman who has been cutting down the trees and has set up a camp on the verge by Shepherds Drove appears to have left. Clerk to contact Enforcement Officer to ask who is responsible for clearing rubbish and tidying the site. Horse box near to corner has been moved. Clerk asked to let Enforcement Officer know that there is a caravan in the orchard at the Burtle Inn.

**Bus Shelter** – resurfacing the area in front of shelter still to be carried out.

**Laptop for Clerk** - ongoing

**Defibrillator Awareness sessions** – Drop in sessions were held alongside Café Burtle on 14<sup>th</sup> January and several members of the community took the opportunity to learn how the defibrillator works.

**New Houses at Burtle Inn** – Agent for the owner, who was present at the meeting, advised that the ramps met all legislation and had been ‘signed off’ by the Building inspector.

### **130 FINANCE**

Precept for 2016/17 to be discussed at next meeting due to time pressures.

The following cheque was signed:

S Hodge Grass cutting at Sandpit 15.7.16 - 28.9.16                      £240.00

Proposed Cllr A Duval

Seconded Cllr S Bull

Clerk was asked to send a letter with the payment to Mr Hodge thanking him for the satisfactory way in which he had carried out the grass cutting during the year and enquiring whether he would be willing to continue cutting the grass under the same terms for the period 1.4.17 -31.3.18.

## **131 PLANNING**

### **Applications –**

**55/16/00020** Change of use, conversion and extension of former Inn to two dwellings, formation of parking at Burtle Inn Catcott Broad Drove Burtle TA7 8NG

Mr Mark Warren, agent for the owner was present and answered several questions about the application during the discussion.

Councillors agreed the following response:

The above application was discussed at the January meeting of Burtle Parish Council. Several members of the public were present. After much debate and listening to the views of members of the public present, Councillors agreed that despite the current rundown condition of the property, they were unable to support this application and agreed to object for the following reasons:

They question the accuracy of the location map submitted.

- The area outlined in red does not include the front area, previously the garden to the property, which was more recently used as the pub car park. The applicant's agent advised that it is intended that this area will be a garden in the scheme. Councillors believe that if a change of use is granted, this front area should be restored to garden to keep the quality of the street scene and blend in with other properties in the area of The Cross.
- As far as councillors are aware the two new properties and the orchard at the rear are all in the same ownership and should have been outlined in blue on the location map.

Councillors also question the accuracy of the plans submitted with the application.

- The Burtle Inn is one of the oldest buildings in the village and is an important part of Burtle's history, as such Councillors believe that it should remain as one unit with no change to the elevation visible from Catcott Broad Drove or Burtle Road. This will retain the character of the area around The Cross.
- Councillors strongly object to the proposal to 'slice a section' out of the middle of the building to make two separate dwellings. They also question whether this is viable given the age and condition of the building which is known to be built partly built of cob. The Burtle Inn was an old cider house and the feeling is that this would also spoil the facade of a historic and at one time attractive, building and be detrimental to the street scene and the character of this part of the village.
- Councillors do not believe that it would be safe to make parking spaces that vehicles cannot enter and leave in a forward gear. Catcott Broad Drove may be a minor road but the proposed parking would be very close to the junction with Burtle Road which is notoriously dangerous being so near a blind bend. Burtle Road is used by many large vehicles including HGVs and the school coaches.

Councillors would request that an ecological survey is carried out before any work is started on the site given the age of the building it is likely to be host to bats etc.

Councillors note that the Burtle Inn is currently on the Register of Assets of Community value and will remain so until 2018.

*The vice chairman, Cllr A Duval, took over chairing the meeting for the next item as the Chairman, Cllr C Pople had declared an interest in the matter.*

**55/16/00021-** Erection of single storey extension to West elevation, replacement of one door and window with folding doors to South elevation at Glebe Farm Cottage Robins Lane Burtle TA7 8NT

After discussion Cllrs agreed the following response:

Councillors agreed to support the application to extend the property as they feel that it is visually more in keeping and it will blend in better with the original property than the plans previously submitted and subsequently withdrawn. However, Councillors would like reassurance that there will be adequate drainage provision made for the increased runoff water from the larger roof area and the increase in foul water and sewage produced from a three bedroom permanent residence as opposed to the amount produced from a small holiday cottage.

#### **Decisions -**

**5/16/00019** Erection of two storey extension to side (East) elevation, partly on site of existing (to be demolished) at Poplar Farm, Burtle Road, Burtle **GRANTED**

#### **132 TREES WESTHAY BROAD DROVE**

Matter is still being dealt with by insurance company.

#### **133 NOISE AND INCREASE IN HGV TRAFFIC FROM PEAT WORKS**

Due to retirement and long term sickness another officer from Mendip Environmental Protection Team has taken over the case. He has decided to use power that says responsibility for investigating the nuisance may be passed to the authority where the nuisance is being suffered to pass responsibility for all complaints about the noise to Sedgemoor District Council even though it is being caused by a site in Mendip. Martin Styles at Sedgemoor is now dealing with all complaints and members of the community present at the meeting were advised that diary sheets could be obtained from him on which to record details of the noise. These diary sheets could then provide evidence of the nuisance caused.

After many requests for the information the Mendip Planning Enforcement team at last gave the operators seven days to produce evidence that they believe proves that the chipping processing on the site is lawful. Documents have been received which now have to be reviewed by the Mendip team. If the officers do not agree that the documents show that the use of the site is lawful the operators will be required to make a planning application.

Email has been sent to Highways Dept and copied to Cllr D Fothergill, Somerset County Council cabinet member for Highways, asking for confirmation that costs to repair damage caused to the highway and verges by HGVs will be recovered from the companies concerned. Only Liam Gill has replied to date and he states that it is difficult to trace the owners of the vehicles. Clerk to respond that Burtle PC knows the owners of the vehicles in several instances and has already provided photographic proof to his department.

Because of the nuisance it is causing to villagers Burtle Parish Council has been actively challenging the wood chipping activity at Godwin's for more than a year now. County Cllr D Huxtable remarked that it was difficult to know what else the Parish Council could have done to highlight the nuisance that it was causing in the countryside and in particular to residents of Burtle.

**134 CORRESPONDENCE**

**Extension of Referendum Principles not to be extended to local councils during 2017/18**

Councillors were pleased to note this decision as they had written to Government, NALC and Ian Liddell- Grainger opposing the idea as they thought it would be unworkable at Parish Council level.

**Potholes in the road** - Poster detailing new online reporting facility will be displayed on the website and at Café Burtle

**135 ITEMS OF INTEREST**

**Burtle Website** - Cllr R Dallimore informed the meeting that he has recently overhauled and updated the website. Clerk to contact Mr R Myers to check whether there are any hosting fees in relation to the site due.

**136 DATE AND TIME OF NEXT MEETING**

A meeting of the Parish Council will be held on Wednesday 1<sup>st</sup> February 2017 at 7.30pm in the Village Hall.

There being no further business the chairman closed the meeting at 9.40pm

Signed.....Date.....