

# Churchill Parish Council



## Minutes of the Parish Council Meeting on 16<sup>th</sup> January 2023

Present: Councillors J Bush, D Johnson, R Baker, J Murray, M Simpson, B Wilkinson, R Jeacocke, J Ronicle and R Brafield. Parish Clerk S Diaz, 22 members of the public  
Public Questions-Questions were raised regarding planning application 22/P/2809/FUL and the applicants advised of their plans.

- 23/FC1A To receive any apologies of non-attendance.  
All Councillors were in attendance.
- 23/FC1B To receive any declarations of interest on agenda items.  
Councillor Johnson declared an interest in item 23/FC1I.
- 23/FC1C To confirm and sign the minutes of the Parish Council meeting held on 12<sup>th</sup> December 2022.  
It was resolved to approve the minutes of the Parish Council meeting held on 12<sup>th</sup> December 2022.
- 23/FC1D North Somerset Matters  
Councillor Keating did not attend the meeting. The Clerk will ask for updates regarding the crossing on Stock Lane and a response from Crest Nicholson regarding the parcel of land on Pudding Pie Lane for D1/D2 use. The letter from a resident regarding the Banwell Bypass will be forwarded for information. The Clerk will advise that the suggestions made from the Parish Council for the Dinghurst Road Development were not considered in their reserved matters application. The Clerk will ask Councillor Keating if North Somerset Council can advise the Parish Council when developments are discussing S106 agreements so we can add conditions for the parish.
- 23/FC1E To consider the application for co-option.  
It was unanimously resolved to accept the application from Mark Baker for Co-option, and he was welcomed to the Parish Council.
- 23/FC1F To consider the cost to engrave the Chairmans chain.  
It was resolved to approve the quote from Brunel Engraving Company Ltd.
- 23/FC1G To consider the budget and precept request for 2023-24.  
It was unanimously resolved to increase the precept for 2023-24 by 3.6% (£3000) to £85565. There will be a 0% increase on the precept element of the council tax for a

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band D property.

- 23/FC1H To consider the quote for work to the showers at the Community club  
It was resolved to approve the quote from Olympic Plumbing for the showers at the Community Club.
- 23/FC1I To discuss the ongoing work to the recreation field.  
It was resolved to restore the bank and hedge on the southwest edge of Churchill recreation field with earth, stone or like, and well grown hedge plants.
- 23/FC1J To consider the Banwell Bypass consultation.  
The Parish Council resolved to object to the planning application for the Banwell bypass giving reasons of traffic increases, lack of mitigation, and the environment.  
The Parish Council will seek a statement of common ground with neighbouring parish councils addressed to North Somerset Council.
- 23/FC1K To receive and authorise the payments for January 2023.  
It was resolved to approve the payments for January 2023.

January 2023	Payments		REF
<b>D DEBITS: -</b>			<b>REF</b>
Water2Business	Allotment water-taken 1 <sup>st</sup> of the month	<b>£18.00</b>	<b>DD</b>
NEST	Pension contributions	<b>£285.43</b>	<b>DD</b>
EE	Clerk Telephone, taken 23 <sup>rd</sup> of each month Invoice to follow	<b>£20.98</b>	<b>DD</b>
BT	Internet – Community Club, taken on 17 <sup>th</sup>	<b>£45.85</b>	<b>DD</b>
<b>-TO PAY:-</b>			
Staff	Salaries and pension	<b>£4324.45</b>	<b>BACS</b>
HMRC	PAYE	<b>£1398.67</b>	<b>BACS</b>
West Country Ground Care	Contract grass cutting	<b>£680.00</b>	<b>BACS</b>
VSA Cleaning	Community Hall Cleaning	<b>£ 100.00</b>	<b>BACS</b>
Becky Walsh Courses	Marketing & Communications	<b>£500.00</b>	<b>BACS</b>
S Diaz (Clerk)	Expenses (printing, mileage, signage)	<b>£ 80.91</b>	<b>BACS</b>
Safety Green Ltd	Allotment hedge cutting	<b>£2304.00</b>	<b>BACS</b>
St Andrews Press	Newsletter	<b>£69.00</b>	<b>BACS</b>
WSM Town Council	Dog bin emptying	<b>£414.00</b>	<b>BACS</b>
EDF	Community club electricity	<b>£43.13</b>	<b>BACS</b>
WAVE (Anglian Water)	Community Club water	<b>£482.07</b>	<b>BACS</b>
Brunel Engraving Co	Parish Council Chairmans chain engraving	<b>£138.00</b>	<b>BACS</b>
GB Sport & Leisure	September, December inspection	<b>£180.00</b>	<b>BACS</b>
M Miles	Expenses-mileage	<b>£20.70</b>	<b>BACS</b>
J Bush	Chairmans expenses	<b>£36.97</b>	<b>BACS</b>
1 <sup>st</sup> Burrington Scout Group	First Aid Training donation	<b>£60.00</b>	<b>BACS</b>

