



## CHURCHILL PARISH COUNCIL

### PLANNING & DEVELOPMENT STRATEGY COMMITTEE

#### Minutes of the meeting held on Tuesday 17<sup>th</sup> January 2017 at 7.00 pm.

#### Present :-

Councillors (named Committee Members) : Simon Hegarty, Simon Glanfield, David Hurst, Alan Lovell, and Bill Caruthers.

Also present : Martin Dolton – Clerk of the Council, and 3 members of the public.

#### 1617/P/012 Apologies for absence.

Councillors Sarah Jarman and Graham Fortune.

#### 1617/P/013 Declarations of Interest.

NIL

#### 1617/P/014 To Confirm & Sign the Minutes of the Meeting Held on the 5<sup>th</sup> of December 2016.

The minutes of the meeting held on the 5<sup>th</sup> of December 2016 had been previously circulated and available on the Council's website.

#### RESOLVED:-

The minutes of the meeting held on the 5<sup>th</sup> of December 2016 were agreed as a true record and signed by the Chair of the committee.

#### 1617/P/015 Public Participation.

Members of CALRAG were present at the meeting and contributed on the invitation of the Chair.

#### 1617/P/016 To note a recent Pre-Application Advice Request to NSC (A38 Traffic Lights)

Members discussed the future implications of any subsequent future application. No details were available at present, but the existence of the pre-application advice request was noted.

#### RESOLVED :-

- (a) The Clerk will write to NSC to ascertain if Parish Councillors are permitted to view the request. And request sight of the advice report when it is written.
- (b) The Clerk will write to NSC to ask whether a pre-application advice request has been received relating to another parcel of land in Langford – the applicant having approached a Parish Councillor.

**1617/P/017 To consider any comment to the NSC consultation of Planning Application Drawing / Plan provision requirements**

Members had received the details of the NSC consultation on the proposed requirements for amendments to the drawings and plans required when applying for planning consent in the future.

**RESOLVED:-**

The committee does not believe that any comment or response is necessary as the consultation relates to technical aspects of future applications.

**1617/P/018 To consider and action as necessary the strategic progress and direction of the committee.**

Members discussed at length many aspects of the future strategy of the committee including :-

- *Future Liaison with CALRAG, North Somerset Villages Alliance (NSVA) and the Campaign for the Protection of Rural England (CPRE)*

It was agreed that members would liaise with those groups as necessary and invite representatives to meetings when necessary. It was again emphasised that co-option of others to join the committee would not generally be considered due to those organisations being constituted differently and not bound by the same Regulatory framework as the Parish Council.

- *Liaison with North Somerset Council*

Members discussed the wide spectrum of approaches to liaison with the Unitary Authority that could exist. Members agreed that the future approach to be adopted on Planning strategy matters would be an active approach.

**RESOLVED:-**

The Clerk will write to NSC to further request the forwarding of slides / plans of the AONB as NSC had indicated at a November 2016 workshop.

- *Future Monitoring / Input relating to the West of England Joint Spatial Plan & Transport policy, and monitoring of any future further reference to a Garden Village in the area.*

After discussion it was agreed that 2-3 members of the committee would accompany the Clerk to the next NSC Planning Update Workshop (unknown date in May 2017) in order to represent the Parish Council.

The committee noted that Local Authorities had to register interest in the formation of Garden Villages by June 2016 to Central Government – it was not known whether NSC or the W of E group had made such approaches to in the first half of 2016.

**RESOLVED :-**

The Clerk will attempt to ascertain whether NSC or the W of E Group made approaches to Central Government in early 2016 relating to the formation of a garden village.

- *Pro-active measures relating to Neighbourhood Plans and use of specialist expertise.*

Members discussed the various views and evidence of the impact of having a Neighbourhood Plan. It was agreed that all members of the committee would continue to monitor any evidence indicating the impact, or lack thereof, of having such a plan. The committee would then consider this matter in future as the need

arises.

Members also discussed the potential need in the future to employ the services of landscape and highway/transport specialists. It was agreed that all present would scope for detail of such specialists for use in future if required.

- *Core Strategy and Interpretation of NSC policy CS32 in future.*

Members felt that the amended policy CS32 as published could be central to future issues with applications exceeding 25 properties. It was agreed that all members would familiarise themselves with the policy.

It was further agreed that Councillor David Hurst would monitor the published papers (when available) that will be put before the Planning Inspectorate in the forthcoming Inspector's deliberations to ensure that the Parish Council's representations had been included.

- *Monitoring progress on current approved applications including flooding issues on PPL (1) and (2) and implementation of the Section 106 agreements.*

Members discussed the representations made by the Parish Council and CALRAG in particular relating to flooding and drainage issues on PPL (1) and (2). It is known that for the applications to proceed a sustainable drainage system plan must be in place.

**RESOLVED:-**

- (a) The Clerk will write to NSC and request detail of the sustainable drainage system plan for PPL(1) and (2)
- (b) The Clerk will request from NSC the detail of the final agreement of the Section 106 provisions.

- *Consideration of the need for a public meeting.*

The need for such a meeting of residents in future was discussed by the meeting. Various views were expressed. It was known that CALRAG may decide to arrange a meeting and that the Parish Council could then be asked to provide support.

**1617/P/019 Matters for Information**

Next meeting : 7.00pm Tuesday 21<sup>st</sup> February 2017

There being no further business, the meeting closed at 8.45pm.

Signed.....

Date.....