

## **CHURCHILL PARISH COUNCIL**

Minutes of the Parish Council meeting held on Monday 11<sup>th</sup> September 2017 at 7.30 pm in Churchill Community Club, Ladymead Lane Churchill.

### **COUNCILLORS PRESENT**

(Chair) Councillor Jackie Bush	Councillor James Hoddell
(Vice Chair) Councillor Brenden Hill	Councillor Alan Lovell
Councillor Simon Hegarty	Councillor Simon Glanfield
Councillor Trudy Silverton	

### **Other Attendees**

Clerk of the Council- Martin Dolton

One member of the public

Mr M McGregor, Parish Liaison Officer, North Somerset Council

**1718/C/058: Apologies - to receive apologies from Councillors for non-attendance.**

Apologies had been received from Councillors Graham Fortune, Dev Clutterbuck, Sue List and Bill Caruthers.

District Councillor Liz Wells NSC also sent apologies.

**1718/C/059: Declarations of interest: To receive alteration/amendments to the register of interests: To receive declarations of interest on agenda items.**

Councillor Simon Hegarty declared a non-pecuniary interest in Item 7 (iv) on the agenda (see minute 1718/C/064 below) Planning Application 17/ P/2039/F - Bramble Cottage, as he is a personal friend of the applicant.

**1718/C/060: To confirm and sign the minutes of the meeting held on 14<sup>th</sup> August 2017.**

The minutes of the meeting of the Council held on the 14<sup>th</sup> of August 2017 had been previously circulated to all members and were agreed as an accurate record.

**RESOLVED:-**

The minutes of the meeting held on 14<sup>th</sup> of August 2017 were confirmed by those present as a correct record and signed by the Chair.

**1718/C/061: Public Participation.**

Mr R Jeacocke updated members on his efforts relating to the drainage issues at the PPL(1) site, and his intended liaison with Crest Nicholson.

**1718/C/062: Presentation by Stokes Morgan Planning : Proposed development of Blagden Water Gardens Site**

Representatives from Stokes Morgan Planning addressed members with their latest plans and ideas for the site. They acknowledged that the original application in February 2017 was not supported by the Parish Council, and explained how their latest plans sought to overcome the issues raised.

In response to comments and questions from Councillors there was an acknowledgement

that no safe route to school by means other than motor vehicle had been established. Members commented that they still felt that the site was too remote from the main settlement, no solution had been presented to drainage / potential flooding issues, was not sustainable, and would impact the Mendip Hills AONB.

**1718/C/063: North Somerset Council Matters**

Members raised issues relating to the recent private signage at 'The Batch', the lack of response and feedback from the NSC 'connect' number.

Mr McGregor (NSC) advised on these matters.

Councillor Brenden Hill expressed thanks to Mr McGregor for his assistance in detail of siting in relation to the fingerpost to be re-erected in Dinghurst Road at the junction with Hilliers Lane.

**1718/C/064: Planning Matters**

**(a) To Receive Planning Decision Notices**

17/P/1503/F ; Willow Barn, Stock Lane, Langford  
Single storey side and rear extension  
Consent GRANTED

16/P/2969/F ; Rear of Pear Tree Industrial Estate, Bath Rd, Langford  
Single Storey building – 7no. industrial units, B1, B2 & B8 use  
Consent GRANTED

17/P/0076/F ; Eastlands, Jubilee Lane, Langford  
First Floor Extension  
Consent GRANTED

17/P/1307/F ; Newgale, Bristol Road, Churchill  
Single storey side and rear extension  
Consent GRANTED

17/P/1521/F ; Ladymead Farm, Ladymead Lane, Churchill  
Creation of new vehicular access track to include stock fence and 4 field gates  
Consent GRANTED

Appeal decision : Application 16/P/0798/O – Land off Front Street, Churchill.  
Construction of 8 dwellings

The appeal was lodged by the applicant against the NSC decision to refuse outline consent. The appeal was dismissed.

