

BURTLE PARISH COUNCIL

An extra meeting of Burtle Parish Council was held on Monday 10th July 2017 at 8.00pm in Burtle Village Hall.

51 PRESENT

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

52 APOLOGIES

District Councillor Stuart Kingham
County Councillor David Huxtable

53 DECLARATIONS OF INTEREST

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

54 DISPENSATIONS

None were sought

55 PLANNING

Applications –

55/17/00002 Change of use of Public House to form two dwellings at Burtle Inn, Catcott Broad Drove, Burtle **Revised plans**

Cllrs were frustrated that they still do not have clear details of what is proposed at the site. The agent was present at the meeting.

The following response to the application was unanimously agreed:

**55/17/00002 Change of use and extension of Public House to form three dwellings at Burtle Inn, Catcott Broad Drove, Burtle
Revised application for change of use and extension of Public House to form two dwellings as Material Changes to the above.**

Burtle Parish Council considered the revised plans and information regarding this application at an extra meeting on 10th July 2017.

The agent informed the meeting on 7th June that they intended to issue revised plans for two dwellings instead of the original three along with other amendments under the heading of material changes. Several sets of revised plans and a Materials Schedule have been received since that date, some via Sedgemoor District Council and some direct from the agent. The planning officer has extended the consultation period to allow Burtle Parish Council and residents time to comment on the major changes proposed but once again Councillors find themselves in a position where the information they have been given by the agent differs from information on the Sedgemoor Planning website.

Councillors believe that they can only comment on the plans which are currently shown on the Sedgemoor website and considering those plans on the site at 5pm on 10th July 2017 they unanimously agreed to object to the application.

Whilst agreeing that the latest proposals were the best that they had seen for the site to date, Councillors felt that there were too many unanswered questions and lack of clear information of exactly what the applicant is applying for consent to do to enable them to support the application in its present state.

They wish to make the following observations/comments:

- They would like confirmation that the Materials Schedule sent to them by the agent on 6th July 2017 is to be included as part of the application documentation.
- Confirmation has not been received that there will be only minor demolition at the restaurant end, and that the pink marking on the drawings denotes an interior insulation block skin. This is still not clear from the drawings submitted and is not mentioned in the Materials Schedule.
- Although the agent disputes this, Councillors believe that the plans show the main ridge heights will be raised on both parts of the building. No details are given of the amount that they will be raised. This does not correlate with the details of roofing work proposed in the Materials Schedule which suggests that the existing will be re-battened and re-felted.
- The addition of the dormer windows on the West side will directly overlook the adjacent property, Pennington's, resulting in a lack of privacy for the occupants.
- Councillors would like to see a full landscaping plan submitted for the area that was previously garden and lately used as a car park for the pub. This area is designated as parking space for the dwellings and garden for one of the dwellings. Councillors believe that the low wall on the boundary of the property should be retained at its current height for both aesthetic reasons and to maintain sight lines on this dangerous corner.
- To protect the Street scene in this area of the village and maintain the building line on Burtle Road, Councillors request that a covenant is placed on the garden/car parking area on the north of the site to prevent any development in the future.
- Councillors would also like to see a height restriction placed on the proposed 'low wall' which is mentioned in the Materials Schedule to delineate the garden area and shown on the plan as a single black line.
- Councillors would like to see the old pub sign retained and incorporated into the garden area as an historic feature and to enhance the scheme.
- Councillors would like to know why no ecological survey for bats etc has been made a condition of this application. Several species of bats are known to be in this area and the Burtle Inn, especially in its current state, would seem a prime location for bat roosts. Councillors believe that a full survey was required for the application to demolish the skittle alley and erect the two houses but this was several years ago.
- With regard to the Application form, Councillors are still confused by the answers to question 17 Residential Units. The application states that there is no loss or gain of residential units. Councillors believe that there is residential flat on the first floor of the pub, the application has now been amended to a four bedroom dwelling and a three bedroom dwelling. This would appear to be a net gain of one unit (one being replaced by two).
- It is also noted that the application form states that the guttering will be UPVC whereas the Materials Schedule states that it will be black aluminium.

Councillors would like to thank you for your help with this application and for providing them with amendments and updates as they are submitted to you and would like to request that they are kept advised of any future plans/amendments

Decisions – none notified

56 ITEMS OF INTEREST

There is a loose bollard in the road just before Black Bull Bridge.

57 DATE AND TIME OF NEXT MEETING

Next monthly meeting will be held on Wednesday 2nd August 2017 at 7.30pm in the Village Hall.

There being no further business the chairman closed the meeting at 8.45pm

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