

BURTLE PARISH COUNCIL

An extra meeting of Burtle Parish Council was held on Wednesday 20th February 2019 at 7.30pm in Burtle Village Hall to discuss planning applications.

161 PRESENT

Councillor R Dallimore (chairman)
Councillor A Duval (vice chairman)
Councillor N Ponsillo
Councillor J Porter

162 APOLOGIES

Councillor S Bull
County Councillor David Huxtable

163 DECLARATIONS OF INTEREST

None declared

164 DISPENSATIONS

None were sought

165 PLANNING

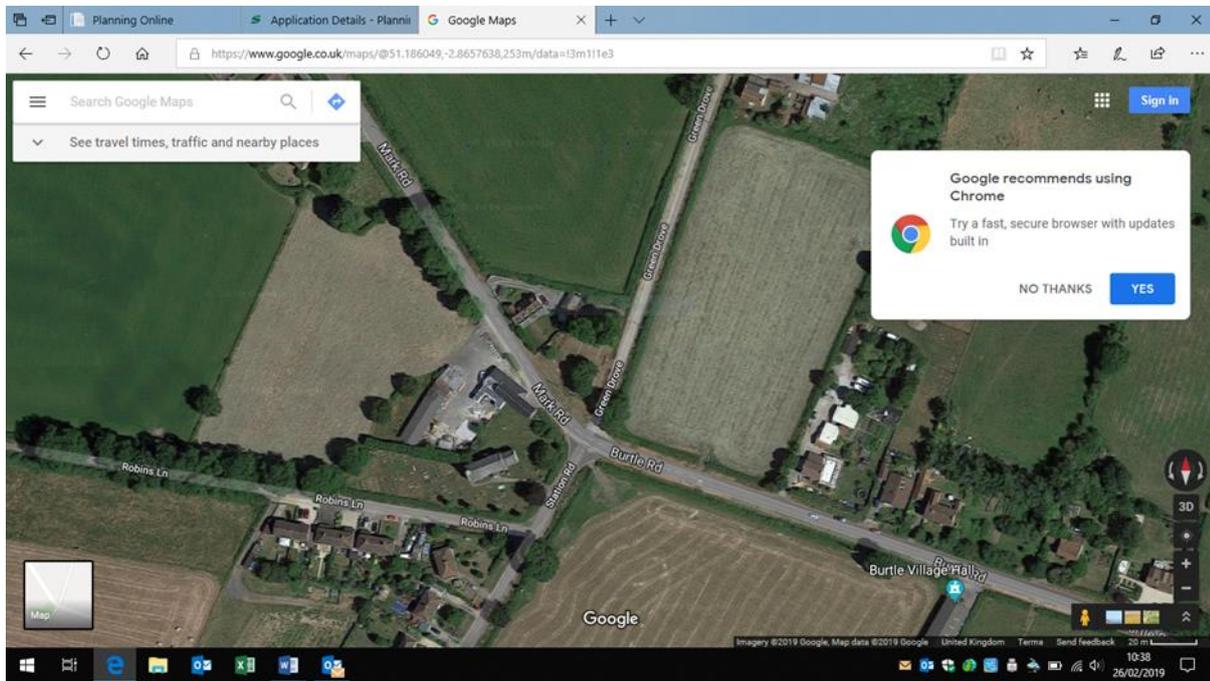
Applications –

55/18/00008 Variation of Condition 2 of Planning Permission 55/16/00008 (Change of use and conversion of building in use for education (Use Class D1) to a private dwelling with parking area and private garden (Use Class C3), and alterations to the existing vehicular access) to amend the design of the dwelling (part retrospective) at Edington Burtle Church of England School, Mark Road, Burtle

Further plans and documents have been received and Burtle Parish Council has been invited to comment by 26th February 2019. Three members of Friends of Burtle Church were present. After considerable discussion Councillors unanimously agreed that they were still unable to support the application and agreed the response below:

Burtle Parish Council held a public meeting on 20th February 2019 to discuss the revised and additional information received for the above application. An email requesting further clarification of some matters was sent to the planning department on 18th February but due to annual leave the meeting had to proceed without the benefit of a reply.

Councillors were unanimous in a desire to not prolong the decision process any longer than necessary but were also unanimous in the fact that they are unable to support the application as currently proposed. They felt that a degree of compromise could be reached with some issues but as this is a very prominent site in the village so near to the grade 2 listed church, some aspects were still unacceptable. They were disappointed to note that, according to the application form, no prior advice had been sought from the planning department even with this part retrospective application. The adjacent grade 2 listed church was designed by Richard Carver, the county architect and a Bridgwater man. Both the church and the village school were built in 1839 financed by gifts from Miss Anne Field, and they are quite clearly of the same general design. Even though the plots have been divided it is still quite obvious that they were both part of the same development of this corner and should still complement each other. This can be seen in the screen shot below:



Bearing this is in mind and knowing that there is some protection for objects and structures within the curtilage of a listed building, advice was sought from the Conservation Officer but we were disappointed to learn that Sedgemoor no longer has a Conservation Officer in post. Burtle has only two listed buildings and Councillors are keen to retain the integrity of these and other buildings of character within the parish.

This is a very prominent site on a junction of two roads into the village and Councillors would like to suggest that members of the planning committee consider making a site visit to appreciate why there are so many concerns over this development.

