

CHURCHILL PARISH COUNCIL

Minutes of the Parish Council meeting held on Monday 12th June 2017 at 7.30 pm in Churchill Community Club, Ladymeard Lane Churchill.

COUNCILLORS PRESENT

(Chair) Councillor Jackie Bush	Councillor Alan Lovell
(Vice Chair) Councillor Brenden Hill	Councillor Trudy Silverton
Councillor Sue List	Councillor Simon Glanfield
Councillor Bill Caruthers	Councillor Dev Clutterbuck

Other Attendees

Clerk of the Council- Martin Dolton

11 members of the public

1718/C/020: Apologies - to receive apologies from Councillors for non-attendance.

Apologies had been received from Councillors Simon Hegarty and Graham Fortune.

District Councillor Liz Wells and Mr m McGregor NSC also sent apologies.

1718/C/021: Declarations of interest: To receive alteration/amendments to the register of interests: To receive declarations of interest on agenda items.

Whilst not a requirement for declaration, in the interests of transparency all councillors agreed that the public should be aware that when discussing the item 1718/C/028 (Community Club Management) the Parish Council are the owners of the building.

1718/C/022: To confirm and sign the minutes of the meeting held on 8th May 2017.

The minutes of the meeting of the Council held on the 8th of May 2017 had been previously circulated to all members and were agreed as an accurate record.

RESOLVED:-

The minutes of the meeting held on 8th May 2017 were confirmed by those present as a correct record and signed by the Chair.

1718/C/023: Public Participation.

The applicants of Planning Application 17/P/1232/O (to be considered later in this meeting) spoke in support and explanation of the application, stating that they assure the councillors that the application relates to a dwelling for their own family use, and there is no intention to develop any other part of the land referred to.

1718/C/024: To receive an initial briefing from representatives of Crest Nicholson Developers relating to future development - land at Pudding Pie Lane, Langford

Representative from Crest Nicholson developers made a 15 minute presentation to the meeting. They explained that it was very early days in the development process, the next stage being to submit a 'Design Code' to NSC. Once approval of that code had been achieved, they would then be working on submitting detail plans by application on all reserved matters. Whilst there could be delays at any stage in the process, it was hoped to start on site in early 2018, with full site completion sometime early 2020.

Councillor Alan Lovell as Vice Chair of the Planning & Development Strategy Committee asked a number of questions from the committee, and other councillors added to the questions.

In answering the questions the representatives of the developers stated:-

- That a newsletter would be delivered to every household in the parish and this would include easy to read detail of the Section 106 funds (payments to support the community).
- That the council could speak to Crest Nicholson representatives about the potential uses for a piece of land earmarked as community use, situated near the frontage of Pudding Pie Lane on the site.
- They acknowledged the major concerns of the parish council and residents relating to the drainage at the site. They will return to the council to provide further information on the status and nature of the SuDS (Sustainable Drainage System) application when it had been formulated and finalised.
- The community play area situated in the centre of the site would be operated by a management company and funds have to be set aside for this.

1718/C/025: North Somerset Council Matters

None raised – no NSC persons present.

1718/C/026: Planning Matters

(a) To Receive Planning Decision Notices

- 17/P/0767/F : Newlaye, Dinghurst Rd, Churchill
Conversion of existing workshop outbuilding into annexe for living accommodation – Consent Granted
- 17/P/0929/F : 38 Birch Drive, Langford, Churchill
First Floor side extension over existing garage/utility – Consent granted

(b) To Receive Planning Information:-

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

In the absence of Councillor Simon Hegarty – (the current Chair of the committee) Councillor Alan Lovell (Vice Chair of the committee) reported on the activities and issues that the committee are currently considering:-

- *S106 on Other Outline Permissions Granted*

Requests had been made to NSC for an update on the current status on negotiations relating to the Section 106 provisions for the further two major developments that had received outline permission (Says Lane and PPL (2)). No information had yet been forthcoming.

