

**MINUTES FOR THE BURROWBRIDGE PARISH COUNCIL MEETING HELD ON  
TUESDAY 4<sup>th</sup> June 2019 AT 7.30PM IN THE CORONATION HALL BURROWBRIDGE**

The meeting held on 4<sup>th</sup> June 2019 included lengthy discussions. When recording minutes, the following is to be recorded. a. The name of participants. b. Agenda items. c. Actions or tasks. d. The main points. e. Decisions made by participants. f. Record the most important points. g. Future decisions.

**DECLARATION OF INTEREST** – Mike Swan & Deborah House - Planning Application 51/10/0006 & 51/19/0007. Personal Interest, their properties are opposite Walkers Farm

**497. Welcome:** S.Kirk, S. Wilton, D.Graham, M.Swan, M. Jay, L Hall, I. Foster, P.Stone, D.Fothergill, D.House

**Members of the Public who attended:** T.Hartley, N.Corp, D.Corp, B.Quinton, A.Quinton, P.Webster, S. Webster, J.Webster, N.Freeman, A.Freeman, S.Swan, C. Monkhouse, R. Monkhouse, M. Venner, P.Livingstone, A.Pook. A.King, L.King.

**498. Apologies:** None

**499. Minutes of May's Meeting:** These were signed once the action points were checked.

**500. Public Question & Answer session:** 10 Residents who reside at Stathe Road, attended the meeting to discuss with the PC **Planning Application 51/19/0006** Conversion of agricultural building into 1 No. dwelling at Walker's Farm Stathe and **Planning Application 51/19/0007** Erection of function room building at Walker's Farm, Stathe.

**501. Matters arising from the previous Minutes:**

**502. Finance**

- a. **Update on Finances:** DH informed the meeting that there is £11,752.300 in the Active Saver Account, £143.67 in the Community Account and £2462.17 in The Coach House Account. To meet outgoing cheques, the Clerk was authorised to transfer £400.00 Proposed SK, seconded DG. **Action: DH**
- b. **Parish Clerk's Expenses** a. The Clerk's presented her expenses £59.50 for the period 7<sup>th</sup> May 2019 until 4<sup>th</sup> June 2019. Which included a receipt for beverages purchased for the APM. This was proposed by SK and seconded by SW. **Action: DH**
- c. **Accountant's Invoice – Preparing Payroll.** Invoice for £72.00 Proposed by SW, seconded by DG **Action: DH**
- d. **Internal Auditors Fee:** T.McKenzie, Internal Auditor, is happy to receive a bottle of wine for conducting the Internal Audit. Proposed by SK, Seconded by DG **Action: DH**
- e. **WI APM Invoice:** An invoice was received for £300 for the buffet prepared by the WI. This was proposed by SW and seconded by DG **Action: DH**
- f. **Donation for MP :** It was agreed to donate £50.00 to St Margaret's Hospice. Proposed by SK, seconded by DG. **Action: DH**
- g. **Donation Defibrillator:** Gillian Foster and her sons, Ian and William, have presented a cheque to the PC, to go to the maintenance of the defibrillator which is kept at the King Alfred Pub. **Action: DH**
- h. **CIL:** The Clerk informed the meeting that the Community Infrastructure Levy Annual Report has been published onto the PC's website and on the Notice Boards. **Action: DH**

**503. Planning. a. Planning Application 51/19/0006 Conversion of agricultural building into 1 No. dwelling at Walkers Farm Stathe.** The PC's decision is to support the granting of permission for the conversion of agricultural building into no.1 dwelling with the condition that the building is used only as a residential building and not to be changed into a holiday letting property. **All Agreed**

**b. Planning Application 51/19/0007** Erection of function room building at Walker's Farm, Stathe The PC has no objection to this planning application, however would like the following conditions: To sound proof the function room. To improve the site management in relation to noise levels especially after 10pm. To

monitor the behaviour of the use of alcohol with residents of the holiday cottages. To reduce and manage current noise levels which is causing great concern to the local residents and neighbours. To introduce a noise monitoring system. To introduce Site Standing Orders which will explain acceptable behaviour.

**All Agreed**

**c. Tom Hartley, Architect**, acting for Mr & Mrs Corp, presented to the meeting the building Planning Applications. T.Hartley, Mr & Mrs Corp raised the following points:

- There is an awareness of noise which is generated from people staying in the holiday cottages from single sex group weekends (Hen/Stag parties)
- The plans for the Barn conversion is to develop the building into a family resident which will allow the owners to live on the premises and manage the holiday business.
- The new function room will address the noise concerns
- The new function room will attract group bookings
- Change of use for the function room is already in force.
- Mr Corp said that they are a small business which he is trying to grow
- Mr Corp has acknowledged correspondence about the lack of management and the concern over the lack of noise control.
- Mrs Corp informed the meeting that normally 5 stag parties are held per year.
- Ground walks are conducted
- Mrs Corp agreed that the noise level is not acceptable and for the residents to contact them so that they can come to the site to manage the noise levels.
- Mr & Mrs Corp are planning to complete the Barn conversion within 3 years.
- The new venue will aim to keep people in.
- There were only 12 single sex parties in 2018.
- There are no plans to hold wedding venues.

