

Minutes of the Annual Parish Meeting Held at the Woodcocks Inn
Tuesday, 13th May 2008, Commencing at 7.45pm

Present: Steve Chadderton (Chairman) Gordon Hickmore (Clerk to the Parish Council), Eric Bell, Fred Myers, John Moore, Peter Cook, Cllr David Cotton, Cllr Ray Sellars, Mr J Copeland, Mr & Mrs M Hukin, Mrs P Cook, Mr J Green Rick Costall, Paul Murphy (Beal Homes) and 40 other parishioners – 55 persons in all.

Introduction

Mr Steve Chadderton, the newly elected Chairman of the Parish Council, welcomed all parishioners to the meeting. He paid tribute to the retiring Chairman Eric Bell who, although standing down as Chairman, he would remain as an active member of the Council. He congratulated David Cotton on his re-election as the West Lindsey District Councillor representative for the Saxilby ward at the election held on 2nd May. He introduced Fred Myers to the meeting who had been elected as Vice Chairman of Burton Parish Council at the Annual Parish Council meeting held earlier.

1. Apologies for Absence:

Cllr Jackie Brockway, Ian Marriott, Joan Osterfield, Mr R Dowson, PC Martin Clark

2. Minutes of the last Meeting

The minutes of the Annual Parish Meeting held on 15th May 2007 were accepted as a true record, and signed by the Chairman.

3. Matters Arising.

3.1 Illegal Advertising signs – Burton Waters. The Clerk was pleased to report that following pressure from the Parish and District Councils and with help from residents, the illegal advertising signs bordering the highway at the entrance to Burton Waters had now been removed. A planning application by Marstons to erect a sign on the highway had also been rejected. The area was now clear and local businesses were now taking a more responsibly attitude to the display of signs.

3.2 Unpleasant smells – Burton Waters. The problems of unpleasant smells emanating from the farmland on the Skellingthorpe side of the Fosdyke, continues to annoy residents. Ian Marriott and Peter Cook had taken on the responsibility on behalf of the Council to follow this up with the WLDC Environment officer.

4. Annual Report of the Parish Council 2007/2008

4.1 The Chairman presented the Annual Parish Council report for 2007/08. A copy of the report is attached at Annex A.

5. Financial Report.

5.1 The Parish Clerk presented the Parish Accounts for the year. He stated that the parish finances were in good shape and showed an income over expenditure for the year of £608. The reason for the surplus is that the Council had to budget for the cost of the Parish Council elections in May 2007 (£1100) but as there were only 6 candidates for the 7 seats, no election was held. Income for the year totaled £6491 with £3790 from the parish precept, a £2000 grant from Midas for the repair of the wellhead and £700 from miscellaneous receipts including Journal advertising, and a VAT refund. The £270 from advertising in the Burton Journal almost covered the production costs.

5.2 The Council made grants of £900 and total expenditure was £5883 of which £2000 was the payment for the wellhead repairs. The current and deposit account balance at 31st March stood at £3496. A copy of the annual account is displayed on the notice board and attached at Annex B to the minutes. The accounts will be available for public inspection for 28 days prior to the audit date of 30th July.

5.3 In response to a question, the clerk explained that grants funded by the precept, could not be given on a pro rata basis purely for the benefit of Burton Waters residents.

Grants are made under S137 of the Local Government Act, on condition they will benefit “the community as a whole”. As the residential area at Burton Waters is a closed community, it makes it difficult to fund projects if there is no public access. However, grants could be made for a variety of projects such as a bus shelter, environmental projects or other worthy causes. Interest groups such as local history, film club or recreational clubs could also benefit. It would not be appropriate under the rules to grant public money to the Leaseholders Company. He suggested that residents draw up a list of projects for grants which may then be considered by the Council. Funding could then be included in future budgets.

