

**MINUTES OF THE MEETING OF BUTLEIGH PARISH COUNCIL HELD ON TUESDAY 2<sup>nd</sup> March 2021 by Zoom**

**PARISH COUNCILLORS PRESENT : S Alalia, (Chairman). K Otton, T Willmott, D Sharland, R Chaddock**

**OTHERS PRESENT : Andrew Coleman, Pip Atkinson, Tim Hoyle**

**OTHERS PRESENT FOR PLANNING: Alistair & Jo Corfield, Ian & Jackie Lloyd, Kath Lol, Kathy Jones, Louise Innes, Rob Morgan, Gillian Holland, Michael Osborne, Matt Williams (Brimblelea Architects), Mathew Green (Orme Architects).**

**APOLOGIES: The Clerk apologised to those who could not access the Zoom meeting due to technology errors.**

**Pre- meeting statements and questions from members of the public in respect of business itemised on the Agenda :**

**Regarding Application 2020/2674/FUL - Development of 37 dwelling houses (C3) & a café/ workhub (E) with associated access, parking and landscaping. Galleon Homes, Land at 352613 133868 Baltonsborough Road, Butleigh. Objections from members of the Parish.**

Sub Road speeding- Gillian Holland.

**VISITING COUNCILLORS REPORTS: N Woolcombe-Adams, N Hewett-Cooper – report circulated.**

**STATEMENT OF DECLARATIONS OF INTEREST : The Chairman reminded Councillors of the need to make and to have recorded any Declarations of Interest made in accordance with the Local Authorities Model Code of Conduct Order adopted on 7th August 2012. (Based on District/ County Model ) (Chapter 7 of the Localism Act 2011).**

**URGENT BUSINESS : None**

**MINUTES OF THE MEETING HELD ON 2<sup>nd</sup> February 2021, having been circulated, were signed as a true and correct record. Proposed T Willmott, seconded D Sharland, all in favour. Minutes to be posted on the Village Website.**

**MATTERS ARISING : None**

**PLANNING**

<b>Application Number</b>	<b>Proposal</b>	<b>Applicant &amp; Location</b>
2020/2674/FUL	Development of 37 dwelling houses (C3) & a café/ workhub	Galleon Homes

	<p>(E) with associated access, parking and landscaping.  <b>Recommend Refusal</b>  <b>Proposed T Willmott, Seconded D Sharland. All in favour.</b>  <b>See attachment</b></p>	<p><b>Land at 352613 133868</b>  <b>Baltonsborough Road,</b>  <b>Butleigh</b></p>
2021/0158/HSE	<p>Erection of first floor side extension, 2 storey extension to rear &amp; extension to garage.  <b>Recommend Approval</b>  <b>Proposed T Willmott</b>  <b>Seconded K Otton.</b>  <b>All in favour.</b></p>	<p><b>Mrs A Murphy</b>  <b>24 Holm Oaks,</b>  <b>Butleigh.</b></p>
2021/0310/TCA	<p>Proposed works to trees in Cons Area.  <b>Recommend Approval</b>  <b>Proposed T Willmott, Seconded K Otton. All in favour.</b></p>	<p><b>Carrick, High Street.</b></p>
2021/0246/OTA	<p>Application for outline PP with all matters reserved for erection of 3 single storey dwellings with associated garages, and formation of vehicular access.  <b>Recommend Approval</b>  <b>Proposed T Willmott, Seconded K Otton. All in favour.</b></p>	<p><b>Mr R Adeney</b>  <b>Land south of Barton Road, Butleigh</b></p>
2021/0416/TCA	<p>Proposed works to trees in Cons Area  <b>Recommend Leave to Tree Officer.</b>  <b>Proposed T Willmott, seconded D Sharland.</b>  <b>All in favour.</b></p>	<p><b>Mr Padgett</b>  <b>Little Orchard, High Street.</b></p>

<b>2021/0384/HDG</b>	<b>Application for hedgerow removal. Removal of three hedgerows &amp; replanting in order to lay a new water main. Recommend Approval Proposed T Willmott, Seconded D Sharland. All in favour.</b>	<b>Ben Sands Butleigh Court Access Track.</b>
<b>Decisions by MDC</b>		
<b>2020/2416/FUL</b>	<b>Proposed creation of biodiversity &amp; swimming pond with associated engineering work. Approved</b>	<b>S Andrews Wootton House, Butleigh Wootton.</b>
<b>2020/2448/HSE</b>	<b>Convert existing garage into bedroom &amp; erect new detached garage. Recommend Approval, advise pitched roof instead of flat - Approved</b>	<b>Mr &amp; Mrs Morgan, 9 West Park</b>
<b>2021/0123/HDG</b>	<b>Application for hedgerow removal. Removal of 4 hedgerows and replanting in order to lay a new water main. Approved</b>	<b>Ben Sands</b>

**CASUAL VACANCIES: Application – Andrew Coleman S Alalia proposed approval, seconded T Willmott – All in favour. Andrew was welcomed to the Parish Council and signed the Declaration of Acceptance of Office**

**FINANCE : CURRENT AC**

BALANCE £ 10726.06  
 - Adam Clark Trees £ 450.00  
 - M Day Heritage Fund £ 99.12

**Balance £ 10176.94**

**BR AC**

BALANCE £ 7645.56

**Balance £ 7645.56**

<b>Inclusive of: Telecom Fund - Finger posts</b>	<b>£ 1056.39</b>
<b>Footpaths Money left uncommitted</b>	<b>£ 224.93</b>

Proposed S Alalia , seconded D Sharland, all in favour.