**d. M.Jay** asked about the use of the communal garden?

The response was that the function room will be an open function room with a window, ventilation and with the aim to reflect noise away from local residents. The meeting was informed that the majority of booking are family groups which are of multi age.

**e. S.Kirk** asked about the capacity of holiday leisure and occasional wedding venues. The Clerk also mentioned the increase of traffic in Stathe Road. DC stated that there will be no more than 8 cars at Walker's Farm.

**f. The residents** who attended the meeting raised the following concerns and questions:

- What is the business plan in attracting an increase same sex group? The concern is that this type of group generally cannot be classed as a "civilised group" due to the consumption of alcohol.
- The problems which have been experienced over the past few years are: Groups partying until late. Talking and singing can be heard clearly at nearby properties.
- The current function room is used as a skittle alley and the noise can be heard at nearby properties.
- The existing and if approved, the proposed new function room needs to be insulated
- Remove the Skittle alley.
- Mr D Corp informed the local residents that he is going to "pack the group bookings in".
- The residents are concerned that there is no management control on site.
- Due to the Walker's Farm Venue, the surrounding properties market value has fallen and has also caused a loss of a property sale.
- Concerns over website adverts trying to attract parties of 20.
- Concerns over the acoustic noise levels
- Football being played at 10pm.

- People carrying beer cans, have been met at 1130pm, walking in the road looking for a local pub.
- Residents need to be assured that the noise levels have to be managed.
- A management plan needs to be introduced.
- Expectation from the Planning Department is for improved management of the business
- A wall to be installed to reflect the noise away from the local residents
- A noise management plan to be introduced i.e. no noise after 10pm.
- Interim plans to be introduced how to manage the noise.
- A scripted management plan

**504. Highways:** Nothing to Report

**505. Footpaths:** Nothing to report

**506. Parish Land: a. Finger Posts:** 2 quotes are to be sort to restore the remainder 3 finger posts but for the work to be done on site. **Action: DH**

**b.** It seems that the doggy poop bin in the Burrow Mump car park has not been emptied. **Action: DH/SK**

**507. The Coach House:** DG & MS to put a plan together and to arrange a meeting to discuss the future of the Coach House. The Coach House Sub-Committee name will be changed to the Coach House Working Group. **Action: DG/MS**

**508. Flood Resilience:** Mike Jay informed the PC that the purchase of a container has been discussed at the Village Hall meeting. Discussions are still in progress. **Action: MJ/SK**

**509. Neighbourhood Watch/Police Matters:** Nothing to report

**510. SALC:** Nothing to report.

**511. APM:** The overall attendance increased to 55. The exhibitors were very interesting and very good. The Clerk to contact the main presenter to ascertain which charity he would like the donation to go to. **Action: DH**

**512. National Trust/Burrow Mump Car Park.** Nothing to report

**513. Correspondence: a.** Andy & Lucy King briefed the PC on the forthcoming event of Opus Wood & Craft Fair which is being held on 6<sup>th</sup> & 7<sup>th</sup> July 2019. To help promote this local event, information will be displayed on the PC's Website, The Bridge Magazine and Notice Boards. **Action: DH**

**b. Letter of complaint from Mr & Mrs Webster.** The Clerk apologised for the Planning Application being discussed when it was not on the Agenda for discussion. This however, was rectified by including the planning application on the following month's agenda and inviting Mrs Webster to the monthly meeting. Jonathan Webster, spoke on behalf of Phil & Lisa Webster with the support of Phil who attended the meeting. Jonathan asked for an insight into the decision the PC made. The Chairman explained that Mr & Mrs Webster had already moved into the property without obtaining a "change of use" planning application. The clerk explained that the PC has been in touch with the planning department who informed the PC of the breach of planning regulations. The Chairman also informed the meeting that the PC had met with a resident who had 12 items of complaint. The PC could not uphold the way that the correct procedure had not been followed. There is also historic records to show that there is concern of the overflow of parking onto Riverside where the PC have been in contact with the Police and Highways . The Chairman stated that the PC has to be honest. It was agreed that the Agent for Mr & Mrs Webster should have put in for retrospective change of use. All Agreed. Mr P Webster did leave the meeting before the discussions ended. The Chairman asked Jonathan to explain to Mr & Mrs Webster the reasons for the decision. Also, it is felt that local residents have added "fuel to the fire" without knowing the full facts.

**514. Items of information Council Only.**

**a. Cider Press:** The Cider Press has now been moved to the Farm of Ian Foster.

**b. Defibrillator:** Phil Webster informed the PC that the King Alfred would like to make a donation

**515. Matters to be reported.**

**516. Date & Time of next meeting – 7.30pm Tuesday 3<sup>rd</sup> September 2019**

**Close of meeting: 9.30 PM**