6. Burton Waters & Odder - Progress Report

6.1 General. The residential site continues to develop and the 37th house at Ellisons Wharf is expected to be completed shortly which will trigger the £90k payment by Beals to Lincolnshire County Council for the cycle path under the S106 agreement. Planning applications will be submitted shortly for offices to be built on Site C, the area adjacent to the Marine Studios. Outline plans for the development of the final phase of the Burton Waters residential and commercial area will be revealed at the presentation by Framework at the end of the meeting.

6.2 Burton Waters Cycleway. The Clerk explained there had been considerable controversy over the route of the cycleway which is planned to enter Burton Waters from the A57 near the emergency gate. The provision of a cycle track linking Lincoln and Burton Waters formed part of an agreement with the developer and the Lincoln Council when initial planning permission for the site was granted in 1999. The developer was obligated to provide land for the track and contribute £90k towards the cost of construction. Originally it was hoped that the track would be routed along the towpath from the Pyewipe but the flood bank was found to be structurally unsuitable for a cycle track. There is a further legal problem as the path is registered as a footpath and not a bridleway. On later plans the provisional route is shown to enter Burton waters at the emergency gate, paralleling the A57 along the hedge line and separated from the residential area by a security fence. The East Midlands Development Agency had now granted funds for the construction of the path which will now be extended to Saxilby. The Clerk understood that Highway will publish the planned route in the form of a consultation document in the autumn and that would be the time to raise objections and to make suggestions.

6.3 The Western Site. Progress had been slow on the western site but 2 lodges had been sold on the fishing lake area. A renewal of the planning application for a hotel and conference centre next to David Lloyds has been approved by West Lindsey, but the developer admitted there were few companies willing to invest in such an enterprise at the moment. Alternate uses have been suggested, including a marina basin to provide additional boat moorings.

6.4 Odder – Obstruction of Bridleway. There had been an attempt by a resident to obstruct the bridleway at Odder that was originally part of the old A57. Following legal action by Lincolnshire Highways who maintain the road is still a public highway, the gates obstructing access have been removed.

7. The Burton Journal and Burton Website

7.1 The Burton Journal continued to be a valuable means of communication informing parishioners of Council business, events and issues and linking all communities within the parish. Costs have been offset by a steady stream of advertising and there is scope for more advertising features to promote local businesses without compromising the quality of the magazine. However with the retirement of the Parish Clerk, the future of the Journal is uncertain. It is expected that the Burton Church Committee will take over the publication of the monthly newsletter. Gordon Hickmore pledged to continue as webmaster for the Burton website and extend the pages to include an archive of past parish minutes as well as a photo gallery.

8. Parish Update

8.1 Electricity Supplies Burton and Burton Waters. Eon confirm that there is an ongoing programme to improve the electricity service to the village and Burton Waters. An upgraded supply is planned for Burton Waters in 2010 which will be routed under the Fosdyke from the Skellingthorpe transformer. Supplies to the West end of the site, which will include the new holiday complex, will be routed from Saxilby. An alternate power supply for Burton village will be provided by new supply line from Lincoln. Eon has also agreed to replace the overhead cabling to houses at the lower end of Burton village.

8.2 Burton Village Defective Drains. There had been further problems with the discharge of sewage into the storm drains in the village since the report at the 2007 meeting. Following pressure from the WLDC Environment Officer, Anglian Water had been asked to complete a survey as required under the 1990 Water Act. 12 months had elapsed, but it is still not known when the survey will be completed. In the meantime householders are advised to ensure that septic tanks are maintained and regularly emptied.

8.3 Planning – Relocation of Lincoln Rugby Club. The Lincoln Rugby Club is expected to submit a planning application to relocate the Club on a 25 acre site on Green Wedge land off the B1398 between the Old Coach Road and the city boundary. The architects who are responsible for drawing up the plans have asked for a public consultation meeting in Burton so they can explain the plans to the community prior to submitting the plans to WLDC. The meeting is planned to take place on 3rd June 2008 in the Burton Club.