The following comments /queries are in addition to the comments previously submitted:

Site Plan 2274C-PL02 Rev E Boundaries

Northern boundary Can you please confirm that Drawing 2274C- PL11 Wall elevations shows the proposed wall construction. The wall between points D-E is newly constructed of regular reconstituted stone blocks and not the rubble stone wall as shown on the diagram. The wall from A-B and C-D is shown as a coursed stone wall 1.2 metres high. Is this referring to natural stone? The wall that has been erected is reconstituted stone blocks and is more than 1.2 metres high. The lighting currently built into the walls on this boundary is not shown or mentioned in any of the documents submitted. Is the applicant proposing to demolish the walls currently in place and rebuilding them in accordance with the drawing? The newly built walls of reconstituted stone are not acceptable to Councillors as they are totally out of keeping with the original building. This boundary is also now part of the redesigned front of the building and the reconstituted blocks have been used in this location to the detriment of the character of the building.

Southern boundary with the churchyard is now shown as 'planting of hedge of native species' with no mention of a fence. This is where the close boarded fence was erected and the slats subsequently removed. The owner has approached a Councillor and said that he would put the fence back if the Parish Council would tell the planning dept that they are in agreement. Councillors agreed that they would like to see this boundary planted with a native species hedge as proposed and as this is the correct season for planting, it should proceed as soon as possible. However, as Councillors are aware that this will take several years to establish and form an effective barrier, they would like to see the fence reinstated until the hedge is well established.

The two pictures below show the churchyard in July 2011 and as it is at present.



Burtle Churchyard at present

South Western boundary up to the point where it meets with the boundary of Unit 2 (coloured blue on the site plan) the applicant appears to be proposing that the 2m fence is retained with a native species hedge planted behind it. Whereas the continuation of this boundary from the boundary of unit 2, where it continues up towards Mark Road is noted as 2m fencing with no hedge. Is this correct?

Although not noted on this site plan the 2m boarded fence has been continued along the boundary of Unit 2 (coloured blue on the site plan so we note it is in the same ownership). It is assumed that this will be the subject of a separate application.

South Eastern boundary. The existing natural stone wall is shown as being retained with a native hedge planted on the school side. This is acceptable to Councillors to provide some privacy for the school site but retain the character of the church surroundings.

School building

Chimney There is no mention of this on any documents and Councillors were disappointed to see that this has been removed as it added to the character of the building but in the interests of conciliation, they would not seek to have it reinstated.

'Wings' at rear of the school building Councillors note that these have been rebuilt in contradiction of agreed plans. Unfortunately, it has covered some of the original building and reduced its character but as this is at the rear of the building and not visible from the road, Councillors would not seek to have these sections removed.

Roof terrace all the previous comments still apply. Properties in Robins Lane would be overlooked as they are only 73 metres away from the terrace and not the 390 metres erroneously quoted in the previous officer's report. It would also overlook the current area of the graveyard which is even nearer, resulting in complete loss of privacy for those visiting graves or interring loved ones. This can be seen in the aerial photo on page 1.

Fenestration all the previous comments still apply especially the large window on the gable end under the school clock. This has been the subject of considerable comment in the village. A screen shot of this part of the school and the church is below which shows the original window and the symbiosis between the two buildings.



Trees and Hedges

It should be noted that there are currently no trees on the site to provide any form of screen. All trees and hedges shown on the various site plans are purely illustrative and it will be noted that they move on the various revisions.

Drainage

Large hole in south western corner of the site This appears to be used to for a soakaway with a lot of the materials from the various demolitions in it. It is extremely close to the graves on the other side of the boundary and Councillors are concerned about water seepage and collapse. Are there any rules regarding the proximity of excavations of this size near to recent graves?



The large mound beside the hole is clearly sandy subsoil from the excavation and not suitable as topsoil to form the garden areas.

Councillors noted that a drainage plan (2274C PL 02A) was submitted, together with a covering letter, in March 2016 in relation to application 55/16/ 0008 and would like confirmation that the sewage plant and associated herringbone soakaways have been installed.

Large concrete pad adjacent to the churchyard

There is still no mention of this development in any of the documents and it was not part of the original plans. Councillors would like to know the purpose of this, why it has been omitted from all correspondence and whether it will be the subject of another planning application.

55/19/00001 Variation of Condition 2 of Planning Permission 55/16/00018 (Change of use of school to a dwelling and erection of a two-storey extension to South West elevation, on site of existing timber structure (to be demolished)) to amend the approved plans to allow for a proposed carport and garage/store. at The Old Vicarage (Merlouin), Mark Road, Burtle.

After discussion Councillors unanimously agreed to support the above application. However, they made the following comments:

Materials - Cllrs are pleased to note that the materials are to be in keeping with the existing building.

Trees – Cllrs are pleased to note the submission of detailed schedules for the protection of the three adjacent trees which are subject to a Tree Preservation Order. Cllrs do not have the detailed knowledge to comment on the content of the schedules and will rely on the expertise of the relevant members of the planning team to ensure that all necessary precautions to protect the trees and their roots are carried out during the building work.

Decisions –none notified

166 ITEMS OF INTEREST

Extension at Poplar Farm Cllrs noted how well the extension has been blended in with the existing building.

167 DATE AND TIME OF NEXT MEETINGS

Next monthly meeting will be held on Wednesday 6th March 2019 at 7.15pm this will be a short meeting to discuss urgent matters and will be followed by the Annual Parish Meeting at 8pm.

There being no further business the chairman closed the meeting at 9.00pm.

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