

CHURCHILL PARISH COUNCIL

Minutes of the Parish Council meeting held on Monday 12th February 2018 at 7.30 pm in Churchill Community Club, Ladymead Lane Churchill.

COUNCILLORS PRESENT

(Chair) Councillor Jackie Bush	Councillor Sue List
(Vice Chair) Councillor Brenden Hill	Councillor Alan Lovell
Councillor Dev Clutterbuck	Councillor Bill Caruthers
Councillor Ruth Bruton	Councillor Simon Hegarty
Councillor Trudy Silverton	Councillor James Hoddell

Other Attendees

Clerk of the Council- Martin Dolton

2 members of the public

1718/C/126: Apologies - to receive apologies from Councillors for non-attendance.

Councillors Graham Fortune and Simon Glanfield.

1718/C/127: Declarations of interest: To receive alteration/amendments to the register of interests: To receive declarations of interest on agenda items.

All Councillors :- Planning Application 17/P/5594/OUT : Land at Pudding Pie Lane, Langford :-

The Parish Council owns the land bordering the application on both sides (allotment land). It was considered unethical that the council commented as a statutory consultee as there is a potential financial implication to the value of the council asset. Therefore, members decided that they would comment as a 'neighbour land owner'

1718/C/128: To confirm and sign the minutes of the meeting held on 8th January 2018.

The minutes of the meeting of the Council held on the 8th January 2018 had been previously circulated to all members and were agreed as an accurate record.

RESOLVED:-

The minutes of the meeting held on 8th January 2018 were confirmed by those present as a correct record and signed by the Chair.

1718/C/129: Public Participation.

A resident spoke about the potential route of the proposed new road in the West of England Joint Spatial & Transport Plan, and the indication that it may encroach on the playing fields owned by the Parish Council and registered as Fields In Trust. After discussion it was agreed that the resident would contact the Fields In Trust organisation to establish what, if any, protection that offered.

Dr R Jeacocke (a co-opted member of the Planning & Development Strategy Committee of the council) spoke about concerns relating to the works already taking place at the Crest Nicholson (CN) site in Pudding Pie Lane and the response from CN relating to this. The matter was discussed by members and it was agreed that the letter already in process from the council would now include reference to potential reports to the Environment Agency (see minute 1718/C/131 (b) below for Resolution).

1718/C/130: North Somerset Council Matters

No elected members or officers of NSC were in attendance (letter already in process to NSC relating to this situation). No other matters raised.

1718/C/131: Planning Matters

(a) To Receive NSC Planning Decision Notices

- **17/P/2214/F:** Four Gables, Pudding Pie Lane, Langford
Extensions and alterations including raising the roof to form first floor bedrooms.
CONSENT GRANTED
- **17/P/2438/F:** Land adjacent to Churchill Lodge, Bristol Road, Churchill
Erection of 4no. dwellings with double garages and associated works.
CONSENT GRANTED
- **17/P/5278/CQA :** Churchill Pk Farm, Ladymead Lane, Langford
Prior approval for change of use of agricultural buildings to 2 no. dwelling houses and associated development.
CONSENT GRANTED

(b) To Receive Planning Information:-

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

Councillor Simon Hegarty (Chair of the committee) updated the meeting on current issues, and referred members to the minutes of the committee's meeting held on 6th February 2018 recently published and circulated.

- **PPL1:-**
Further discussion took place relating to the Crest Nicholson site at Pudding Pie Lane (PPL1) and the earlier discussion in Public Participation. The council remain of the view that no final acceptable and appropriate operational surface water drainage system has yet been agreed. It was agreed by unanimous vote:-

RESOLVED:-

The Clerk will write to Crest Nicholson and express the wish of the Parish Council to continue meetings with them particularly in relation to the proposed surface water drainage system and future liaison on site. If no positive response is received from Crest Nicholson by 1st March 2018, the Parish Council will enter into correspondence with the Environment Agency on the drainage matters.

- **West of England Joint Spatial & Transport Plan (JSP):-**
The committee had asked the Clerk to write to the W of E team requesting the full process, procedure and time frames for the next stage of the plan (letter sent). It was known that the next stage would be an Inspector's hearing. Councillor Hegarty informed members that the Churchill & Langford Residents Action Group (CALRAG) would be meeting again on 22nd February. CALRAG members had suggested that legal representation may need to be employed to represent the village at the Inspector's hearing. The cost of such representation

would be substantial. Discussion took place and resulted in a unanimous vote that:-

RESOLVED:-

Churchill Parish Council will in principle be willing to contribute up to a maximum of £10,000.00 (Ten thousand pounds) towards the costs of obtaining legal advice and representation relating to the Inspector's hearing of the West of England Joint Spatial Plan & Transport Study.

• *NSC 'Local Plan'*

Discussion took place relating to the NSC Local Plan being aligned to the West of England JSP, and it being pointless to comment on the Local Plan at this point.

RESOLVED:-

The Parish Council do not support the NSC Local Plan and will make no substantial comment on it at this stage due to the JSP proposals.

(c) Planning Applications for Decision :-

(i) 17/P/5532/FUH : Cherry Tree Cottage, Bath Road, Langford
Detached garage and annexe

Members considered the plans and application documents relating to the application. Following discussion members decided:-

RESOLVED :-

That Churchill Parish Council does not object to application 17/P/5532/FUH as it does not appear to have any detrimental effect on the neighbourhood or environment.

(ii) 17/P/ 5455/OUT : Land adjacent to Ancarva House, Ladymead Lane.
Outline consent for the erection of 9no. dwellings with all matters reserved for subsequent approval except for access.

