



## CHURCHILL PARISH COUNCIL

### PLANNING COMMITTEE

#### Minutes of the meeting held on Monday 30<sup>th</sup> July 2018 at 7.30pm

##### Present :-

Councillors (named Committee Members) : Alan Lovell(AL), Bill Caruthers(BC), Jackie Bush(JB), Dev Clutterbuck(DC) and Sue List (SL).

Also present : Martin Dolton – Clerk of the Council, and 2 members of the public

##### **1819/P/025 Apologies for absence.**

Councillor Georgie Collett.

Members were reminded by the Chair of the meeting that any apologies for non-attendance should be communicated to the Clerk or Chair of the committee prior to the meeting.

##### **1819/P/026 Declarations of Interest.**

NIL

##### **1819/P/027 To approve & sign the minutes of the meeting held on the 2<sup>nd</sup> July 2018**

The draft minutes of the meeting held on the 2<sup>nd</sup> of July 2018 had been circulated to all Councillors and displayed on the council's website.

##### **RESOLVED:-**

The minutes of the meeting held on the 2<sup>nd</sup> of July 2018 are approved as correct and signed by the Chairman of the committee.

##### **1819/P/028 Public Participation.**

A member of CALRAG addressed the meeting on their latest actions and developments relating to the JSP / NSC Local Plan / NSC 'Issues & Options' plans. It was agreed that a summary paper would be forwarded to the Clerk for circulation to the committee members prior to the next meeting.

A resident spoke about the potential Conservation Area in Front Street being suggested by NSC. (see 1819/P/031 below) and the need for NSC to liaise with two residents of the village as work had already been commenced by them.

##### **1819/P/029 Planning Decision Notices from North Somerset Council:-**

- **Notice of Appeal** : The Pool House, Churchill Green, Churchill (17/P/5102/FUL)  
*Appeal against NSC decision to refuse to grant planning permission for removal of previous condition 3 and change of use of dwelling to changing room facility.*

Members considered the appeal matter and noted that the Parish Council had responded to the original application by objecting.

**RESOLVED:-**

Churchill Parish council emphasizes the objection and comments given in response to the application 17/P/5102/FUL

**1819/P/030 Planning Applications for Decision of the Comment by the Parish Council (as a Statutory Consultee).**

**(i) 18/P/3598/FUL : Bristol Veterinary School, Stock Lane**

*Conversion and minor extension to an existing industrial unit on the site to provide new facilities for a Post Mortem & Anatomy Centre.*

Members were unable to comment on this application due to lack of detail available on the NSC website / planning department

**RESOLVED**

The Council were unable to comment on this application due to lack of detail available on the NSC website / planning department.

**(ii) 18/P/3656/FUH : Oak House, Pudding Pie Lane, Langford.**

*Single storey rear & side extensions, front porch, internal revisions.*

Members considered varying aspects and the available plans of the proposed development, and after discussion agreed by vote:-

**RESOLVED**

The Council supports application 18/P/3656/FUH as there is no perceived effect on the environment or neighbourhood.

**1819/P/031 Consultation on Potential Conservation Area Order**

The Parish Council had received detail from NSC of a proposal to make a Conservation Area Order for an area around Front Street Churchill. The plans had been circulated to members prior to the meeting and members were made aware of comments from two local residents who had been also working on the proposals for some months. After discussion and consideration members decided:-

**RESOLVED:-**

Churchill Parish Council generally supports the proposal of establishing a Conservation Area in the Front Street area of Churchill. However, the council is aware of the work of two local residents in exploring this possibility further and suggests that North Somerset Council liaise with those residents as it believes that the area should include the cluster of historic buildings around Churchill Court and St Johns church and Barrowfield, which links St John's church to Front Street, together with Windmill Hill. Both these areas of land are of important archaeological interest. The Parish Council look forward to further consultation as the process proceeds and prior to any order being made.

**1819/P/032 West of England : Joint Spatial Plan & Transport Study : Next Steps / Future Action**

AL commented that the recent paper by Mr R Jeacocke submitted and circulated to all committee members was a very useful and helpful summary of the current position.

There remained no set date for the commencement of the JSP Inspector's public

examination hearing.

There would be a private briefing to Parish Councillors on the 13<sup>th</sup> August 2018 by NSC Planning department on their latest Issues and Options thoughts.