- *NSC Liaison / Responses*

Members felt that the Parish Council was becoming increasingly frustrated with the lack of liaison and response from NSC on planning matters. It was agreed that members of the Parish Council should be asked to consider whether this frustration through lack of response etc should now be formalized and a direct discussion of complaint take place with NSC.

RESOLVED :-

The Clerk is to seek an appointment with the Chief Executive of NSC to convey the concern of the parish council.

- *Front Street Planning Application Appeal*

It was agreed that the original submission of the Parish Council was pertinent and appropriate and little could be added to any appeal submission. It was agreed that the original submission should be emphasised and request that the appeals inspector visit the area in question at the appropriate time(s) of day to witness the significant road safety issues, and that the Council supports the elaborative evidence being submitted by local residents in respect of pedestrian & vehicular risks generated by the development proposal.

- *Future Section 106 submissions*

It was agreed that all members of the Council should be asked to consider what items / matters should be included in any future submissions by the Council seeking use of Section 106 funding.

- The next formal meeting of the committee is on Tuesday the 5th September 2017, at 7.00pm.

- **To note that the committee will comment (as delegated) on behalf of the Council re Planning Application :-**

17/P/1200/O : Land Off Bristol Road, Churchill

Outline consent for development of up to 41 dwellings with means of access from A38 to be approved only – all other matters reserved.

The plans and outline planning information were examined by those present and Councillor Alan Lovell explained to members the thrust of the planning comment responses relating to drainage & highways issues intended to be sent.

RESOLVED:-

The Council notes and agrees that the members of the Planning & Development Strategy Committee will formulate a full response to this application, which will in essence not support the application on several grounds, particularly drainage and highways.

(c) Planning Applications for Decision :-

(i) 17/P/1070/LB (& 17/P/1072/F) Richmond House, Langford Rd, Churchill.

Erection of single storey rear extension following demolition of existing. Internal & external alterations. New gates / wall to front entrance. (Listed Building)

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

RESOLVED:-

The Council supports applications 17/P/1070/LB & 17/P/1072/F as there is no perceived effect on the environment or neighbourhood.

(ii) 17/P/1191/LUP : Land & Stables opposite The Cottage, Church Lane, Churchill.

Lawful Development Certificate for creation of access track, turning area, creation of all-weather surface, erection of post and rail fence.

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

RESOLVED:-

The Council supports application 17/P/1191/LUP as there is no perceived effect on the environment or neighbourhood.

(iii) 17/P/1232/O : Land at Newleaze Nurseries, Churchill Green.

Outline consent for a four bedroomed dwelling house with a detached garage / office / workshop.

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

RESOLVED:-

The Council supports application 17/P/1232/O as there is no perceived effect on the environment or neighbourhood.

1718/C/027: To consider options for the future communication strategy of the Council

Councillors Brenden Hill, Simon Glanfield and Bill Caruthers had been considering this strategy as a working group. Whilst there was still considerable work to be completed, they proposed that the council agree that the next circulation of 'The Tower' newsletter should be a reduced circulation on the grounds of cost and effectiveness.

RESOLVED:-

The next circulation of The Tower newsletter will be reduced to now have 'drop points' at various shops, community use buildings and businesses in the parish. There will remain a delivery to all sheltered and assisted accommodation. The print run to be between a minimum of 250 and a maximum of 500 copies depending on costing variation ascertained by the Clerk.

1718/C/028: To consider the Future Management of the Community Club Building – Recommendation of the Leisure Committee

Councillor Brenden Hill as Chair of the Leisure Committee informed the meeting that the Community Club building is currently operated by the committee of the Football Club. Notification had been received that the committee members were standing down and no resources would be available to continue the responsibility for the Club building.