Members considered the plans and application documents relating to the application, and heard from members of the Planning & Development Strategy Committee who had previously considered the matter . Following discussion members decided:-

RESOLVED :-

That Churchill Parish Council objects and does not support application 17/P/5455/FUH as it is in proximity to a sensitive area (Windmill Hill) in terms of ecology, severe likelihood of exacerbating flooding already occurring on Ladymead Lane, Drainage proposals wholly inadequate, Ladymead Lane is single lane road-already dangerous to vehicles and pedestrians-proposals add further danger, area suffers from inadequate public transport, primary school already full, transgresses local & national planning policies. The application should be refused on environmental, ecological, drainage, traffic, road safety, transport, schooling, employment and social disbenefits.

(iii) 17/P/5546/OUT : Land adjacent to Oakhill, Front Street, Churchill
Outline consent for 6no. dwellings and the formation of a new vehicular and pedestrian access with access to be determined, and with layout / scale / appearance/landscaping for subsequent approval.

Members considered the plans and application documents relating to the application, and heard from members of the Planning & Development Strategy Committee who had previously considered the matter . Following discussion members decided:-

RESOLVED :-

That Churchill Parish Council objects and does not support application 17/P/5546/FUH due to substantial negative reaction from residents in the immediate vicinity of the proposed development and the wider area of the community +it would add a serious road safety concern for all road users on Front Street -school children who regularly use the route past the proposed exit from the site in a very restricted width road with no footpath (case to officer visit during school start/end times) +safety issues to other road users could not be mitigated by provision of a pedestrian path due to the width of public highway available + The proposed site would result in the re-routing or loss of a well used public footpath thereby restricting the enjoyment of amenity to residents of the area +The exit from the site could not be constructed so as to provide a sufficient splay of vision for vehicles leaving the site +The proposed development breaches the village settlement boundary+ it is out of character with the immediate surroundings-historic village+Proximity to AONB.

(iv) 17/P/5591/FUH : Bramleys, Bath Road, Langford
Erection of a Timber Framed Garden Store on domestic land

Members considered the plans and application documents relating to the application. Following discussion members decided:-

RESOLVED :-

That Churchill Parish Council supports application 17/P/5591/FUH as it does not appear to have any detrimental effect on the neighbourhood or environment.

(v) 17/P/5594/OUT : Land at Pudding Pie Lane, Langford
Outline consent for the erection of 2no. dwelling houses and access.

Members considered the plans and application documents relating to the application. The Parish Council owns the land bordering the application on both sides (allotment land). It was felt to be unethical that the council commented as a statutory consultee as there is a potential financial implication to the value of the council asset. Therefore, members decided that they would comment as a 'neighbour land owner'. Following discussion members decided:-

RESOLVED :-

That Churchill Parish Council as a neighbour land owner to application 17/P/5594/OUT objects to the application as The plan shows a straight line at the rear of the plan which is incorrect; the council own some of that land. Evidence of Badgers and bats using the land. Access drive is too narrow for construction traffic. There would be a need for vehicles and the full proposed development to stay within the boundaries which are marked by concrete posts in hedgerows, and the council fears that the construction process will cause encroachment council land.

1718/C/132: Presentation by Dr R Lawson relating to future proposed fracking.

At the previous meeting of the council members had invited Dr Lawson to conduct a short presentation to them relating to this matter. Dr Lawson did not attend.

1718/C/133 To Note and Ratify the Appointment of an Assistant Clerk

Councillor Dev Clutterbuck (Chair of Finance & Personnel Committee) informed members that following a selection process and interviews held on 22nd January 2018, Mrs Ann Boote had been offered and accepted the post, to commence on 1st March 2018.

RESOLVED:-

Members note and confirm the appointment of Mrs Ann Boote as the Assistant Clerk of the Clerk with effect from the 1st of March 2018.

1718/C/134 To consider recommending naming of two roads on the new homes site in Pudding Pie Lane (Crest Nicholson)

North Somerset Council had requested that the Parish Council consider this matter and put forward suggestions. After discussion it was agreed:-

RESOLVED:-

Churchill Parish Council recommend to North Somerset Council that the new roads be named after hills in the area, in keeping with the village. The council suggest 'Windmill' and 'Mendip'.

1718/C/135 To consider a Grant Application from the Churchill & Langford Village Fund

Members had been in receipt of a pre-circulated grant application. Following discussion it was agreed :-

RESOLVED:-

Churchill Parish Council awards a grant of £500.00 (Five hundred pounds) to the Churchill and Langford Village fund, to be paid in April 2018.

1718/C/136: Accounts.- To receive and confirm the payments for February 2018.

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 **£2,802.55**

1718/C/137: Clerk's Report

Members had been circulated with the full report of the Clerk, and no matters arose.

RESOLVED:-

The report of the Clerk is noted, and the council wishes to record their appreciation of the work conducted by the Clerk in his difficult personal circumstances.

1718/C/138: Matters for Information

i) Councillor Alan Lovell informed the meeting of a recent issue that had been raised by a resident relating to development works, and the underlying issue of information to residents. He suggested that the council need to review how communication with residents is achieved.

ii) Councillor Brenden Hill stated that he had been responsible for the maintenance and locating of the portable speed sign for a long period and now requested that another member take over. It was agreed that Councillor Simon Glanfield (not present) would be approached.

iii) Councillor Simon Hegarty commented on the need to have vegetation overhanging Skinners Lane cut back. Councillor Trudy Silverton will speak to the land owner.

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

CHAIR.....

DATE