

MINUTES OF THE MEETING OF BUTLEIGH PARISH COUNCIL HELD ON TUESDAY 1st August 2023 IN THE CHURCH ROOM, BUTLEIGH.

PARISH COUNCILLORS PRESENT : T Willmott (Chairman). K Otton, M Acland- Hood

OTHERS PRESENT : I. Angel, P Keggin, P Shore, J & P Mulliner, J Carr, A & N Foster, G Barrett, J Worsdale, C & P Reeve, C & M Woodward, C Laidlaw, I Innes, D & G Lester, D Gibson, M Day, G & C Morton, M Neale, E Padget G & C Durbin. J Goolden, D Heeley + 3 latecomers.

APOLOGIES: A Coleman

VISITING COUNCILLORS REPORTS: Clare Sully Somerset Council, Alex Wiltshire Somerset Council. None

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

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 4th July 2023, having been circulated, were signed as a true and correct record. Proposed T Willmott, seconded K Otton , all in favour. Minutes to be posted on the Village Website.

MATTERS ARISING : None

PLANNING

2023/1073/FUL	Change of use of residential care home to 1 no 2-bed and 8 no one bedroom apartments including external alterations and extension, formation of car park and associated works. Recommend Refusal. Proposed T Willmott, seconded M Acland-Hood. All in favour	Valery Beroskin Avalon Court, High Street.
2021/2413/FUL	Erection of 37no	Galion Homes Ltd

	<p>dwellings (Use Class C) and a café/ work hub (Use Class E) with associated access, parking and landscaping (resubmission of 2020/2674/FUL) Additional/revised information for comment. . Recommend Refusal. Proposed T Willmott seconded K Otton. All in favour</p>	<p>Land at Baltonsborough Road</p>
<p>2023/1407/VRC</p>	<p>Application to vary condition 2 (Plans list) of planning approval 2022/2160/HSE (Erection of single-storey side to South West elevation and replacement of front porch). To 2022/2160/HSE to amend facing materials on extension. Recommend No Comment.. Proposed T Willmott, seconded K Otton. All in favour.</p>	<p>Mr C Lillis, 3 Mounsdon Close.</p>

The meeting closed at 7.34 p.m.

The next meeting 29th August 2023.

Chairman
29th August 2023.
Application comments.

**2023/1073/FUL Avalon Court, High Street.
Change of use of residential care home to 1 no 2-bed and 8 no one bedroom apartments including external alterations and extension, formation of car park and associated works**

1. The site is not allocated for development within the Mendip Local Plan Part II which was adopted in December 2021.
2. The developer has provided no evidence to back up their assertion that there is a need for one bedroom accommodation within the village.
3. Parkfields currently has 9 properties within a relatively small area which are restricted to the over 55s. Some of the existing occupants have been using part of the Care Home site for parking. The addition of a further 20 vehicles can only increase the volume of traffic onto the High Street at its narrowest and most dangerous part.
4. The developer's intention to remove the current grassed area in order to provide the necessary parking required for the projected 9 flats could cause serious run-off and potential flash flooding given that the plot slopes steeply from south to north. The current Parkfields properties have low door sills installed for the elderly, and could be vulnerable in such a situation.

It has also been brought to the Parish Council's attention that all the major services run 2 metres deep under this grassed area. Gas Electricity, Telephone etc.

5. The entrance to the proposed development onto the High Street is narrow with doorways of existing properties opening directly onto it. The increase in the volume of traffic, as indicated by the application, will only lead to further problems through the centre of Butleigh.
6. We have serious concerns about potential increase in phosphate levels if this application were to be approved.

2021/2413/FUL Erection of 37no dwellings (Use Class C) and a café/ work hub (Use Class E) with associated access, parking and landscaping (resubmission of 2020/2674/FUL). Additional/revised information for comment.

Land at Baltonsborough Road, Butleigh.

At a meeting held on 1st August 2023, the Parish Council unanimously re-affirmed its objections to the planning application (2021/2413/FUL) as outlined in previous correspondence (2020/2674/FUL).

Following a presentation made by the developer to an open meeting of parishioners (attendance 60+), organised by the Council, we would re-emphasise the following points:

1. The proposed site is not allocated for development within the Mendip Local Plan Part II adopted in December 2021. A combination of this development and that proposed by the same developer at Sub Road would add in excess of 20% additional properties to the existing village with no additional infrastructure provision for roads and sewerage etc.
2. The proposed, and only, vehicular access to the site is unsafe and unsuitable, given the current width and character of Baltonsborough Road, which has no pavement or street lighting. Given the blind bend and lack of visibility on a single track road, the proposed footpath access onto Back Town is potentially unsafe and would be hazardous to pedestrians.

The road is currently used as a cut through route by many drivers seeking access to the Nursery and Primary School. The junction between Baltonsborough Road and the High Street is already seriously congested at peak periods (morning and late afternoon) due to school traffic.

The road survey submitted by the developer was undertaken during the period of the Covid 19 lockdown and fails to show the current volume of traffic on the Baltonsborough Road. We would encourage Highways to undertake a fresh survey of the volume and speed of the traffic flow on Baltonsborough Road, particularly at peak periods.

3. The Butleigh sewage works is unable to cope with the current levels of waste and frequently overflows onto Baltonsborough Road and Back Town. The developer's proposal to channel untreated grey water waste into the neighbouring ditch system will only increase phosphate levels. There is also an objection from Wessex Water with regard the Odour Consultation Zone and foul sewer.
4. The developer has indicated that any construction traffic will be not able to access the site via the High Street/Baltonsborough Road or Back Town. Rather, such traffic will make use of Watchwell Drove, turning right at Moorhouse and onto Baltonsborough Road. The road which runs alongside Moorhouse is currently 2.5m wide, while most construction vehicles will be in excess of 2.6m.

The stretch of Watchwell Drove before it meets Moorhouse is extremely narrow with two sharp blind bends. Moorhouse is also subject to regular flooding. The addition of construction traffic, let alone the projected 120 vehicles from the development itself can only, in our judgment, increase the risk of serious accidents, at what is already a dangerous part of Baltonsborough Road.