The council discussed this matter fully and considered the options. After discussion it was agreed that :-

RESOLVED:-

- With effect from the 1st of July 2017 the Parish Council will assume responsibility for the Community Club building.
- In order to improve the facility of the building and make it fit for community

hire, the Clerk, in consultation with the Chair of the Leisure Committee, is authorised to spend up to £1,000.00 in refurbishment of the building, including a deep clean, new tables, repaint of walls.

- The Clerk is to liaise with the current committee of the football club to arrange and agree matters relating to fixtures and fittings.
- In the short and medium term (to the end of the current Council year 31st March 2018) the Clerk will be responsible for overseeing the management and refurbishment of the building, and liaise with the Football Club teams, the Cricket Club, and any other prospective users.
- A working group of the Parish Council should now be formed to advise the full Council on arrangements for the long term management and usage of the building.

1718/C/029: To consider commencing a Long Term Project for the provision of showers & toilets in the Cricket Pavilion –Recommendation of Leisure Committee

Councillor Brenden Hill informed members that players from the Cricket Club activities currently use the shower and toilet facilities at the community club building. Members of the Cricket Club had for many years held the wish that consideration be given to the extension of the pavilion to provide toilet and shower facilities within. It was felt that the time had come to put this to the full Parish Council to seek their views and decide whether or not they would wish to progress such a project. If members of the Council did wish to do so, it would clearly have to be a considerable investment and would take perhaps three years to get to finalizing the provision.

The Clerk updated members that he had been informed by North Somerset Council that a fund of some £38,500.00 of Section 106 (Community improvement fund) could be available to assist with this provision if members wished to progress it.

A discussion took place in which varying views were expressed. It was agreed that the extension project will be commenced as a 'pavilion' project, not necessary just for cricket use in the long term.

RESOLVED:-

- The Parish Council will commence a project to provide changing and shower facilities at the pavilion on the sports field.
- An Ear Marked Reserve fund is commenced forthwith with a sum of £10,000.00.
- The Clerk to ask NSC for a written commitment to the provision of Section 106 funds to a minimum of £38,500.00 towards the project.
- The Clerk is to liaise with the Cricket Club to formulate a full project plan in terms of three year investment, staging the employment of the services of a planning consultant / surveyor, planning consent application, and phased building.

1718/C/030: To consider the replacement of the safety surface of equipment in the play area – Recommendation of the Leisure Committee

Councillor Brenden Hill informed members that the Leisure Committee had considered quotes obtained for the replacements, using like for like grass safety matting, and specialist long term bonded mulch surfaces as an alternative. It was agreed by the committee that a long term solution should be applied. To enable the cost of such a solution to meet budget requirements a virement would be required.

RESOLVED:-

(a) Having considered different quotes for the replacement of the safety surfaces of three pieces of equipment in the Play Area, the quote by GB Sports Ltd of £9,945.00 be accepted to replace the current sunken matting with a long life bonded mulch surface.

(b) That the Council authorise a virement of £9,945.00 from general reserves to the 'Play Area Maintenance' budget to cover this expenditure.

1718/C/031: To consider providing a letter of support to a resident to establish a new footway in New Road.

Members had been circulated with a copy of a letter from a resident relating to this provision.

Members discussed the request and felt that due to the benefit gained by a small number of parishioners when considered against the total number of parish residents, the likely cost of such a provision, and factors affecting the siting of the footpath, they were unable to support the spending of public funds on this matter.

RESOLVED:-

That the Parish Council are unable to support the progression of this consideration on a cost / benefit and practicality basis.

1718/C/032: Accounts.- To receive and confirm the payments for June 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 £10,473.21

1718/C/033: Clerk's Report

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

RESOLVED:-

The report of the Clerk is noted.

1718/C/034: Matters for Information

i) Councillor Brenden Hill informed members that the heritage finger post sign for Dinghurst Road / Hilliers Lane junction, had now been renovated and will be re-erected in the near future.

There being no further business the Chair closed the meeting at 9.35pm.

CHAIR.....

DATE.....