



CHURCHILL PARISH COUNCIL

PLANNING & DEVELOPMENT STRATEGY COMMITTEE

Minutes of the meeting held on Tuesday 6th February 2018 at 7.30pm

Present :-

Councillors (named Committee Members) : Simon Hegarty (Chair of Committee), Bill Caruthers, James Hoddell. Co-opted Member : Mr Robin Jeacocke

Also present : Martin Dolton – Clerk of the Council,
(No members of the public)

1718/P/023 Apologies for absence.

Councillors Simon Glanfield and Alan Lovell.

1718/P/024 Declarations of Interest.

NIL

1718/P/025 To Confirm the minutes of the meeting held on the 5th September 2017

The minutes of the meeting held on the 5th of September 2017 had been previously circulated and available on the Council's website, they were signed as an accurate record.

1718/P/026 Public Participation.

No public present.

1718/P/027 To discuss local planning matters.

(a) *Application : 17/P/5546/OUT : Front Street, 6 houses – draft response for ratification at full council*

Members agreed that the response of the council should be recommended to be similar to the response to the previous application for 8 houses at this same site. Additionally, the case officer should visit the area of the site during term time between 0800/0900 and 1515/1545hrs to witness the road safety and traffic submissions. Further, the Parish Council should endorse the detailed submission by Dr R Jeacocke relating to highways matters.

(b) *Application 17/P/ 5455/OUT : Ancarva House, 9 houses - draft response for ratification at full council*

Members agreed that they will recommend to the full council that this application is NOT supported on the basis of flooding / drainage issues already apparent in the area, landscape matters, and the sever traffic and road safety issues already in evidence on Ladymead Lane which this application would exacerbate.

(c) PPL(1) – Crest Nicholson Site - Update

Expressions of concern relating to the work already taking place on the site had been responded to by Crest Nicholson who have stated that they have received legal advice that the work is permitted under the current permissions and within the terms of the S106 agreement.

Members of the committee emphasised their concerns that there was still no known suitable effective drainage system at the site, and R Jeacocke had recently written to Crest Nicholson expressing this concern.

RESOLVED:-

It was agreed that the Clerk would contact Crest Nicholson and ask for a meeting to discuss further the progress of the proposed drainage system and seek details and reassurance of a contact person on site for use by the Clerk as the site progressed.

(d) Status of 'Burge 2' A38 Traffic Lights

There was still no known date for this matter to go to the NSC P&R Committee. The concerns of the council and many local residents relating to water drainage and flooding had been well evidenced in recent days by the excessive flow of water from the proposed site area onto the A38.

(e) Status of 'Burge 1' (Says Lane)

There is no known date for the committee determination of this application and the council has submitted a detailed response. Drainage and flooding to the area remain a severe risk and will exacerbate the issues already present. It was felt that individual applications are being considered only on their own standing without any cumulative effect being taken into account.

RESOLVED:-

It was agreed that the Clerk will write to the Head of Planning at NSC and request a meeting with councillors to discuss the consequences of the cumulative effect of the planning applications already approved and those awaiting determination, to highlight the severe drainage and flooding issues that such an accumulation of new build land has the potential to cause.

(f) Status of Lostwood Application

There is no known date for the determination of this application and the council has already submitted a detailed response which highlights major drainage and traffic concerns. It was commented that the recent 'Brinsea' appeal that included comments by the Inspector relating to the 'hardening of a village approach' could also be of relevance. It was agreed that Councillor Simon Hegarty would research that further and prepare an additional comment in submission.

(g) Formulating letter to support objections to the A2 bus service withdrawal

Members considered this matter at considerable length and agreed unanimously that the Parish Council should make strong representation about the withdrawal of the A2 service. After discussion it was agreed:-

RESOLVED:-

That a communication would be sent to the Leader at NSC (Copy Highways Officer)

expressing the council's dismay at such a withdrawal, and seeking:-

- A copy of the original Section 106 agreement (Bristol Airport) that provided funding for the service
- Reasons why, if there is a shortfall in funds, those reduced funds cannot be put to fund a reduced service.
- Reasons why there has been no formal consultation with community bodies, including the Parish Council, to attempt to work together to prevent the withdrawal of the service.
- The exact shortfall of the figure required to keep the service in operation, and reasons why there is no apparent consideration to the use of future Community Infrastructure Levy funds to support the service (including approaches to the Parish Council)

(h) C.I.L. / s106 requests for all future applications - progress of working group

It was agreed that the councillors who are named as members of this group should now meet at the earliest opportunity in order to take these matters forward, particularly with the introduction of the new CIL process.

1718/P/028 To consider broader strategic matters

(a) JSP Proposals – Next Steps

Having submitted a full response to the proposals contained in the latest version of the JSP, it was agreed that Councillor James Hoddell would seek to telephone the West of England Team (and the Clerk would email / write also) to seek a full outline of the process, procedure and timeframes for the plan from now on.

It was also noted that CALRAG are currently discussing the potential and possibilities of engaging the services of a legal representative (junior barrister?) to represent the community at the Inspector's hearing. Discussion took place on the possibility of the Parish Council financially supporting such representation and it was agreed that when more was known, Councillor Simon Hegarty will consider discussing further with the full council.

1718/P/029 Process for committee meeting dates for the 2018/19 Council Year

The Clerk outlined the provisional dates for meetings of the committee for the council year 2018/19, emphasizing that these were the provisional dates for the statutory three meetings within the year, and further meetings would undoubtedly be added as and when matters so demanded.

The provisional dates are : 29 05 18, 18 09 18, and 29 01 19.

1718/P/030 Matters For Information

No matters raised.

There being no further business the Chair closed the meeting at 9.48 pm.

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

- **NEXT SCHEDULED MEETING : (Provisional) 29th May 2018**