

BURNHAM WITHOUT PARISH COUNCIL

A Meeting of Burnham Without Parish Council was held in Watchfield Village Hall, Watchfield on Monday, 23rd November 2015 at 7.00 p.m.

Present:- A. Gordon (Chairman), R. Bowring, M. Dimascio, M. Johnson, S. Lester and Mrs M. Phillips with the Clerk, R. Young and District Councillor R.D. Filmer.

56. Disclosures of Interests

Members had no interests to disclose.

57. Minutes

The Minutes of the Meeting held on 28th September 2015 were confirmed and signed by the Chairman as a correct record.

58. Planning Matters

The following planning application was considered:-

12/15/00015 – Erection of two wooden yurt buildings and associated facilities, Somerset Court, Harp Road, Brent Knoll – National Autistic Society – confirm recommendation of permission;

The following new planning decisions had been received from the District Council:-

12/15/00011 – Erection of agricultural building, White House Farm, Burnham Moor Lane, Edithmead – J. Witherall – permission granted;

12/15/00012 – Erection of side extension and conversion of part of dwelling to form annexe accommodation, 142 Worston Road, Highbridge – J. Prideaux – permission granted;

12/15/00013 – Prior Approval for change of use from agricultural building to dwelling, north-west of Wisteria Cottage, Mark Road, Watchfield – Mr & Mrs R. Squire – refused.

It was **AGREED** to request the Planning Inspectorate to dismiss an appeal lodged by Mr and Mrs A. Cahill against the decision of the District Council to serve an enforcement notice in respect of an unauthorised fence erected at Hooper Close. It was also **AGREED** to request the enforcement officer to investigate possible planning contraventions at Edithmead Lane.

59. Sedgemoor District Council Review of Core Strategy Local Plan

Members considered Consultation Stage 1 – Scope and Approach of the Local Plan Review. The deadline for comments was 18th December 2015. It was noted that it was proposed that Edithmead and Watchfield were to be designated as Tier 5 settlements “not considered to be sustainable locations for growth but in exceptional circumstances limited development might be acceptable” rather than open countryside. Options for housing development and employment allocations in Burnham on Sea and Highbridge, much of which was located in Burnham Without, were also discussed.

Members were requested to inform the Chairman of their comments on the content of the draft Plan to enable him to compile a draft response on behalf of the Parish Council. He would circulate the draft response to Members for their approval by 11th December prior to forwarding to the District Council.

60. Vacancy of Parish Councillor (Brue Ward)

It was **AGREED** to defer consideration of the co-option of a person to fill the above vacancy as there were currently no volunteers.

61. Financial Matters

The following payments had been made since the last meeting:-

100253 – In Touch CRM	web-site initial payment	£269.40
100254 – Burnham Joint Burial Committee	precept	£6,084.50

A Bank Reconciliation for the period 1st April to 31st October 2015 was circulated, checked against the original bank statement and signed by Members who did not sign cheques as part of the Council's internal controls. Members also gave preliminary consideration to the draft budget for 2016/17 which would be finalised at the next Meeting.

62. Watchfield Village Hall

Mrs Phillips reported that the Watchfield Village Hall Management Committee were preparing a major refurbishment of the fabric of the Hall. A structural report on the roof was awaited before an accurate estimate of the costs was known. The District Council had approved a grant of £10,000 on condition that the Parish Council contributed matched funding of £1,500 and the Parish Council were likely to be requested to assist by acting as Third Party Funder in respect of a Viridor grant application. It was **AGREED** to allocate a sum of £1,500 in the current year's budget in respect of the matched funding required by the District Council and to consider making appropriate provision during 2016/17 to provide third party funding in respect of the Viridor grant at the next Meeting when more accurate costings would be known.

63. Highway Issues

It was noted that the County Council had not yet implemented the traffic order to introduce no waiting restrictions around the Worston Road junction. The Chairman reported that he was in contact with the County Council's Traffic Engineer regarding the possibility of the Parish Council taking over the administration of the Speed Indicator Devices. It was **AGREED** to arrange for brambles over hanging the footpath along the A38 to be cut back by the handyman. It was noted that the County Council would not be undertaking routine maintenance work until 1st April 2016 due to financial difficulties.

64. Burnham & Highbridge Neighbourhood Plan

Mrs Phillips reported upon a meeting of a housing group which she recently attended. The Chairman also updated Members on the current position regarding the Neighbourhood Plan. He **AGREED** to continue to circulate minutes to all Members, when available, for information and comment.

65. Meetings

The Chairman reported upon issues discussed at the October Coastal Cluster Meeting. A presentation had taken place by Mendip Community Transport and it might be possible to link with others to use that organisation to provide public transport for the Edithmead and Watchfield areas. More details of such would be circulated to Members when available.

66. Parish Web-site/ New Notice Board

An application had been made for grant aid through NALC towards the cost of the development of a parish web-site and associated costs. Intouchcrm of Weston-super-Mare were currently building the web-site which it was hoped would be available to populate in December 2015.

Mrs Phillips had arranged for a sign for the new notice board at Wallace Wells Road, to make it clear that it was a Burnham Without Parish Council notice board, at a cost of £30.00.

67. Watchfield Inn

The Chairman reported that the District Council had listed the Watchfield Inn and car park as an asset of community value. A Public Meeting attended by approximately 50 people was held on 4th November in Watchfield Village Hall by the friends of Watchfield Inn to consider possible options concerning the Inn.

No appeal or any communication whatsoever had been received from Enterprise Inns, the owners, although they had been invited to the meeting to explain what their own plans were. With the ACV in place, if a change of use was proposed by the owners then they would be obliged to inform the local community and in the usual way would have to apply for planning permission for whatever was proposed instead. If the building was to be sold as a pub then there could be a moratorium on the sale for up to 6 months to enable the community to try to raise the money to match any bid received.

The meeting raised several options for the Inn's existing use, expanded use with other facilities added and completely different uses for the buildings. e.g. vet practice, day centre for the elderly, community hub, farm shop and post office. The general consensus, however, was that the pub should ideally remain a pub if at all possible. Indeed some would be tenants to run the pub were even present.

A small working party was suggested to explore options further, try and to try to make contact with Enterprise Inns to discover what plans they had for the pub. Maurice Wall, Terry Rickards and Sarah Haslehurst volunteered to meet with Alistair Gordon soon to examine these options further.

Another Public Meeting would be called in Spring 2016 at the hall to share what they had found out with the local community and to decide what if anything else could be done to ensure that the Watchfield Inn had a future.

68. Local Energy Use Audit/Survey

It was noted that there was currently no further information on the local energy use audit/survey being organised by in the area by Tessa Munt and that the Parish Council had offered to assist with.

69. Date of Next Meeting

It was **AGREED** that the next scheduled Council meeting be held on Monday 11th January 2016.

The Meeting closed at 8.15 p.m.

signed Chairman