

BURTLE PARISH COUNCIL

The monthly meeting of Burtle Parish Council was held on Wednesday 7th June 2017 at 7.30pm in Burtle Village Hall.

19 PRESENT

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

20 APOLOGIES

District Councillor Stuart Kingham

21 DECLARATIONS OF INTEREST

Cllr A Duval declared an interest in planning application on land adjacent to West Heath Farm as he owns a plot of land opposite.

Cllr J Porter declared an interest in planning application at the Burtle Inn as he owns properties opposite the pub.

22 DISPENSATIONS

None were sought

23 MINUTES OF PREVIOUS MEETINGS

Minutes of the Parish Council meeting held on 3rd May 2017 were agreed and signed as correct.

24 MATTERS ARISING

Highways – White lines near to the church have finally been repainted two days after meeting with officers from SCC. This request had been ongoing since March 2016. Damaged road surface by Godwin's has also been marked out for patching. White lines by Burtle Inn junction are wearing off Clerk to request repainting.

Drainage – nothing to report at present. Mr C Pople was present at the meeting and agreed that, as he is a Drainage Board Member, he will act as liaison between Burtle Parish Council and the Drainage Board

Speed watch – a member of the public at the meeting did express an interest. This will be pursued.

Catcott Broad Drove – nothing to report

Bus Shelter – resurfacing the area in front of shelter - ongoing.

Laptop for Clerk – ongoing

Polden Cluster Meeting – Chairman and vice chairman to attend on 27.6.17

Defibrillator – Clerk has had confirmation that Memorandum of Understanding with SAWST provides the package for the life of the defibrillator which is about seven years. Current package offered is for fixed term of four years at a cost of £2000.00. Burtle Defibrillator was installed early in 2013 so it can be assumed that it will need replacing in 2020. Councillors agreed that a sum should be set aside each year from now on to build up funds to cover the cost of a replacement. County Cllr Huxtable suggested that SALC might be able to help find a cheaper alternative supplier.

25 PLANNING

Applications –

55/17/00001 Erection of a field shelter on land adjacent to West Heath Farm, Edington Road, Burtle

Councillors agreed to unanimously support the application. However, they noted that they would like clarification about the area omitted from the Higher Level Stewardship Scheme.

55/17/00002 Change of use and extension of Public House to form three dwellings at Burtle Inn, Catcott Broad Drove, Burtle

The application was discussed and Cllrs agreed the following response:

Mark Warren, the agent for the applicant, was at the meeting and he reiterated the information previously given in emails that they no longer intended to use the current plans for three dwellings but would be issuing revised plans for two dwellings under the heading of material changes to reflect the advice given by the planning officer.

Councillors agreed that despite his comments the only plans that they had seen for this application were those in front of them registered with Sedgemoor on 16.5.17 and were still the only plans currently on the planning portal. As the consultation period is due to end on 10th June 2017 they feel duty bound to debate their decision on facts and so could take no account of promises or speculation.

If further plans and an application to make material changes to this application are subsequently submitted to Sedgemoor Planning Department Councillors feel that it is essential that they are informed of the changes, supplied with documents detailing the changes and that the consultation period is extended to give them opportunity to call a meeting to which the public have access to discuss any revised plans for the Burtle Inn.

Therefore the following comments are based on the application as it stood on 7th June 2017 for change of use and formation of three dwellings on the site of the Burtle Inn:

- Councillors unanimously agreed to object to the application, although they all agreed that because the building has been allowed to fall into disrepair it has become an eyesore and a blot on that part of the village.*
- The plans seem to be to demolish most of the restaurant end of the property and rebuild two modern houses in its place. This will be a major change to the street scene as, although this part of the property is a fairly recent extension, it is in keeping and sympathetic to the original part of the property.*
- The plans, as proposed, turn the roof pitch on the northern end at a 90degree angle, losing the interesting roof lines and resulting in a considerably higher and more imposing building facing Burtle Road. This, in turn, will also produce a large plain flank wall on the eastern side facing Catcott Broad Drove both of which will have an adverse effect on the character of this area of the village.*
- Councillors feel that trying to fit three properties into this space results in the site becoming cramped and over developed. The centre garden is particularly small and overlooked. Two dwellings retaining most of the lines of the existing buildings would be more appropriate.*
- Councillors are pleased to see that the original pub garden which was lately used as a car park has been incorporated as garden and parking areas for the dwellings. This will also retain the sight lines on this dangerous junction.*
- Councillors would like to see building materials reused as much as possible in order to help the property retain its character.*