**FINANCIAL APPROVALS** : Resolutions to approve the following expenditure :  
 S Petherbridge – Clerks Salary £3601.92, Zoom Sub £143.88, Website £ 103.92, RBL  
 Wreath £100.00, Expenses £444.54, Footpath expenses £43.66 Total £4437.92  
 Proposed S Alalia , seconded K Otton . All in favour

**HIGHWAYS -Speed Indicator Device- Update. (KO) Community Speedwatch-  
 Update- further SID proposal (KO) – Proposal with Highways.**  
 Survey has taken place for white lining and potholes in the Parish- to be sent to  
 Highways.

**PUBLIC FOOTPATHS:** Work has been done on WS 2/26 Wood Lane. Mendip  
 Ramblers to repair wooden kissing gate and alter latch on further gate. Post supplied  
 by the Parish Council.

**CORRESPONDENCE:** 1. G Holland email ref request for rumble strips, Sub Road –  
 T Willmott stated that it was highly unlikely that rumble strips would be agreed.  
 Reiteration of Planning Inspectors statement regarding the Sub Road Development  
 cannot go forward unless there is a footpath away from the road for road safety.  
 Suggested a personal letter to Highways Traffic Management.  
 2. Use of the Green on Sat 3<sup>rd</sup> April for a Church Cake Sale- Permission given  
 Proposed T Willmott, Seconded K Otton. All in favour.

#### **LEAD COUNCILLORS REPORTS.**

**MATTERS OF REPORT** (Items for the next meeting) Review of Lead Councillors  
 T Willmott update on planning for the future- responding to applications following  
 lecture on 22<sup>nd</sup> March.  
 Dog poo bins request.

The meeting closed at 8.40p.m.

The next meeting 6<sup>th</sup> April 2021.

Chairman  
 6<sup>th</sup> April 2021.

Attachment:

**Butleigh PC. 2/3/21**

**Planning advice from Trevor Willmott on application No: 2020/2674/FUL**

In his report on the Appeal against the decision made re the Sub Road development the Planning Inspector noted that MDC's lack of a 5 year land plan was one of the contributing factors which led him to grant the appeal. .

That continuing lack/failure raises the possibility that a community could be overwhelmed by potential developments

The proposal now before us, if granted, would, in my judgement, make that possibility a reality.

I recommend that we oppose the application on 3 grounds.

**Highways**

The proposal allows on-site parking for somewhere in the region of 140 cars without any additional traffic caused by the proposed café hub. All of this traffic would enter and exit via Baltonsborough Road which is a narrow thoroughfare already heavily used especially at the beginning and end of a school day when it is used by a number of non-resident parents ferrying children to and fro the school.

The junction of the road with the High Street by the school is very tight with cars often parked tight up to the junction making turning left or right at times hazardous. A recent accident at the junction highlighted the problem faced by larger vehicles manoeuvring in a very tight space. Concern has been expressed for the safety of children and pedestrians. The Highways Dept. has already acknowledged problems with vehicular access on the High Street particularly when emergency/ delivery vehicles are attempting to pass the increasing number of parked cars along the length of the High Street.

Vehicles turning right out of the proposed development towards Baltonsborough would have to negotiate a series of tight bends which make passing other vehicles difficult. That part of the road is also prone to an increasing flood risk which in turn is rendering the verges of the road increasingly unstable. A major increase in traffic flow which would inevitably be caused if this proposal were to go ahead would only make a bad situation even worse.

**Drainage**

I struggle to understand the point of the pond flood alleviation as detailed in the plans as the field which is already prone to flooding is all but level. The report says that foul waste would use the existing main drainage which will be pumped into the sewer.

This is normal but it fails to take notice of the fact that when it rains the sewerage/drainage system already backs up in Back Town and onwards to the High Street. Any further pressure without substantial improvement/increase will overwhelm the system.

The addition of the café hub for which there is little or no justification nor proven benefit for the village will only exacerbate the situation with regard to Highways and Drainage.

**Phosphate and Ramsar**

While the publication yesterday of the phosphate calculator is a big step forward in addressing this issue it's only a beginning. What types of compensatory measures, and their design, will be needed and suitable for a development of this size are yet to be addressed.

I therefore urge the Council to oppose this application. .

Trevor Willmott

As the minutes of our meeting of 2/3/21 will show, the Parish Council voted unanimously to recommend refusal of permission.