

Minutes of the Meeting of the Burton-by-Lincoln Parish Council
Held at the Burton Estate Club on Tuesday 11th October 2005

Present: John Copeland (Chairman), Gary Lisseman, Steve Chadderton, Peter Russon

In Attendance. Gordon Hickmore (Clerk), Cllr Sarah Anyan-Needham, Cllr Ray Sellars, Mr Peter & Mr David Coates

Also Present: - Mr J Moore, Mr R Dowson, Mr R Mansbridge, Mrs G Whitehead, Mr & Mr P Allen, Mr & Mrs P Cook, and others

Apologies: Eric Bell, Gillian Jolly, Joan Osterfield, David Cotton,

Introduction:

The Chairman welcomed Peter and David Coates, the Directors of Midas Homes, Humberside, Ltd to the meeting. They had kindly agreed to speak at the meeting about their plans to develop the holiday cottage, hotel and recreational site complex on the west side of Burton Waters.

Peter Coates stated that Midas purchased the site from Beal Homes in 2003 and the company is committed to developing the complex, in keeping with the existing quality standards across the site. The planning permissions granted in 2003 were complex and when the site was purchased, there was a lot of tidying up and clarification of planning issues to be done with West Lindsey District Council. Issues to be resolved were put forward to the Local Plan Inquiry in March. The Inspector's report and recommendations is expected to be published in November.

Work will begin shortly to develop 39 holiday lodges that will be grouped around the fishing lakes on the North side of the development. Security is likely to be provided by a remote CCTV system, but although the company is committed to paying £15,000 towards management charges, no agreement has been reached with the Burton Waters management company to provide site security. He confirmed that no day fishing tickets will be sold when the lodges are completed. Planning permission for the 120 bedroomed hotel and conference centre expires in 2006 and Midas has recently resubmitted plans for outline planning permission for the site, which adjoins the David Lloyd centre. Efforts are continuing to find a hotel chain willing to invest in the development, but at this time in the economic cycle, there are few companies willing to commit funds to an undeveloped site.

At the western end of the site, the company has planning permission to build 60 holiday cottages and a management centre grouped in small courtyards on a 20 hectare lakeland setting. Market conditions have changed since the plans were submitted in 2002, and the company felt that some of the cottages in excess of 1500 square feet were too large to be purchased as holiday homes, and they should be scaled down to around 1000 sq ft floor area. This could give a small increase of 10% in the number of homes available. Peter Coates stated that the company is very environmentally aware, and they were looking at innovations such as biomass fuel to provide heating for the management centre and other buildings on the site. In answer to questions from the floor, he stated that they had made enquiries about a second exit to relieve traffic congestion but the Highways Dept is not sympathetic. He confirmed that it was likely that a barrier would be provided for site access, but in the absence of an agreement with the Burton Waters Management Company, security would be remotely operated.

In conclusion Peter Coates stated that his company is currently developing other award winning schemes in East Yorkshire and Humberside and he was delighted to be associated with this development. It is his intention to consult with the Parish Council and the residents at Burton Waters, and he welcomed ideas and feedback from the community. Market forces would dictate the speed at which the site is developed but it is a long term project which he felt would take 8-10 years to complete.

The Chairman stated that there had been concerns about the future of the site and he thanked Peter and David Coates for giving up their time to explain the plans of the company to the Council and to residents.

1. Minutes of the Last Meeting. The minutes of the meeting held on Tuesday 3rd May 2005 were agreed, and signed by the Chairman.

2. Clerk's Report

2.1 Local Strategic Partnership Meeting (para 4.1) The next Local Strategic Partnership meeting will be held at Ingham village hall on 20th October. The Parish Clerk agreed to attend.

2.2 Flood Wardens (para 4.3 & 7.1) The Clerk confirmed that the flood risk article was published in the summer edition of the Journal. The Burton Waters Management Centre has agreed to assume the duties and responsibilities of the Flood Warden for the Burton Waters site.

2.3 Fly Tipping. (Para 4.4) Councillors were outraged to hear that the flytipper who had been caught dumping rubbish at the nature reserve entrance had not been prosecuted as he maintained he had a problem with the axle of his trailer and was only unloading the rubble temporarily. A second flytipper who was traced through a delivery note on kitchen unit packaging, was given a £60 statutory fine, which was no doubt added to the invoice on his next job. Councillors expressed their concern at the inability of the West Lindsey authority to press for a prosecution. David Cotton had agreed to table a question at the next full meeting of the District Council.