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<b>TOTAL</b>	<b>TOTAL PAYMENTS January 2023</b>	<b>£11202.16</b>	
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Income from January-£750 from surgery rent and £100 donation from market kitchen.

23/FC1L To consider the following applications

Planning application number	Location	Proposal
22/P/2809/FUL RB	Field To The South Of Laurel Place Farm New Road Churchill	Change of use of land and the creation of 2no. traveller and gypsy caravan pitches together with the erection of 2no. day rooms and associated hardstanding

Churchill Parish Council resolved to object to this application:

The application offends many elements of planning policy detailed below. It is unacceptable on many grounds:

**1. This application is not Plan Led:**

- 1.1. The site sits outside the settlement boundary and not even adjacent to it. It forms a natural and important break between Churchill and the hamlet of Dolberrow.
- 1.2. The site lies within the Mendip Hills Area of Outstanding Natural Beauty where such conspicuous development is very strongly discouraged – details below #2
- 1.3. It does not form part of the North Somerset Local Plan 2026.
- 1.4. It is not on the North Somerset Council (NSC) Site Allocations Plan (SAP).
- 1.5. It does not fall within any overarching national or local plan or planning policy.
- 1.6. It threatens the lime trees which are subject to a Tree Preservation Order.
- 1.7. It has poor visibility and access for entrance/exit onto the busy A38 which is a part of the National Major Road Network.
- 1.8. The available access bridge would also need strengthening, widening and profound remodelling to provide adequate access.

**2. Landscape**

2.1. The site lies well inside the Mendip Hills Area of Outstanding Natural Beauty:

**2.2. National Planning Policy Framework (NPPF) 2021:**

**2.2.1. Area of Outstanding Natural Beauty (AONB): Para 176:**

The proposed site lies well within the Mendip Hills AONB. “Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues”.

2.2.2. **Para 177** states: “When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.

Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the

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need for it in some other way;

c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

2.2.3. The need for this site to be within the AONB must be assessed before this application can be considered. CPC feels that the site would have a profoundly deleterious effect on the landscape and the visual elements of the AONB which forms the landscape setting for Dolberrow and Churchill. Brownfield sites are to be preferred (see 3.3 below).

2.2.4. No attempt has been made to demonstrate that such development is in the public interest nor of why it could not be undertaken outside the designated area.

2.3. The NPPF paragraphs above are further enhanced by NSC's Policy DM11 which follows the NPPF statements 176 and 177: "Development which would have an adverse impact on the landscape, setting and scenic beauty of the Mendip Hills AONB, including views into and out of the AONB, **will not be permitted unless in exceptional circumstances and where it can be demonstrated that it is in the public interest.**" CPC feels that this application is in contravention of NSC Policy DM11.

2.3.1. CPC and residents will need to know the details of assessments that can appropriately demonstrate any exceptional circumstances in which this development could be considered to be 'in the public interest'.

2.3.2. The site is contrary to **NS Council's Core Strategy (CS5)** "The Mendip Hills Area of Outstanding Natural Beauty (AONB) will be protected by ensuring that development proposals conserve and enhance its natural beauty and respect its character, taking into account the economic and social well-being of the area." **Para 3.76, Policy CS5** "recognises the importance of North Somerset's landscape, and the need to protect and enhance its diversity, distinctiveness and quality".

**2.4. The DEFRA 25 Year Environment Plan 2018 sets out under paragraph 2.2.1 that 'Some of England's most beautiful landscapes and geodiversity are protected via a range of designations including National Parks and Areas of Outstanding Natural Beauty... Over the next 25 years we want to make sure they are not only conserved but enhanced.'** The proposed development would neither conserve nor enhance the AONB.

**2.5. Countryside Rights of Way Act 2000 (CROW).** The application is contrary to the Countryside and Rights of Way Act 2000 which accorded to AONBs the same statutory protection as National Parks. This application would neither conserve nor enhance the AONB.

