



CHURCHILL PARISH COUNCIL

MINUTES

Churchill Parish Council Meeting held on Monday 10 February 2020 at 7.30 pm
Community Club, Churchill.

COUNCILLORS PRESENT

Councillors: Jackie Bush, Dev Clutterbuck, James Hoddell, Bill Wilkinson, Bill Carruthers, Jan Murray and Rick Brafield.

Also Present:

Fiona Cope, Chief Officer of Citizens Advice North Somerset
4 Members of the public

1920/C/113 Apologies - to receive apologies from Councillors for non-attendance.

Councillors Tim Jessiman, Robin Jeacocke, Sue List and Simon Glanfield.

1920/C/114 Declarations of interest: To receive alteration/amendments to the register of interests and to consider any written requests for dispensations. To receive declarations of interest on agenda items.

Nil

1920/C/115 Public Participation

Three members of the public spoke in objection to the planning application (20/P/0056/FUL) to the rear of Kewstoke, Front Street, Churchill.

A resident spoke in support of the work conducted by the Citizens Advice Bureau and asked the Parish Council to consider how they may be able to assist the work of C.A.B. in future.

1920/C/116 North Somerset Council Matters

No matters were raised.

1920/C/117 Presentation by Fiona Cope, Chief Officer of Citizens Advice North Somerset

Fiona Cope from Citizens Advice Bureau addressed the meeting, speaking in relation to the work of the Bureau in the local area. There had been over 30 residents from the local area use the service in the past year, and there was clearly a need for a local facility for residents, rather than residents having to travel to Weston Super Mare. Fiona asked that the Parish Council consider funding / share funding with other local councils a local facility.

RESOLVED:-

In principle Churchill Parish Council would wish to make attempts to support the work of the Citizens Advice Bureau in the local area. Ms Cope from the Bureau will forward detailed costing of such a provision. The Council will then ask the Clerk to explore the possibility of other Local Parish councils sharing in the funding of such a provision and, when the full costings and response of other local Parishes is known, review the matter for decision.

1920/C/118 Planning Matters:-

(1) NSC Decision Notices

The following Planning decision notices had been issued by NSC in the past month:-

19/P/2920/LBC & 19/P/2919/FUH - Grange Farm Bath Road Langford Bristol BS40 5DL

Erection of single storey oak frame rear extension and amendments to fenestrations

Decision: Approved

19/P/2648/FUH The School House Church Lane Churchill Winscombe BS25 5QW

two storey side extension to existing detached dwelling.

Decision: Approved

19/P/1455/FUL - St Marys Church Stock Lane Langford BS40 5JE

Provision of 4 Log cabins for the use of the local groups Recreational facilities for those who wish to use the whole village for exercise. Meditation area and community and area set aside for religious artefacts such as a Manger, Boat etc.

Decision: withdrawn by applicant

(2) Planning Applications for consultee comment by Parish Council:-

20/P/0056/FUL - Land North Of Oakhill And Kewstoke Lodge Front Street Churchill

Construction of single dwelling house and garage with associated access, parking and landscaping.

Members considered this application in detail together with the content of a written report from Councillor Robin Jeacocke (who was absent from the meeting but had studied the application in detail). In light of the Council's considerations and the matters raised in objection by residents at the commencement of this meeting, the members agreed and resolved to object:-