2.4 Burton Estate Club (para 4.8) The Monson Estate has agreed to an extension of the lease on the club building to 35 years. The club is now seeking grants from various agencies but at this time the committee is not considering seeking a change in the constitution to give it village hall status.

2.5 Anglian Water Bench Seat (para 4.9). The Highways Dept has agreed to site the bench seat by the post box. However, Central networks has advised that they will be laying underground electric cables along Manor Lane, so any repositioning will be delayed until the work is complete.

2.6 Annual Accounts (para 5.1) The internal audit of the accounts for 2004-05 was completed by Mr Nigel France and audited externally by Moore Stephens. There were no observations made on the accounts.

3. Finance

3.1 Parish Balance. The clerk stated that the current account stood at £1176 with £15 in cash. £2557 was held in the deposit account. We had received £74 Vat refund from Customs and Excise and a £60 donation from a Parishioner, who wished to remain anonymous, as a contribution towards the cost of producing the Burton Journal.

3.2 Authorisation of Expenditure. The follow expenditure was authorised by the Parish Council:

Clerk's salary April – October	£317.33
Staples	£126.90 (paper etc as per receipts)
John Copeland	£59.08 (Hire of outside labour & repairs to notice board)
Lincs Association of Local Councils	£30 (cost of training courses and county circular)
Moore Stephens	£58.75 annual audit fee
Springline Good Neighbour scheme	£100 (donation as agreed at annual parish meeting)
Staples	£120.89 (purchase of new printer)
R Renshaw	£75 purchase of laser and ink cartridges
G Hickmore	£34.54 (Repair to notice board - cash)
CPRE	£25 (Annual subscription)

3.2.1 Litter Picking Expense. The Council agreed to pay Mr Mark Carver, a temporary resident in Burton, £5 for 1 hour's work per week during the summer months, clearing litter on the B1398 from the bridge to the traffic lights. He would be paid in cash and supervised in his duties by the Chairman.

3.2.2 Purchase of Printer. The Clerk explained that the HP OfficeJet printer had failed during the production of the summer edition of the Journal. The Chairman had agreed to the purchase of a new colour printer at a cost of £120.89. The meeting agreed to write off the cost of HP ink cartridges for the HP1150 office jet (approx £60).

3.2.3 Parish Notice Board. The parish notice board was vandalised but repaired in August at a cost of £34.08 by the Parish Clerk. Weatherproofing and maintenance carried out by the Chairman cost a further £13.26. It was agreed that the cost of a new board should be included in the 2006 – 2007 budget.

3.2.4 Springline Good Neighbours Scheme. The Council approved the grant of £100 to the Springline Good Neighbours Scheme as agreed at the Annual Parish Meeting.

3.2.5 CPRE Subscription. The Council approved the annual subscription of £25 payable to the Campaign to Preserve Rural England.

3.2.6 Staples. The Council approved the expenditure for £126.90, £72.25 and £25.98 to Staples for the purchase of paper, ink cartridges and other office materials.

4. Planning

4.1 Planning applications The Council received notification of the following planning applications:

4.1.1 M05/P/0757 Mill House, Middle St, Burton The Council had no observations to make on the revised application to build an extension to Mill House. The application was approved by WLDC.

4.1.2 M0/P/0386 Tvinde, Main St, Burton. The Council had no observation to make on the application for a bedroom extension at Tvinde, Main St. The application was approved by WLDC.

4.1.3 M/05/P/0708 Fen Farm The Council had no observations to make on the application to erect a double garage at Fen Farm. The application was approved by WLDC.

4.1.4 M05/P/0720 Burton Waters The Council had no observations to make on the application to realign the road on the holiday cottage site at Burton waters. The application was granted by WLDC.

4.1.5 M05/P/0794 Walnut Garth The Council observed that the proposed extension to Walnut Garth abutted the wall which is a listed structure in the conservation area. The application needed to address the stability of the wall and its proximity to a listed feature.

4.1.6 M05/P/0983 Hotel and Conference Centre, Burton Waters. The Council had no observations to make on the outline planning application to build a Hotel and Conference Centre next to the David Lloyd Centre at Burton Waters.

4.1.7 M05/P/0927 The Georgian House. The Council expressed concern that building work had started before the application for planning and listed building consent had been received. The Clerk stated that he had been in contact with the planning officer who had visited the site. While the council did not object to the plans, it was important that the correct procedures should be observed for a listed property.

4.1.8 M05/P/0931 The Georgian House. The Council had no observations to make on the retrospective application for listed building consent for alterations to the Georgian House.

4.1.9 M05/P/1001 Burton Waters. The Council had no observations to make on the application to build a private dwelling on plot 527 at Burton Waters.