**2.6. Landscape Sensitivity Appraisal for Churchill and Langford (2021)** is highly relevant to the full assessment of this planning application. Undertaken in 2021 by MHP Chartered Landscape Architects for Churchill Parish – specifically to assist the Parish Council in preparing a Neighbourhood Plan. The report focused on sensitivity to development in very specific parts of the parish. The application site lies in area CH1 - in the MHP classification. The conclusion pertaining to CH1 is as follows:

"The land unit is rated as high sensitivity due to it containing nationally protected landscapes and heritage assets, it contains community valued recreational facilities and distinctive natural landform with numerous footpath networks. It is also instrumental in providing separation and separate identities between the settlement areas of Churchill,

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Churchill Gate, Old Churchill and Langford.”

### 2.7. **North Somerset’s Landscape Character Assessment- FINAL 041018 p198 ‘Landscape Guidelines’ : Strategy for Area J2 (Churchill and surrounding villages)**

This application contravenes the provisions of this assessment

### 3. **NSC Core Strategy CS32 – Service Villages:**

3.1. The site lies outside of the settlement boundary of this service village. CS32 states, “New development within or adjoining the settlement boundaries of the Service Villages of Backwell, Banwell, **Churchill**, Congresbury, Easton in Gordano/Pill, Long Ashton, Winscombe, Wrington and Yatton which enhances the overall sustainability of the settlement will be supported where:

- It results in a form, design and scale of development which is high quality, respects enhances the local character, contributes to placemaking and the reinforcement of local distinctiveness, and can be readily assimilated into the village;
- It has regard to the size, type, tenure and range of housing that is required;
- It will not cause significant adverse impacts on services and infrastructure and the local infrastructure is sufficient to accommodate the demands of the development
- It results in high quality sustainable schemes which is appropriate to its context and makes a positive contribution to the local environment and landscape setting;
- It does not result in significant adverse cumulative impacts (such as highway impacts) likely to arise from existing and proposed development within the wider area;

3.2. **Policy CS32 4.85** “The Council will not support proposals which either on their own or in aggregate cause significant adverse impacts on the character or functioning of the village.”

3.2.1. It is acknowledged that Churchill is one of the smallest Service Villages yet it has accepted far more development than any other, without any further infrastructure to support such an increase. It has indeed lost one major facility – Churchill Sports Centre. CPC is working hard to enhance community cohesion.

3.2.2. The GP surgery has already sent out 600 letters requesting more remote patients many of whom have been on their GP ‘Lists’ for over 40 years, to find alternative practices. They are struggling to meet existing need. The local schools are full with local students needing to travel further afield for school places. Churchill Sports Centre remains closed. This village cannot take more residents until the infrastructure has been put in place to support them.

3.2.3. CS 32 Para 4.86 “With regard to non-housing or mixed uses, the Core Strategy approach provides the opportunity for appropriate new service and employment uses within the settlement boundaries of Service Villages (but not in the Green Belt) in order to support their role as local hubs for community facilities, employment and services, including public transport.” CPC notes that this application sitting outside of the settlement boundary gives no indication that it will support the roles outlined in the above statement. There are very few temporary or permanent employment opportunities here in Churchill.

3.3. **NSC ‘Gypsy And Travelling Showpeople Accommodation Assessment (GTAA) Report 2017** notes that preference will be given to brownfield sites. This site is not a brownfield site, and this is a further reason why this site location is inappropriate.

3.4. **Planning Policy for Traveller Sites** August 2015 para 27: “If a local planning authority

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cannot demonstrate an up-to-date 5 year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission. **The exception is where the proposal is on land designated as Green Belt; sites protected under the Birds and Habitats Directives and / or sites designated as Sites of Special Scientific Interest; Local Green Space, an Area of Outstanding Natural Beauty, or within a National Park (or the Broads)."**

3.5. CPC further draws attention to the proposed site lying directly below Dolebury Warren which is a designated Site of Special Scientific Interest (SSSI) which also contains a scheduled ancient monument. The land is owned by the National Trust.

3.6. CPC feels that this development further compromises the setting, approach and views to and from the Warren and Churchill village as a whole. The traveller organisation Friends, Families and Travellers advise travellers against submitting planning applications in AONBs.

**4. Flood risk:** CPC draws attention to the following points raised by Dr. R. Jeacocke:

4.1. The site is subject to major flooding by over-bank events from the adjacent ditch and from surface water originating in the hill slopes immediately around.

