

## **BURTLE PARISH COUNCIL**

A meeting of Burtle Parish Council was held on Wednesday 3<sup>rd</sup> November 2021 at 7.30pm in the Village Hall

### **46 PRESENT**

Councillor R Dallimore (chairman)  
Councillor A Duval (vice chairman)  
Councillor S Bull  
Councillor J Porter  
Councillor N Ponsillo  
District Councillor S Kingham

### **47 APOLOGIES**

County Councillor D Huxtable

### **48 DECLARATIONS OF INTEREST**

**Planning Applications 55/21/00011 and 55/21/00012** District Cllr S Kingham declared an interest as a member of the District Council Planning Committee.

### **49 DISPENSATIONS**

None were sought

### **50 MINUTES OF PREVIOUS MEETINGS**

Minutes of the meeting held on 1<sup>st</sup> September 2021 were agreed and signed. There was no meeting on 6<sup>th</sup> October 2021.

### **51 MATTERS ARISING**

**Highways** subsidence has occurred again in Edington Road near to the cattery. Clerk to report to Highway Dept

**Bridge in Halter Path Drove** repairs have been completed and appear to be satisfactory.

**Deep Lake by Godwin's.** County Cllr David Huxtable has reported that County Traffic Engineer will not erect barriers on bend by the lake but will support white lines on edge of carriageway. District Cllr Stuart Kingham is still hoping to have a site meeting with the County Traffic Engineer to discuss road safety on this stretch of road.

**Plaque for Bow Bridge** with Bridge department awaiting replacement on to the bridge.

**Footpaths** Cllr N Ponsillo, Footpath Liaison Officer has again contacted the Area Warden regarding longstanding defects on the paths in the parish especially promised repairs to sleeper bridge on footpath along Dobbins Drove with no success to date.

**Dog fouling** signs have been purchased as Sedgemoor Dog Warden has been on sick leave and not available for advice or supply of signs. Signs will be erected in affected areas.

### **52 FINANCE**

**Cil payment** relating to Burtle Inn Development has been received £2353.24

**HSBC** are unable to offer any accounts that do not attract charges. Clerk to contact Nat West to see what accounts they have available.

**Invoices** none to consider

The following cheques agreed for payment via email since 1.9.21 were confirmed:

P Ham <i>Grass cutting at Sandpit 25.8.21 – 18.9.21</i>	£142.50
R Dallimore <i>reimbursement of website fees</i>	£100.66
Mrs M Perdue <i>Clerk's salary 1.4.21 – 30.9.21 £440.00</i>	
Mrs M Perdue <i>Expenses 1.4.21 – 30.9.21 £ 90.00</i>	£530.00
Value Products <i>dog signs</i>	£ 73.20

**Proposed** Cllr R Dallimore

**Seconded** Cllr S Bull

## **53 PLANNING**

*District Cllr S Kingham left the meeting*

### **Applications –**

**55/21/00011/** Variations of Conditions 1, 6 & 7 of Planning Permission 55/20/00002 (Variations of Condition 1 of planning permission 55/18/00004 (Retrospective application for the change of use of part of the old Burtle Inn to 1 No. residential unit.) to amend the approved drawings to allow for the installation of solar pv panels to the roof and removal of Condition 4 relating to the low stone wall.) to amend the site layout at Burtle Inn, Burtle

**55/21/00012** Variations of Condition 2, 7 & 8 of Planning Permission 55/20/00001 (Erection of a dwelling on site of demolished section of the Old Burtle Inn (Revised Scheme) to remove condition 8 to allow for the use of modern double roman roof tiles at Burtle Inn, Burtle

Cllrs discussed both applications together as they are linked and after much discussion unanimously agreed the following response:

### ***Comments from Burtle Parish Council regarding two planning applications at the Burtle Inn site***

***Planning application 55/21/00011/DT*** Variations of Conditions 1, 6 & 7 of Planning Permission 55/20/00002 (Variations of Condition 1 of planning permission 55/18/00004 (Retrospective application for the change of use of part of the old Burtle Inn to 1 No. residential unit.) to amend the approved drawings to allow for the installation of solar pv panels to the roof and removal of Condition 4 relating to the low stone wall.) to amend the site layout at Burtle Inn, Burtle  
and