8.4 Retirement of the Parish Clerk. The Chairman stated that Gordon Hickmore had decided to retire as parish Clerk after some 8 years in post. In addition to his Council work, he performed many voluntary duties including printing and publishing the monthly church newsletter, the Burton Journal and maintaining the parish website. He expertly guided the Council on planning matters and worked hard to develop relationships between Burton Village, Odder and the emerging community at Burton Waters. The Council is now seeking a replacement and would welcome a volunteer from within the parish to take on the role of Parish Clerk. The Chairman proposed a vote of thanks to Gordon which was unanimously endorsed by the meeting.

9. Matters to be considered by the Council during the Year

9.1 Clearance of Footpath – The Old Coach Road. Parishioners expressed concern at the state of the footpath at the turn in to the old coach road which was covered in several inches of mud. The Clerk agreed to seek assistance from Highways to clear the footpath.

9.2 Provision of Parish Facility

9.2.1 The Chairman explained that the Parish Council had been in consultation with the developer over the provision of a parish facility which could be used by the Council and for the community as a whole. Burton parish was expanding rapidly and unlike many established communities, it lacked a suitable building or village hall which could cater for a variety of uses. The Burton Estate Club provides a social facility for the parish but lacked modern amenities and had limited development potential. It is a leasehold property constituted as a private members club so it could not attract public improvement grants. The new planning application for site C provided an opportunity for the Council to seek an agreement under S106 of the Planning Act, for a Community Facility to be sited at Burton Waters, whereby both the land and building would be provided free of charge by the developer. A S106 agreement is an accepted part of the planning process where a developer undertakes to provide facilities to benefit the community. This can take many forms such as sports fields, doctors' surgery, village halls and even allotments. The agreement is between the developer and the local authority but initially the Parish Council is entitled to establish a "wish list".

9.2.2 The Chairman pointed out that this was not a just a facility for Burton Waters residents but a community project which would be owned and operated by the Parish Council. It would provide much need office accommodation for the Council, a meeting room and a small hall which could be let for private and public functions. The Council appreciated that we needed to balance the size of the building against maintenance costs with the aim of ensuring the facility is self supporting. The developer has identified a site between Woodcocks and Site B and he indicated that the agreement could provide a sum of £20k in trust to cover maintenance costs. He emphasized that ownership would be transferred to Burton Parish Council and not to any other body. It would have charitable status with the administration overseen by trustees.

9.2.3 In a wide ranging discussion there was general agreement that a community facility would be an asset and the meeting voted overwhelmingly in favour of the Council continuing in its negotiations with the developer and West Lindsey.

10. Presentation by Framework on the proposed Site B Development.

10.1 The Chairman introduced Rick Costall representing Beal Homes and Mrof Framework, the company responsible for drawing up the plans for Site B at Burton Waters. The Architect explained that since the outline plans for the site were published in 2003, economic, social and planning conditions had changed greatly requiring a new planning application for the site. The 2003 plans envisaged a development of mainly shops and offices but now there is greater emphasis on regenerating inner city areas for this purpose. The new plans reflected this change and site B would be primarily residential, with a waterfront shopping precinct mirroring the Landings site. The 2007 local plan gave consent for up to 350 houses to be built at Burton Waters and the addition of a further 47 residential units on Site B, will bring the total to 348. The houses will be within a secure area but there will be a public walkway along the waterfront linking it to the public parking area. Office accommodation would now be built on Sites C and D which is the area adjacent to the marine studios. A new permanent bus stop would be included in the plans as the current site on the roundabout has been rejected by the bus operators

10.2 Rick Costall stated that the new planning process required developers to consult with the Parish Council and residents before plans are submitted and he would welcome constructive suggestions which could be incorporated into the new plans. He was sympathetic to the request from the Parish Council for the provision of a Community Facility which would be completed under S106 of the Planning Act.

10.3 While there were some concerns expressed about security, the meeting was generally in favour of the revised plan which was considered as an improvement on the previously proposed business area. A copy of the pre application presentation is at Annex C.

11. Any Other Business

There being no other business or questions from the floor, the Chairman thanked everyone for attending and declared the meeting closed at 9.45pm

Chairman Burton-by-Lincoln
Parish Council