4.2. The flood water incoming to the neighbouring ditch adjacent to the A38 is largely derived from sources above in Dolberrow and beyond.

4.3. The Carboniferous Limestone of these hills (like all Karst country) carries much subterranean drainage (as a result of the chemical erosion of the rock into interconnecting cavities, large and small, and this water may emerge at the surface when it encounters less permeable strata. One result of this is that Dolbury Bottom carries a very variable flow rate which at the emergence (at OS ST447592) can exceed 0.5 cubic metres per second, but in drought (as during this past summer) it drops to zero. The proposed site lies immediately downstream. The roadside ditch (which is also often partially blocked) is incapable of coping (as is the culvert downstream into which it disappears). This causes dangerous flooding of the A38. It is also the reason for the surface water flooding features – and the flooded properties - noted here by the Lead Local Flood Authority (LLFA). In Karst country it is difficult to estimate catchment area precisely, but the potential area on Mendip which, in flood conditions, drains towards Dolebury Bottom, is several square km, extending high up onto Rowberrow and parts of Blackdown\*.

4.4. Consequently, adequate provisions for surface water flood flows on this site are very challenging and remarkably difficult. The present proposal for a 'soakaway' is entirely inadequate. The whole site floods. It would also prove technically highly problematic to provide for flood-proof foul drainage disposal with a 'treatment plant' as outlined in the application. And as outlined by the LLFA, the lack of any detailed information concerning surface levels across the site makes assessment additionally difficult. We might also note the conflict of spatial distribution between the two proposed plans for the site development; one is labelled Site Plan and the other Site Plans. Moving features downhill, as in the latter proposal, would not resolve the problems and would create others.

4.5. \*Limestones and Caves of the Mendip Hills DI Smith and DP Drew (David & Charles 1975 & 2005) Robin Jeacocke Jan 2023

22/P/2954/FUH JR	Cherrywood Orchard Walk Churchill	Proposed demolition of the existing rear conservatory and erection of new single storey rear extension. It was unanimously resolved to support this application as
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	BS25 5NF	the plan does not overlook residents and is in keeping with the area.
22/P/2996/FUH MS	Mccorkindale, New Road, Churchill, BS25 5NW	Proposed garage conversion with structural alterations and the installation of 1 no skylight It was unanimously resolved to support this application. This is in keeping with the area.
22/P/3070/FUH BW	West Riding Bristol Road Churchill BS25 5NJ	Proposed erection of a single-story rear extension and erection of a detached garage to the front of the property. It was unanimously resolved to support this application as a useful addition to the property. The Council would like to request that the garage is screened.

- 23/FC1M      To consider the clerks report  
This was circulated prior to the meeting. The clerk added that the car park had flooded at the recreation area and the drains will be looked. The clerk wished to thank Councillors Murray and Simpson for their organisation of the first aid training course which was very well received by residents.
- 23/FC1N      To note the external auditors report  
The Parish Council noted the external auditors report and no actions required. The report and notice of conclusion were added to the Parish Council website on 13.9.22.
- 23/FC1O      To receive the quote for maintenance to the skate park.  
It was resolved to approve the quote from Safety Green for maintenance to the Skate Park.
- 23/FC1P      To consider the quote for trial pits in relation to the tree roots at the entrance of the car park to the playing fields.  
It was resolved approve the quote from Alltree for trial pits in relation to the tree roots at the entrance of the car park to the paying fields.
- 23/FC1Q      To receive matters for information  
Councillor Ronicle reported on the data captured from the speed recorder placed in the parish, there is increased speeding on Langford Road and the data will be submitted to North Somerset Highways Department for additional signage to reduce speed. The clerk will send a recorded letter to SG Manufacturing advising of legal action for failure to supply a Speed Indicator Device ordered in September. Trading Standards will also be informed. Councillor Wilkinson advised that the hedge on the roadside of the paying field has gaps, the council will plug the hedge when ordering plants/shrubs/trees for the recreation field hedge.  
Councillor Murray reported that the soil is encroaching the payment once again and the clerk will ask the Parish Orderly if she can remove the excess soil for pedestrian access. Councillor Baker advised there maybe funding available for defibrillators and will forward the information to the clerk who will investigate and report back to the council.  
The next Parish Council meeting will be 13<sup>th</sup> February 2023 at 7.30pm End of minutes.