

Churchill Parish Council



Minutes the Parish Council Meeting on 11th August 2025 at 7.30pm, Churchill Community Club, Churchill

Present: Councillors D Johnson, M Simpson, R Baker, B Wilkinson, J Ronicle, R Jeacocke, J Murray, Parish Clerk S Diaz, District Councillor P Keating and 9 members of the public.

Public Questions-residents raised concerns regarding planning applications on the agenda, infrastructure relating to the applications and information on CLAGS and projects in the parish.

- 25/FC8A To receive any apologies of non-attendance.
Councillors J Bush and M Baker sent their apologies.
- 25/FC8B To receive any declarations of interest on agenda items.
There were no declarations of interest.
- 25/FC8C To confirm and sign the minutes of the Parish Council meeting held on 14th July 2025.
It was resolved to approve and sign the minutes of the Parish Council meeting held on 14th July 2025.
- 25/FC8D North Somerset Council Matters
Councillor Keating responded to points raised by residents that footpaths are maintained by landowners and anti-social behaviour should be reported to the Police.
Speed mitigation in Langford has been requested with the Highways team and at Blackmoor. Any evidence to document speeding, or accidents should be sent to Highways to support the request. The Banwell Bypass briefing will take place on 2.9.25.
Councillor Murray raised a query regarding previous documentation on the planning application at land south of Bristol Road which is relevant to application 25/P/1461/FUL which he will make enquiries and respond.
- 25/FC8E To consider the application for the casual vacancy by co-option.
It was resolved to co-opt Gary Alleyne for the casual vacancy.
- 25/FC8F To consider the request from the Market Kitchen to add a patio at the front of the Community Club for additional seating.
It was resolved to approve the request from the Market Kitchen to add a patio at the front of the Community Club for additional seating in principle. The design and size must be approved by the Council prior to work commencing, The patio should

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not affect the car park spaces and comply with health and safety.

25/FC8G To consider the street name 'Pomace Close' or an alternative, for the new development at Hilliers Lane
It was resolved to reject the suggestion of Pomace Close. The Council would like to propose Hilliers Close as it is off Hilliers Lane and would be easier to find.

25/FC8H To receive and authorise the payments for August 2025. All invoices have been examined, verified and certified by the clerk.
It was resolved to approve the payments for August 2025.

Receipts

CCLA £646.28

Donation for use of sports pitch £100

August 2025 Payments

D DEBITS: -			REF
EE	Clerk Telephone-Taken 23 rd of each month, invoice available after 16 th of each month	£20.71	DD
Water 2 Business	Taken 2 nd of each month-allotment water Community Club Water	£9.00 £172.50	DD
YU Energy	Gas community club	£89.92	DD
YU Energy	Electricity community club	£743.34	DD
Unity Bank	Bank charges	£10.80	DD
BT	Broadband	£76.88	DD
-TO PAY:-			
Staff	August payroll	£6014.89	BACS
VSA Cleaning	Community Hall Cleaning/allotment plot strimming	£150.00	BACS
Becky Walsh Courses	Marketing & Communications	£500.00	BACS
S Diaz (Clerk)	Expenses (mileage, home worker allowance).	£381.30	BACS
St Andrews Press	Newsletters	£77.00	BACS
K Lovell	Grass Cutting July and maintenance at Community Club/open spaces Stage 2 payment of works for Cricket Club Extension (ratified)	£1016 £13845	BACS ratified
M Miles	Knee pads	£19.99	BACS
Corporate Cleaning Services	July dog bin emptying	£240.00	BACS
J Ronicle	Clips for repairs to Langford sign	£66.90	BACS
GB Sport & Leisure	Annual play area/skate park inspection	£342.00	BACS
Olympic Plumbing & Heating	Install a water meter at the cricket pavilion and cafe	£840.00	BACS
Churchill & Langford Minibus Society	2 nd Invoice for support worker	£1250.00	BACS
	Total	£25865.23	
Equals Card	July 2025		
Market Kitchen	Drinks	£5.65	

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Market Kitchen	Drinks	£3.15	Card
Amazon	External hard drive storage	£39.97	
	Total	£48.77	Card

25/FC8I To consider the following planning applications: Applications received prior to the meeting will be discussed.