4.1.10 M05/P1072 Burton Waters The Council had no observations to make on the application to build a private dwelling on plot 523 at Burton Waters.

4.1.11 M05/P/0998 Dunster Lodge. By a majority decision of 4:3 the Council approved the application to convert a redundant stone building in the grounds of Dunster Lodge as ancillary accommodation and holiday cottage. The Clerk explained that under the planning guidance rules, PPG7, redundant farm buildings may be used for this purpose, provided certain conditions are met. The council approved the application with the following conditions:

- a. It is used only as holiday accommodation and not let as a permanent residence.
- b. The property remains part of Dunster lodge and not sold separately
- c. Access to the property is through the existing entrance to Dunster lodge

4.2 Local Plan Inquiry. The Clerk stated that the Inspector's report from the Local Plan inquiry held in March is expected to be published in November. However, he explained that the Government has introduced a new planning system that will replace the Local Plan Review which will contain a portfolio of documents called the Local Development Framework. The introduction of the LDF will make the Local Plan redundant from 2007. There is much confusion about the new system, but it is aimed at encouraging greater public involvement in the adoption of plans both regionally and locally. The first step in the process is the production of a "Statement of Community Involvement" and West Lindsey and Lincolnshire County Council are currently working on the draft documents.

5. Correspondence

5.1 Correspondence received included the following items:

WLDC Information booklets
Lincs Association of Local Councils Summer Circular
East Midlands Regional Assembly – Regional Plan to 2026
Lincolnshire waste local plan
DEFRA grants for Parish Plans
LCC – Establishment of the Customer Service Centre
Local Area forums – Ingham village hall 20th October
DEFRA Clean Neighbourhoods and Environmental Act
LCC Lincolnshire Aggregates Sustainability Fund – grants for environmental projects
Central networks – Provision of underground electric cabling
NHS – Primary Care Trust AGM
CPRE – Information and booklets
Countryside Agency – Countryside access and right to roam areas
WLDC – Street cleaning activities
WLDC – Statement of Community Involvement
Springline Good Neighbours Scheme – leaflet
WLDC – supply of litter pick materials

6. Burton Waters and Odder

6.1 Cycle Path. The Clerk confirmed that the construction of cycle path linking Burton Waters to the Pyewipe would commence when 50% of the houses on site B were complete. The developer has pledged £80,000 towards the scheme.

6.2 Recycling Site – Woodcocks. WLDC proposed to remove some recycling "bring sites" in the district including the facility serving Burton Waters at Woodcocks. In consultation with Burton Waters residents, the Parish Council opposed the removal of the site.

6.3 Litter Clearance – Fosdyke canal. The Chairman of the Residents Association confirmed that Burton Waters residents would provide a volunteer squad to clear litter along the Fosdyke Towpath. The Council agreed to provide a refreshment subsidy for those taking part in the activity. The Clerk agreed to provide litter pick sticks, gloves and sacks supplied by WLDC.

6.4 Precept 2006-07. The Council agreed to consider an allocation of funds in the budget for 2006-07 for litter picking expenses and the provision of 2 Dog waste bins at Burton Waters.

7. Road Safety

The Chairman confirmed that he was seeking a meeting with Highways and the Road Safety Partnership to discuss the provision of double white lines either side of the traffic light junction on the B1398. The Clerk stated there was a major problem of speeding within the village with drivers openly flouting the 30mph speed limit. Following consultation with other parishes, he was investigating the purchase of a mobile vehicle activated road (MVARs) sign which flashes up the speed of a vehicle as it approaches. The cost of the equipment is around £3000 which could be shared between 4 or 5 parishes. The equipment, which would be operated by volunteers, would act as a deterrent to speeding vehicles. As usual there are legal hurdles to overcome, but the equipment is used extensively in Norfolk and other counties with encouraging results.

8. Meetings 2005/2006

The next meeting will be held on Tuesday 6th December at 7.30pm in the Estate Club.
Dates of meetings for 2006 were agreed as follows.

Tuesday 14th March 7.30pm,
Tuesday 9th May 6.30pm - followed by the Annual Parish Meeting 8pm
Tuesday 11th July 7.30pm
Tuesday 10th October 7.30pm
Tuesday 5th December 7.30pm

9. AOB

9.1 Burton Journal. The Chairman stated that a joint autumn/winter edition of the Journal would be published in early December. Items for inclusion would be most welcome.

9.2 Church Clock. John Moore apologised for the eccentric chiming of the church clock. He stated that Smith's had identified the fault on the chiming mechanism and it would be repaired shortly.

There being no other business the meeting closed at 9.30pm