**1819/P/033 Planning Applications for 10 or more properties**

None received

**1819/P/034 Commercial Planning Applications**

None Received

**1819/P/035 Sites in Active Build**

- (i) *Pudding Pie Lane / Stock Lane (PPL (1)) – Crest Nicholson (Councillor Liaison : AL)*

AL reported on his latest and recent meetings with Crest Nicholson representatives. The written summary report by AL to the committee can be seen below at Appendix 'A' of these minutes.

The Clerk was asked to re-iterate to NSC the need for adequate signage on the Pudding Pie Lane road closure / restrictions for Jubilee Lane to avoid any traffic using Jubilee Lane as a cut through.

- (ii) *Says Lane/A38 (Bellway) (Councillor Liaison : BC)*

BC reported on his meeting with the groundworks site manager as work had now commenced. The written report by BC to the committee can be seen below at Appendix 'B' to these minutes.

In discussion the issue was raised relating to long goods vehicles waiting at the new site entrance gates on the A38 leaving part of their vehicle protruding onto the A38 thereby causing considerable danger. BC agreed that as the council's liaison he will liaise with the site manager the next day (31 07 18)

**1819/P/036 Matters For Information**

None raised

There being no further business the Chair closed the meeting at 8.55pm.

Signed..... Date.....

- **NEXT SCHEDULED MEETING : 7.30pm Monday 3<sup>rd</sup> September 2018**

*(Attached below – Appendix 'A' & 'B')*

# **APPENDIX 'A'**

Crest Nicholson – Progress Meeting – 30 July 2018.

3<sup>rd</sup> site meeting with AS, 2<sup>nd</sup> with TW

## **A) Building Matters**

Met with Andrew Smith

**1** Date of next meeting agreed as Monday 3 Sept.

**2** Build Programme – Marketing Suite completed & Occupied, Show Houses 134 & 135 to be complete end August '18, first 21 still on prog for end of Oct '18

Build Programme – Phase 2 , 103 to 111 & 1 to 20 piling to be completed by 10 August & piling contractor then leaves site for time being.

**3** Road Closures – PPL1 – CN hope most work can be done by traffic lights following requests from public & rerouting agreed by WW. Some closure & half working seemed inevitable. WW has now agreed details reqd. Re new vertical alignment of sewer in PPL to FMH 24.

Road Closure – Jubilee Lane still due from 22 Aug. Details of construction, maintenance & discharge not entirely secure. AS will contact CNHQ to liaise with AGL who is already trying to discover final arrangements from NSC.

## **B) Marketing Matters**

Met with CN marketing on site

**1** Date of next meeting agreed as following above on Monday 3 September

**2** Residents Pack – TW is working well with Ann Boot. Programme yet to be discussed so AGL suggested, with docs ready in late Sept, drafts must be coming together early Sept so much prep should be complete mid/late Aug.

**3** Show Houses – Public Launch of these likely in early Sept.

**4** Sales – Second reservation now confirmed

**5** Details on Affordable Contract/Allocation – delayed by annual leave at CN

**6** AOB – AGL responded to questions TW had received on Garden Village & Burge 1. AGL will show JSP implications to TW at next meeting.

Councillor Alan Lovell 30.07.18.

## **APPENDIX 'B'**

Report re visit to A38/Says Lane housing site

30/7/18

Site Manager Paul Bowles (PB) tel 07846 545100. (Public can contact)

- 1) Groundwork. These are being done by Brandwells who are responsible for all the site roads and drainage work. PB estimates that this work will take 3/4 months and then Bellways the building contractors will take over the site for all the building work. Confirmed that the gate in Says Lane will not be used for access and will be changed back to a hedge.
- 2) Drainage Pond - This will be approx. 22m x 28m and will be reduced in size from the original plan but PB said this has all been checked out and is OK.
- 3) Timetable - Approx. 18 months for the site to be completed. The first houses to be built will be on the A38 boundary and then will continue clockwise around the site.
- 4) Amenity Area - This is in the centre of the site and will be used for all offices and storage in the building process. It will then be converted back to an amenity area at the end of the contract.
- 5) PB does not see many problems and will be happy to liaise with the PC as needed.

One possible problem is that there is another access to the site, an old gate on the corner of the field. I used it to drive on to the site but the visibility in leaving is very poor. I think most of the deliveries will be via the main gates but we need to be aware that it could raise problems.

Councillor Bill Carruthers