**(b) To Receive Planning Information:-**

**• Report of the Planning & Development Strategy Committee**

Councillor Simon Hegarty (Chair of the Committee) updated members that:-

- The committee had sent comments on the updating of the Settlement / Parish Profile
- The committee will be responding to application 17/P/1894/RM (reserved matters – Crest Nicholson Site – Pudding Pie Lane) emphasising again the issues with drainage / flooding, the unsatisfactory suggestion that five houses would have frontage access onto Pudding Pie Lane, and the density of the houses in the application not enabling sufficient car parking.
- Councillor James Hoddell will continue to liaise with Crest Nicholson in relation

to the future use of the 'community land' reserved area on the site.

- PPL(2) the committee are seeking an update from the NSC case officer
- 'Burge 2' (Traffic Lights – 17/P/1200/O – 41 houses) it is noted that the latest draft of the Sites Allocation Plan from NSC now includes this site. It has been indicated by NSC that the application will not go before the NSC P&R committee until at least November. Councillor Hegarty expressed the view, on behalf of the committee, that the Parish Council should consider approving funds to be utilised in order to seek a report from a specialist consultant relating to the proposed landscaping of the site.

It was proposed, duly seconded and agreed by vote that:-

**RESOLVED:-**

The Parish Council authorises that the Planning & Development Strategy Committee can spend up to a limit of £3,000.00 (Three Thousand Pounds) on employing the services of a landscape consultant to produce a report to the Parish Council on the landscaping proposals for the application site.

- C.I.L. (Community Infrastructure Levy) It was noted that NSC are adopting this new process which deals with the community service funds payable by developers. Further details are awaited.
- Joint West of England Spatial Plan & Transport Study: the latest draft version of this study will be available for public consultation as from the 22<sup>nd</sup> November 2017. It is not yet known how NSC will approach that consultation. The committee were considering what influence might be bought to bear by the Bristol Mayor.
- Sustrans 'Toolbox' : Councillor Simon Glanfield from the committee will be liaising with Sustrans over the potential use of this publication in relation to sustainability of applications.
- Meetings frequency : Councillor Simon Hegarty explained to those present that with the committee having so much to consider and deal with, it was felt impractical and unworkable that the committee could only meet every 3 or 4 months due to staff workload and lack of other resources. Members were aware that the Clerk would be submitting a report on the future staffing requirements of the Council to the Finance & Personnel Committee in late November 2017 for that committee to bring forward to full Council in December. However, it was proposed by Councillor Hegarty that this process be expedited by having the Clerk submit his report to full Council at the next full council in October 2017, in order that, if approved, the Finance & Personnel Committee could commence implementation straight away.

It was proposed, duly seconded and agreed by unanimous vote that:-

**RESOLVED:-**

The Clerk will submit a report relating to future staffing requirements to the meeting of full Council to be held on the 9<sup>th</sup> of October 2017

The next formal meeting of the committee is on Tuesday the 16<sup>th</sup> January 2018, at 7.00pm.

**(c) Planning Applications for Decision :-**

**(i) 17/P/1851/F : Stonecroft House, Stock Lane, Langford**  
*Single Storey Extension and detached garage to rear*

Members considered this application and examined the plans provided. Members had been provided with detail of an objection from a nearby resident together with photographic evidence to support the objection. Members decided by vote :-

**RESOLVED:-**

The Council does NOT support application 17/P/1851/F as the proposed garage building is situated close to a boundary with another property and would have a detrimental visual effect on that other property and affect their enjoyment of light.

**(ii) 17/P/2016/F : Land Opp the Cottage, Church Lane, Churchill**  
*Creation of access track, all weather surface, and erection of fence 1.2m high*

Members considered this application and examined the plans provided  
Members decided :-

**RESOLVED:-**

The Council supports application 17/P/2016/F as it does not appear to have any detrimental effect on the neighbourhood or surrounding environment.

**(iii) 17/ P/2030/HHPA : Openland, Ladymead Lane, Langford**  
*Prior approval for erection of single storey extension*

Members considered this application and examined the plans provided  
Members decided :-

**RESOLVED:-**

The Council supports application 17/P/2030/HHPA as it does not appear to have any detrimental effect on the neighbourhood or surrounding environment.

