



CHURCHILL PARISH COUNCIL

PLANNING COMMITTEE MEETING

Minutes of the meeting held on Monday 3rd September 2018 at 7.30 pm
Community Club, Churchill.

Present:-

Councillors: Sue List, Alan Lovell (Chair), Jackie Bush, James Hoddell & Georgie Collett.

Also present: Ann Boote, Assistant Clerk and 4 members of the public.

1819/P/037 Apologies for absence.

Councillor Bill Carruthers & Dev Clutterbuck.

1819/P/038 Declarations of Interest

Councillor Georgie Collett informed the meeting that she was a local resident of the Doleberrow area.

1819/P/039 To confirm the meeting held on 30 July 2018.

The draft minutes of the meeting held on 30 July 2018 had been circulated to all Councillors and displayed on the Council's website.

RESOLVED:

The Minutes of the meeting held on 30 July 2018 are approved as correct and signed by the Chairman of the committee.

1819/P/040 Public Participation

A resident farmer, Mr Philip Avery, informed the meeting that he was the owner of the land mentioned in planning application. MOD/54 Modification of Footpath Order, Duck Street. He was concerned that his livestock would be unprotected if gates and fences were not secure. He also asked who would be financially responsible for the upkeep of such gates and fences.

A member of the public confirmed that the above footpath in her opinion was not used historically or indeed presently by members of the public. It was also suggested that any financial upkeep would probably be the responsibility of the Parish Council.

Jan Murray, representing CALRAG addressed the meeting on their latest actions and developments relating to the JSP/NSC Local Plan. In particular sustainability and the Appraisal Scoping Report. It was reported that a recent meeting with a prospective local candidate for our Ward, Mr James Davis, went well. CALRAG continues to be a very busy

group.

1819/P/041 Planning Decision Notices from North Somerset Council:-

(i) 18/P/3695/FUH: Cherry Tree Cottage, Bath Road, Langford Erection of a detached garage

RESOLVED

The Council supports application 18/P/3695/FUH as there is no perceived effect on the environment or neighbourhood

(ii) 18/P/3793/FUL: Strawberry Stables, Iwood Lane, Congresbury / Langford Change of use of agricultural Land and agricultural store building to tourist/holiday accommodation

RESOLVED

The Council supports application 18/P/3793/FUL as there is no perceived effect on the environment or neighbourhood

(iii) 18/P/3807/FUL: Bramble Cottage, Dinghurst Road, Churchill Conversion and change of use of existing swimming pool building to a residential dwelling

RESOLVED

The Council supports application 18/P/3807/FUL as there is no perceived effect on the environment or neighbourhood

(iv) 18/P/3799/OUT: Rock Villa, Doleberrow Churchill Erection of 1no. two bedroomed dormer bungalow dwelling

The members discussed this application, in particular that the area is a valley with an active stream that floods regularly. Also existing adjacent properties could also be overlooked by the proposal. By a majority the Council voted to oppose the application.

RESOLVED

The Council opposes application 18/P/3799/OUT on grounds of increased flood risk and adverse effect on the environment or neighbourhood

(v) 18/P/3942/MMA: Barn on Land adjacent to Ash Green, Front St, Churchill Application to vary condition on previous 17/P/2386/F (Change of use into a dwelling) to allow for a larger single storey rear extension and additional rooflights

RESOLVED

The Council supports application 18/P/3942/MMA as there is no perceived effect on the environment or neighbourhood

vi) MOD/54 : Modification of Footpath Order, Duck Street, Churchill Modification of West End of Footpath AX14/28 and addition of unrecorded part of Duck Street to be a restricted byway.

Member discussed this application and objected on the grounds of danger to livestock if fences or gates were left open. The question of resources was raised in particular who would fund and maintain fences and gateways should they be installed.

RESOLVED

Churchill Parish Council object to application MOD/54 for the reasons stated.

1819/P/047 **JSP – Next Steps/Future Action**

Councillor James Hoddell informed the members that he had attended a meeting with NSC to discuss their proposals. He had prepared outline consultation comments on the Mendip Spring Garden Village proposal which had been sent to all Parish Councillors. He was thanked for this document & it was agreed this should be the basis of further comments which Churchill Parish Council will submit to NSC through Parish Clerk, Martin Dolton.

Councillor James Hoddell thanked CALRAG for keeping the Council informed of ongoing issues.

He also asked to know the current situation between CPC & the Taylor Wimpey development proposals in South Bristol. The Chairman was able to refer to previous correspondence which indicated no further communication with Taylor Wimpey appeared necessary at present. It was agreed Cllr Hoddell will keep the Committee informed of any ongoing discussions he may have with Taylor Wimpey.

1819/P/048 **Planning Applications for 10 or more properties**

The Council discussed the 9 properties west of Ladymead Lane and asked that the Parish Clerk check the status of this application as to whether it was approved/rejected by NSC. The Chair had been unable to gain full access to NSC website prior to the meeting

A short discussion took place regarding Lostwood and possible flooding of this particular area.

1819/P/049 **Commercial Planning Applications**

None received

1819/P/050 **Sites in Active Build**

Pudding Pie Lane/ Stock Lane (PPL (1) – Crest Nicholson (Councillor Liaison: AL)

AL reported on his latest and recent meetings with Crest Nicholson representatives. The written summary report by AL to the committee can be seen below at Appendix A of these Minutes.

Members discussed the CPC Residents Welcome Packs. AL felt that some of its content may be unsuitable i.e. promoting businesses outside the Parish Council boundary. It was agreed to send a copy of the draft Directory to all Councillors for their thoughts and/or suggestions.

Says Lane/A38 - Bellway (Councillor Liaison: BC)

AL reported that Cllr Carruthers had asked that the Chair assist with responses to detailed drainage concerns from residents adjacent to this development. Bellway Homes had been very helpful & had responded positively to several detailed enquiries.

The Chairman reported that Bellway have made a payment of £120,000 to NSC reportedly for improvement work to the surface water outlet NE of this site.

1819/P/051 **Matters for Information**

None

There being no further business the Chair closed the meeting at 9.05 pm

NEXT SCHEDULED MEETING: 7.30 pm Monday 1st October 2018

APPENDIX A

Crest Nicholson – Progress Meeting 3 September 2018

4th site meeting with AS, 3rd with TW

A) Building Matters

Met with Andrew Smith

1. Date of next meeting agreed as Monday 1 Oct.
2. Build Programme – Marketing Suite and Show houses 134 and 135 completed and occupied. First 21 still on prog for end of Oct 18.

Build Programme – Phase 2, 103 to 111 and 1 to 20 piling completed by 10 August

3. Road Closures – PPL1 – CN continue with traffic light working to mid September. Some closure and half working seen as inevitable with traffic light working possible in Stock Lane.

Road Closure – Jubilee Lane details of construction, maintenance and discharge not entirely secure. AS will contact AGL when this is known. Pumping Main construction programmed to take 4 weeks.

4. No other matters of concern to discuss. AGL to visit site of SW works 10 Sept 2018.

B) Marketing Matters

Met with Tina Westlake

1. Date of next meeting with Kate Hellier agreed for 27 Sept.
2. Residents pack – TW is working well with Ann Boote. Final drafts prepared but production not confirmed.
3. Show Houses – Public Launch of 134 over last WE. 135 next WE 8 & 9 Sept.
4. Sales – Third reservation now confirmed.
5. Details on Affordable Contract/Allocation – CURO details still not available. Tina will pass on to successor.
6. AOB – AL shared details on Mendip Spring Garden Village.