***Planning application 55/21/00012/DT*** Variations of Condition 2, 7 & 8 of Planning Permission 55/20/00001 (Erection of a dwelling on site of demolished section of the Old Burtle Inn (Revised Scheme) to remove condition 8 to allow for the use of modern double roman roof tiles at Burtle Inn, Burtle

*Councillors discussed the above applications at their November meeting and unanimously agreed to object to the applications as they were unable to have an informed discussion and reach a considered opinion due to apparent inaccuracies and the way in which the proposals were presented. They could not tie up the condition numbers quoted in the application with the conditions that the application is seeking to alter.*

*Councillors are disappointed that confusion and delays continue with this prominent site within the village. The last five years have seen a continuing stream of inaccurate submissions, amendments and deviation from agreed plans by a succession of agents and builders. They are very sad to see that the original objective to retain as much as*

*possible of the old pub, parts of which were an historic cider house, has fallen by the wayside with alterations and unauthorised demolition.*

*The main points raised regarding the current applications were:*

***Boundary lines***

*The boundary in front of the restaurant end (House 1 on the current plan) of the site shown on the sketch plan submitted with these applications does not correlate with the agreed boundary **application 55/20/00009** Change of use of land from Highway to residential use in order to facilitate the erection of a new boundary wall. Site plan PA103 shows the boundary to be in line with the existing wall around the car park area and the wall in front of the new build property (House 2 on the current plan). The area in front of the restaurant end (House 1) is described as 'a distance of 12 metres and a maximum width of 1.88 metres' **THE STOPPING UP OF HIGHWAY (SOUTH WEST) (NO.9) ORDER 2021** dated 20.4.21 refers.*

*Boundaries of adjacent property in the same ownership do not appear to have been marked in blue as required.*

***Car parking***

*Councillors strongly object to the proposed car parking layout to extend the garden area and reduce the parking area.*

*Councillors note that there is now one parking bay fewer, five instead of the original six. There is no indication of how these would be allocated to each property. Does this comply with the required number of spaces per dwelling in Burtle? Is the parking space per property ratio higher in an area such as ours with no public transport and few amenities?*

*Councillors believe that the size of the parking area and the amount of turning space is inadequate for the number of spaces shown. Vehicles must be able to enter and leave the property in a forward gear on this busy corner.*

***Roof Tiles***

*Councillors feel that there is little point now in pursuing the use of reclaimed tiles as most of the original features, including the porch where swallows nested each year, have been demolished or replaced.*

***Solar Panels***

*Cllrs cannot see the location of these on any of the plans supplied with this application.*

*District Cllr S Kingham rejoined the meeting*

**Decisions**

**55/21/00003** Erection of detached garage/ store on site of existing outbuilding (to be demolished) at parade View, Burtle Road **GRANTED**

**55/21/00009** Certificate of Lawfulness for the proposed conversion of an existing outbuilding to provide additional ancillary living space with associated works at Glebe Farm, Robins Lane, Burtle

**NB** Burtle PC was not consulted on this application **GRANTED**

**55/21/00010** Crown lift walnut tree to give a maximum of 2m from ground level. Remove epicormic growth from main trunk at The Old Vicarage, Mark Road, Burtle **GRANTED**

**54 ENFORCEMENT ISSUES**

Cllrs are becoming increasingly frustrated that despite reporting issues and continuing to contact the relevant authorities they very rarely receive a reply and the issues are not investigated. There are at least five outstanding issues in the parish that have been ongoing for a long time with no apparent action from Sedgemoor District Council, over years in some cases. Activities at Westhay Broad Drove and Catcott Broad Drove are on Edington and Chilton Moor Site of Special Interest but Natural England have reported that they are waiting to hear from Sedgemoor DC before taking action. Environment Agency have little interest in reported tipping and have even issued a retrospective licence for tipping at Westhay Broad Drove. Clerk to remind Sedgemoor Enforcement Dept and Natural England.

**55 TRAFFIC THROUGH THE VILLAGE AND ROAD MARKINGS**

Cllr a Duval and Clerk recently undertook a review of road marking through the village which has been sent to Traffic Engineer with a request to rectify problems highlighted. Copy of the report is attached.

**56 ITEMS OF INTEREST**

**Fly Tipping** Rubbish has been tipped on the verge in Westhay Broad Drove. Clerk to contact Clean Surroundings to request removal

**57 DATE AND TIME OF NEXT MEETING**

Wednesday 1st December 2021 at 7.30pm in the Village Hall

There being no further business the chairman closed the meeting at 8.55pm.

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