RESOLVED:-

Churchill Parish Council OBJECTS to planning application 20/P/0056/FUL due to:-

- 1) The proposed dwelling is sited outside the village settlement boundary
- 2) Overbearing structure is excessively close to neighbouring Kewstoke Lodge and well above the roofline of its neighbours. It would be highly conspicuous from Windmill Hill to the N. It destroys the immediate framing of the village by the surrounding countryside. In consequence it is entirely out of keeping with the local vernacular. [It is a four-bedroom-plus-study dwelling and the rooms are large.]
- 3) It is sited within what has recently become a Conservation Area.
- 4) House plus adjacent garage to the W are so sited that access for machinery to the paddock or field to the N is prevented, other than through the garage - which would require an amended garage design. In passing, it is unclear where on site the boundary lies between the curtilage of the dwelling and this field=space to the N and E (crossed by two PROW routes). There would be a tendency to turn field into garden as has happened at Barrowfield Cottage next door.
- 5) An Ecological Survey was undertaken, but not presented, at the time of the previous application. The Ecological Survey plus Impact Assessment and proposed mitigation is now included here. It discovered at least seven species of bat present on site, including rare or infrequently occurring species. It is very doubtful that the proposed mitigation measures would be effective, especially for the very light-sensitive Greater and Lesser Horseshoe bats. An adjacent pond yielded evidence of Great Crested Newt DNA. This information poses yet further conservation requirements and the need, before construction commences, to isolate the site and to discover and relocate such Great Crested Newts as are found there. An on-site pond will also need to be constructed.

(3) Update on Informal Planning Committee Meeting on Monday 3rd February 2020

Councillor James Hoddell (Chair of Planning Committee) updated members on the deliberations and recommendations of the recent informal meeting of the Council's Planning Committee :-

- Met with Glenn Harmon, who has offered to take a lead role in coordinating the neighbourhood plan process,
- Councillor Hoddell updated this meeting on the grant for the proposed affordable housing scheme. The time frames had become extremely tight and he had spent considerable amount of time liaising with Homes England (The grant provider) and the Finance Officer of this council.

It had been established that Homes England are able to release funds from the grant when the Parish Council make the commitment to incur expenditure. The Finance Officer had emphasised the need to ensure that no actual costs or expenditure was incurred until released funds from the grant had been received in the Parish Council's bank account and all expenditure on the feasibility project remained within the grant funds paid to the council.

The Finance Officer had pointed out that as the quotes / expenditure required was all for professional services, the requirements for a number of comparative quotes in Financial Regulations did not apply, as such expenditure was exempt by virtue of Paragraph 11.5 of Financial Regulations. As funds from Homes England must be drawn down by 31st

March 2020 and all actual expenditure / payments made by 6th April 2020, it was agreed:-

RESOLVED:-

Subject to funds being drawn down from the Homes England Grant and credited to the Parish Council's Bank Account :-

Churchill Parish Council accepts the quotation and appoints Reed Holland as the architect, Wards as the solicitors, and approves the budget and costs involved from quotes from other specialists for the project.

Councillor Hoddell, in consultation with the Clerk and the Finance Officer are authorised to appoint such specialists up to the value of funds received in the council's bank account from the grant, emphasising to all contractors that all work must be completed by 31st March 2020, all invoices must be dated prior to 31st March 2020, and all invoices must be in the possession of the Finance Officer by 1st April 2020.

- Other Planning Matters –

1) *Burge 2 – Improper disposal of Water* – It was agreed and resolved that:-

RESOLVED:-

Churchill Parish Council will send a letter to North Somerset Planning Enforcement relating to the improper pumping of excess water, particularly onto the highway, from the Burge 2 site on the A38.

2) *Dinghurst Road Site Application:-*

It was agreed that to support the submissions of objections from the Parish Council and residents, an environmental assessment report should be commissioned by the Parish Council :-

RESOLVED:-

Churchill Parish Council approves expenditure to a maximum of £300.00 + VAT to employ the services of a consultant to provide an environmental impact report to the Council, and accepts the quote from MHP design for this service.

1920/C/119 Accounts.- To receive and confirm the payments for February 2020

The detail of payments for authorization 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 as per the agenda. Total expenditure of £4,820.05

1920/C/120 Clerk's Report

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

RESOLVED:-

The report of the Clerk is noted.

To receive matters for information and future Agenda items

(No matters raised)

There being no further business the Chair closed the meeting at 9.15pm

The date of the next Parish Council Meeting will be Monday 9 March 2020

CHAIR.....

DATE.....