24/P/2613/FUL	Lyncombe Farm Churchill Green Churchill BS25 5QH	Proposed removal of existing water tank and erection of 1no. dwelling. It was resolved to support this application.
25/P/0327/FUH	Winston Manor Cottage Bristol Road Churchill BS25 5NL	Proposed erection of a single storey detached garage to the East of the site. It was resolved to support this application. However, the Parish Council note that work has already begun, and this is a retrospective application. Plans should be submitted and approved before commencement.
25/P/0709/FUL	Land At Beech Cottages Dinghurst Road Churchill	Proposed construction of 4no. 3-bed dwellings and formation of hardstanding. It was resolved to object to this application. The application is not in keeping with adjacent properties and the development would detract from the Conservation area. The proposed dwellings are 2.5 storeys in height. A previous application to raise the roof on a neighbouring property was refused by North Somerset Council and this application would be significantly higher than other properties in the area. Access from the property from a shared driveway with potentially 8 additional vehicles entering the A368 is dangerous, on the blind bend. The location of the driveway is opposite the junction to The Nelson and Crown pubs and the busy Skinners Lane used by residents and drivers avoiding traffic on the A38. The pavements on this section of road are narrow and used daily by children walking to the Primary and Academy Schools. The road (A368) is narrow and passing lorries often mount the pavements. This issue will worsen with additional cars edging out of the property. The development is within a conservation area with grade 2 listed railings opposite the proposed site. The traffic will increase when the Banwell Bypass has been completed.
25/P/1461/FUL	Land To The South Of Bristol Road	Erection of 7no. residential dwellings including access, landscaping, and associated works.