**(iv) 17/ P/2039/F : Bramble Cottage, Dinghurst Road, Churchill**  
*Conversion & Change of use to existing swimming pool building to residential dwelling.*

Members considered this application and examined the plans provided  
Members decided :-

**RESOLVED:-**

The Council supports application 17/P/2039/F as it does not appear to have any detrimental effect on the neighbourhood or surrounding environment.

**(v) (EB/Mod55) : *Right of Way Modification Application : Duck Lane & Ladymead Lane (to allow all traffic to use the Byway)***

Members considered the application documents and viewed plans of the application for the proposed modification of the Byway, proposing that the Byway be open to all vehicles in future. Members discussed this matter length and then agreed by vote that :-

**RESOLVED :-**

The Parish Council does NOT support the Right of Way Modification Application (Mod 55) and believes that the suggested evidence of historical right of access is not corroborated.

**1718/C/065: To Note the issue of the Final Certificate of satisfactory audit - External Audit 2016/17 financial year, from Grant Thornton.**

Members had been in receipt of the final certificate which had been circulated prior to the meeting and is now displayed on the council's website.

**RESOLVED:-**

The council notes the issue of the final certificate of satisfactory audit by the external auditors – Grant Thornton LLP.

**1718/C/066: To consider Grant Applications :-**

**(a) Churchill & Langford Minibus Society**

Members considered the application for the grant of £849.68p to pay the insurance costs for the minibus.

There was unanimous agreement by vote that this should be granted.

**(b) Vision North Somerset**

Members discussed the application and felt that there was insufficient evidence of direct benefit to residents of the Parish. No grant would be awarded.

**(c) L Batt – Hedgehog Preservation**

Members considered this application and unanimously agreed by vote that the sum of £80.00 is awarded.

**RESOLVED:-**

That the Council awards the following grants:-

(i) Churchill & Langford Minibus Society :- £849.68p

(ii) L Batt – Hedgehog Preservation :- £80.00p

**1718/C/067: To consider a letter from PCAA re support for strategy on airport expansion**

The council had received communication from the PCAA relating to their proposed strategy on future airport expansion, in which they had requested comments and support from Parish Councils. Members discussed this matter and felt that no further action would be appropriate at this time.

**1718/C/068: To consider contributing to public footpath gate improvements, fields off Ladymead Lane**

The Parish Council had received communication from officers from the NSC Public Rights Of Way Department relating to improvements (replacing stiles with gates enabling less able access) to a public footpath across fields off Ladymead Lane. The proposal was for a shared cost project, the total costs being £630.00.

After discussion members agreed by vote:-

**RESOLVED:-**

The Parish Council will contribute £315.00 towards the cost of replacing the stiles with gates accessible to less able people.

**1718/C/069: Accounts.- To receive and confirm the payments for September 2017.**

The detail of payments for authorisation at the meeting had been listed on the agenda and circulated to all members and displayed on the Council's website and noticeboards.

**RESOLVED:-**

The payments were agreed and signed with total agenda expenditure of £17,094.84

**1718/C/070: Clerk's Report**

Members had been circulated with the full report of the Clerk.

**RESOLVED:-**

The report of the Clerk is noted.

**1718/C/071: Matters for Information**

- i) Councillor James Hoddell offered to explore the possibility of twinning the Parish with another village in Italy. Members agreed this could be progressed.
- ii) Councillor Simon Hegarty commented that District Councillor Liz Wells should be invited to report to a future meeting on developments and updates at NSC on Parish matters.
- iii) The Clerk will ask the NSC area officer to look at the grass verges and hedges at the roundabout Stock Lane / Lower Langford Rd (Budgens) due to overgrowth hazard.
- iv) Councillor Alan Lovell suggested that the matter of future usage of Section 106 / CIL funds from developers should now become an agenda item as soon as possible, as the council needs to be in a position of having an approved and prioritised list ready for the future. All members agreed, and the Clerk will arrange an agenda item.
- v) Members commented on the large HGV parking on Pudding Pie Lane and the manner it is driven through Ladymead Lane. The Clerk will liaise with the local PCSO.
- vi) the Clerk informed members that the liaison meeting with Burrington Parish Councillors had now been arranged for 7.30pm Monday 16<sup>th</sup> October 2017.

There being no further business the Chair closed the meeting at 9.55pm

**CHAIR.....**

**DATE.....**