- Given previous longstanding issues with drainage on the site councillors would like to see written confirmation that the new treatment plant mentioned is adequate to serve all the dwellings proposed as well as those that have been built on the site of the skittle alley.*

Register of Assets of Community Value

- Councillors understand that the Burtle Inn will remain on the Register of Assets of Community Value until 2018 and they assume that the change of use element of this application will also need to be considered by your colleagues in property services who they believe maintain the register.*

- *Councillors understand that Friends of Burtle and others made genuine offers to purchase the property but the process was hampered by the fact that surveyors acting for Friends of Burtle were not allowed access to the property.*

55/17/00003 Erection of a two storey extension to SE elevation, on site of existing (to be demolished) and erection of a first floor extension to connect both parts of house at 1 The Cross, Catcott Broad Drove, Burtle

Councillors agreed to unanimously support the application with the following observations:

- *They can see the need to have all the first floor interconnected for a young family.*
- *They would like to see the external walls of the infill section with a render finish rather than oak boards as they feel this will blend in better with the property and the surrounding properties in the area.*
- *They note that the plans submitted are quite basic and do not show some internal doorways that will have to be created to use the bathroom, en suite etc.*

Decisions – None notified

26 FINANCE

Audit of 2016/7 Accounts

Cllr A Duval confirmed that he had made an inspection of the books and accounts for 2016/7 and all was in order.

Internal Audit has been successfully completed by Richard Young.

Financial statement and Risk Management and statement of internal controls were approved.

(a) Annual Governance Statement 2016/7 was approved for submission to the External Auditors.

Proposed Cllr S Bull

seconded Cllr R Dallimore

(b) Accounting Statement 2016/17 was approved for submission to the External Auditors.

Proposed Cllr J Porter

seconded Cllr S Bull

Insurance Cllrs agreed to renew the Insurance policy with Zurich

Proposed Cllr A Duval

seconded Cllr S Bull

Invoices have been received and the following cheques were agreed:

Zurich Insurance £309.12

R Young Internal Audit exps 2015/6 Accts £ 10.00

Proposed Cllr S Bull

seconded Cllr A Duval

Bank Mandate was completed to reflect changes.

27 CASUAL VACANCY

Clerk has received confirmation from the Returning Officer that no election has been requested and the vacancy may now be filled by cooption. It was agreed to advertise the vacancy with a closing date for applications of 30th June 2017. Applications to be considered at the July meeting.

28 TREES WESTHAY BROAD DROVE

Matter is still being dealt with by insurance company.

29 NOISE AND INCREASE IN HGV TRAFFIC FROM PEAT WORKS

Planning application regarding current use of the site that the wood chipping company was due to submit by 19th May has still not been received by Mendip. Landscape Officer at Mendip was due to visit the site earlier in the day to assess the damage being caused to the mature trees and how they might be protected.

30 RLT2/ RLT3 MONEY

RLT2 Burtle currently has a little over £6000 in their pot with approximately half needing to be used urgently. There are no areas in Burtle where this money could be used but it can be gifted , with approval from Sedgemoor Grants Committee, to an adjoining parish to use on facilities that Burtle residents might use. Clerk has written to playing field committees in adjoining parishes to ask if they have any suitable projects planned in the near future. Chairman will also mention at the cluster meeting.

RLT3 Application has been received from Ashcott Playing Fields Association for RLT3 money from Polden Cluster group to improve access. Cllrs unanimously agreed to support the application.

31 SIGN ON SANDPIT AND FINGER POST

Date to be set at next meeting to replace posts supporting Sandpit sign. Clerk to write to Andrew Turner for information about the parish repainting finger posts.

32 CORRESPONDENCE

Correspondence has been received from Pensions Regulator regarding provision of Work Place Pension. Clerk has registered the Parish Council and written to herself about the right to contribute to a pension scheme but she has put on record that she is not eligible.

33 ITEMS OF INTEREST

Recent high winds have caused tree branches to be blown down in Catcott Broad Drove and Westhay Broad Drove - reported to Highways.

Items have been fly tipped at Westhay Broad Drove and Halter Path Drove. Clerk to arrange clearance.

34 DATE AND TIME OF NEXT MEETING

Wednesday 5th July 2017 at 7.30pm in the Village Hall.

There being no further business the chairman closed the meeting at 9.55pm

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