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	Churchill	<p>It was resolved to strongly object to this application for the following reasons:</p> <p>For clarity the history of this site is summarised.</p> <p>History on this site:</p> <p>The first application for this site was for 83 houses. CPC refers to its detailed letter of objection referring to planning policies, dated 14.4.22. The Pre-Application Advice was, <i>“The quantum of development is too great”</i>.</p> <p>A second application 22/P/0564/OUT reducing the number of dwellings to 68 houses was granted Outline permission. Point 5 of the NSC decision letter clearly states, <i>“No more than 68 dwellings shall be erected on the application site”</i>.</p> <p>Amongst the cogent planning reasons given by Churchill Parish Council to recommend refusal was the serious drainage issues regarding not only foul water but the site is liable to pluvial flooding from the adjacent Mendip Hills National Landscape where the A368 becomes flooded. Churchill Parish Council objected and referred to its original letter of 14.4.22. These reasons still stand.</p> <p>There was considerable debate when the plan 24/P/2687/RM was submitted in consideration of the known flooding of the area and the recent past flood events cascading down the A38 causing damage to residents’ property.</p> <p>CPC refers to the letter to Planning Support from Foc Anstey dated 4.3.2025 outlining the instructions from Abri Group referring to the Section 106 agreement on the 22/P/0564/OUT site stating that the 68 houses will now be 100% affordable apn2/apn2/233551-573. Churchill Parish Council’s request for 6 no. houses to be allocated to those whose support network is in the parish or key workers here to be given priority cannot now be granted.</p> <p>25/P/1461/FUL appears to be additional houses on the same site of the previous application, restricting the dwellings to 68.</p> <p>Churchill Parish Council gives the following reasons for its objection:</p> <p>There are inconsistencies in this application and its associated correspondence.</p>
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		<p>It would appear that the 68 houses 22/P/0564/OUT have been rearranged to be closer together, and the additional 7 houses (5 open market and 2 affordable are additional to the same site. This contradicts the previous restriction of 'No more than 68 dwellings'. Furthermore, it causes confusion as to the 100% affordable houses on this land.</p> <p>The plan indicates a road link with the Tollhouse Road development which will create an unwanted 'ratrun' between the A38 and A368 Bath Road for those wishing to avoid the queues at Churchill traffic/lights or roundabout. This will increase with the additional traffic on the A368 from the Banwell Bypass. Therefore, this application ignores the impacts of creating a potentially dangerous avenue for through traffic, on a site of 100% affordable homes and make ignores the Abri Homes agreement</p> <p>The site is unsuitable for such a large number of affordable houses. It lacks the necessary supporting infrastructure, affordable shops and leisure facilities and puts additional pressure on local volunteer.</p> <p>NS Core Strategy CS3 Environmental Impacts and Flood Risk Assessment:</p> <p>Pluvial flooding from the Mendip Hills AONB frequently floods the A368.</p> <p>The Mendip Gate site has in recent times suffered major difficulties in this respect.</p> <p>North Somerset Planning Department will already be aware of the flooding issues regarding the Mendip Gate site on the A38/bordering on the A368.</p> <p>CPC respectfully points out that the A368 regularly floods from rapid surface water coming down from the Mendip Hills. Without the natural soakaway offered by this site, this rapid surface water run-off will further overload an already overloaded surface drainage system.</p> <p>When overloaded, the system discharges onto the A3 and naturally takes a course down towards Langford before pouring into the Langford Brook which will further enhance the likelihood of serious flooding in Blackmoor (Lower Langford).</p> <p>There is the further issue of the foul water drainage system being already overloaded in Lower Langford.</p>
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		<p>The site lies adjacent to the Mendip Hills National Landscape (formally AONB)</p> <p>The AONB is prized for its tranquillity.</p> <p>This application contravenes paragraph 185 of the NPPF 2019 regarding the appropriateness of new development stating “... <i>it should</i></p> <ul style="list-style-type: none"> • mitigate and reduce to a minimum potential adverse impact resulting from noise from new developments – and avoid noise giving rise to significant adverse impacts on health and the quality of life”. • identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; • limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation’. • The DEFRA 25 Year Environment Plan 2018 set 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.’ <p>NS Core Strategy CS9 – Living within Environmental Limits</p> <ul style="list-style-type: none"> • CS9 states, “The existing network of green infrastructure will be safeguarded, improved and enhanced by further provision, linking in existing provision where appropriate, ensuring it is a multi-functional, accessible network which promotes healthy lifestyles, maintains and improves biodiversity and landscape character and contributes to climate change objectives. • Priority will be given to the promotion of the north slopes of the Mendip Hills AONB as sub regional corridors for biodiversity, recreation and landscape retention. • Churchill Parish Council is at a loss to know how this application could possibly respect the Core Strategy.
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		<p>Additional development on this site is in contravention of NSC’s Policy DM11: “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 circumstance and where it can be demonstrated that it is in the public interest.” The south-east boundary of this proposal lies only a few metres of the AONB and will be overseen from the AONB to the south and south west. These are places that are much visited and valued by local residents and tourists for their tranquillity and scenic beauty. The urbanisation of the development cannot be screened. This additional development is definitely not considered to be in the public interest.</p> <p>NSC Core Strategy CS4 Nature Conservation. This application fails to meet the criteria set out in CS4.</p> <p>Biodiversity Net Gain cannot be relied upon. It appears that there is no system in place which enables monitoring of offsetting and for measures to be validated. See article by ecologist Sophus Zu Ermgassen submitted to Parliament.</p> <p>Ecology:</p> <p>Bats: This proposal will destroy a substantial bat flyway/foraging route (including the internationally protected Greater Horseshoes and Lesser Horseshoe bats and a possible 8 further species). The proposed mitigation corridors within the site are entirely inadequate. Excessive illumination is inevitable. Claims of sensitive lighting will not stop individual home-owners choosing their own exterior lighting.</p> <p>Light pollution will further affect the Mendip Hills AONB and the tranquillity of this part of Churchill.</p> <p>CS26: Supporting healthy living and the provision of health care facilities:</p> <p>This application will put further pressure on our existing GP Surgery, Mendip Vale Medical Practice and Churchill Primary School.</p> <p>In the event that North Somerset Council approve the</p>
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		application, Churchill Parish Council requests that the two 'affordable' homes are prioritised to be allocated to those whose support network is in the parish or key workers.
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- 25/FC8J To note the NALC cost of living pay increase of 3.2% and to be back dated to 1.4.25 for the Clerk and Parish Orderly.
The Parish Council noted the NALC cost of living pay increase of 3.2% and to be back dated to 1.4.25 for the Clerk and Parish Orderly.
- 25/FC8K To consider the request to add a permissive footpath through the allotments for access to Pudding Pie Lane for planning application 24/P/1901/OUT on Ladymead Lane.
It was agreed that a permissive footpath be added through the allotments for access to Pudding Pie Lane for planning application 24/P/1901/OUT on Ladymead Lane. A transparent fence such as chain-link, is required to section the footpath for safety.
- 25/FC8L To consider the grant application from CLAGS.
It was resolved to approve the request from CLAGS for £1000 from CIL income to improve the open space at Broadoak Green. The Council has offered a plot at the allotment for the group to use.
- 25/FC8M To consider the costs to clear the community shed at the allotment.
It was resolved to approve the cost to clear the community shed at the allotment.
- 25/FC8N To consider the quotes for a spectator shelter at the recreation ground.
It was resolved to approve the quote from K Lovell to create a spectator shelter for residents to use. The clerk will follow up on amendments to the design for the Council to consider.
- 25/FC8O To receive the clerks report.
The clerk sent her report prior to the meeting.
- 25/FC8P To receive matters for information
Councillor Ronicle advised that he is continuing the work to restore the Langford Slow sign. Letters are being prepared to contact the University of Bristol regarding the Crest Nicholson site.
Councillor Alleyne advised that the fence on the Crest Nicholson site on Pudding Pie Lane is still unsafe, and no health and safety signage has been added to the site.
Councillor Jeacocke will circulate an update on Bristol Airport.

The next Parish Council meeting will be 8th September 2025 at 7.30pm

End of minutes