



## CHURCHILL PARISH COUNCIL

### PLANNING COMMITTEE MEETING

Minutes of the meeting held on Monday 1st October 2018 at 7.30 pm  
Community Club, Churchill.

**Present:-**

Councillors: Alan Lovell (Chair)(AL), Jackie Bush(JB), Sue List(SL), Dev Clutterbuck(DC), James Hoddell(JH) & Georgie Collett(GC).

Also present: Martin Dolton (Clerk) and 4 members of the public.

**1819/P/052 Apologies for absence.**

Councillor Bill Carruthers

**1819/P/053 Declarations of Interest**

NIL

**1819/P/054 To confirm the minutes of the meeting held on 3<sup>rd</sup> September 2018.**

The draft minutes of the meeting held on the 3<sup>rd</sup> of September 2018 had been circulated to all Councillors and displayed on the Council's website.

**RESOLVED:**

The Minutes of the meeting held on the 3<sup>rd</sup> of September 2018 are approved as correct and signed by the Chair of the committee.

**1819/P/055 Public Participation**

A resident addressed the meeting in relation to the Crest Nicholson site (known as PPL 1), and the apparent non-adherence to drainage conditions of the planning consent.

A resident spoke about the overall effect of the two new sites now being built, and others about to commence, and the effect on the surface water drainage into the Langford Brook. AL updated the resident on his latest information relating to the inability of NSC to formulate an up to date water catchment plan.

A resident asked the members if there were any questions relating to the written paper he had submitted which detailed issues with the drainage at the Crest Nicholson site.

A member of CALRAG updated the committee on the updated position of the Group in relation to the JSP. The Group remained of the opinion and approach (based on the advice of a barrister) that NSC were wrong to commence consultation on the Local Plan 'Issues and Options' until the outcome of the public inspector's hearing of the JSP in spring 2019.

**1819/P/056 Planning Decision Notices from North Somerset Council:-**

NIL: It was agreed that the status of the application for development at the top of Ladymead Lane should be researched.

**1819/P/057 Planning Applications for decision:-**

**(i) 18/P/4089/FUH : Liddesdale, Bristol Road, Churchill**

*First floor extension replacing roof and forming additional bedrooms and bathrooms and replacement porch*

Members considered this application and viewed the plans available. After discussion members decided:-

**RESOLVED**

The Council supports application 18/P/4089/FUH as there is no perceived effect on the environment or neighbourhood

**(ii) 18/P/3847/FUL : The Barn at Merry Mead, Front Street, Churchill**

*Retrospective – conversion of existing annexe to separate dwelling including extension into ground floor and adjoining garage structure*

Members considered this application and viewed the plans available. After discussion members decided:-

**RESOLVED**

The Council neither supports or objects to application 18/P/3847/FUL as it is noted that it is a retrospective application and the building has been in existence for some years.

**(iii) 18/P/4234/FUH : 7 Broadoak Rd, Langford**

*Two storey rear extension and first floor extension over garage.*

Members considered this application and viewed the plans available. After discussion members decided:-

**RESOLVED**

The Council supports application 18/P/4234/FUH as there is no perceived effect on the environment or neighbourhood

**1819/P/058 North Somerset Council Local Plan 2036 – ‘Issues & Options’**

**(a) Workshops – Community Representatives**

The Parish Council had received correspondence from North Somerset Council requesting that eight persons from the community be nominated to take part in workshops in the coming months. Members discussed the potential make up of the nominees from this Parish and agreed:-

**RESOLVED:-**

The nominations for the workshops would be:- Councillors AL,JH,JB,BC, 2 representatives from CALRAG, and two other persons to be named when approached.

**(b) Consultation – response**

An initial response to the NSC presentation to the Parish Council had already been sent to NSC. It was agreed that a more detailed full response will be sent within the consultation period, and JH will draft formulate this and present to the next meeting of the committee.

**1819/P/059**    **JSP – Next Steps/Future Action**

The inspector's public examination hearing is due in Spring 2019. The stance of the Parish Council remains that Churchill is an inappropriate location for the proposed Strategic Development Location (Mendip Springs).

**1819/P/060**    **Planning Applications for 10 or more properties**

- **8/P/4126/OUT : Land North of Lostwood, Bypass, Langford, Churchill**  
*Outline application for 25no.dwellings together with associated access improvements, Creation of new vehicular access; hard/soft landscaping and drainage, with approval sought for access. All other matters (appearance, landscaping, layout and scale) reserved for subsequent approval.*

Members viewed the available plans for the application. AL had examined the application in depth and all members had been provided with a copy of his report, together with copies of the parish council's response to a previous application for this land in 2017.

After discussion it was agreed that the Parish Council will respond to NSC by using the document prepared by AL as the basis for the detailed submission.

**RESOLVED:-**

Churchill Parish Council OBJECTS to application 18/P/4126/OUT due to the impact and issues relating to drainage, best & most versatile land, flooding, highways, outside settlement boundary, landscaping, proximity to AONB, schooling provision, ecology, cumulative effect of the proposed development with other already approved and in process applications, and sustainability. The Planning Committee will send a full & detailed response to the named case officer to evidence this objection.

**1819/P/061**    **Commercial Planning Applications**

None received

**1819/P/062**    **Drainage – Lower Langford**

Councillor AL drew the attention of the committee to written documents from residents that had been circulated prior to the meeting. There is a growing and real concern that developers are now building properties without adequate foul and surface water drainage provision. Of particular concern was the lack of progress on the required pumping station and main in Jubilee Lane whilst it was clear that there is an intention to have properties occupied. It was agreed by the committee that any substantial amount of rain will exacerbate an already high flood risk to many areas of the Parish and NSC as the Local Planning Authority and Flood Authority must reassure the Parish residents. It was felt that this matter had the potential to have severe consequences for many residents of the Parish and NSC should be left in no doubt about the risks and concerns.

**RESOLVED:-**

Churchill Parish council will send a formal letter to North Somerset Council (Chief Executive and Director of Planning) expressing deep concern about the lack of adequate and appropriate drainage provision at new development sites, and draw attention to the risks and potential consequences of this.

**1819/P/063 Sites in Active Build**

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

AL submitted a written report to the meeting (Appendix 'A' below).

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

BC had submitted a written report to the meeting (Appendix 'B' below).

It was also agreed that AL would attempt to ascertain and clarify from NSC the status of the Reserved Matters applications in relation to 'Burge 2' (A38 Traffic Lights land) and whether the Parish Council would be consulted on those matters.

**1819/P/064 Matters for Information**

None raised.

There being no further business the Chair closed the meeting at 9.16pm

**NEXT SCHEDULED MEETING: 7.30 pm Monday 5<sup>th</sup> November 2018**

.....Appendix 'A' AND 'B' Below.....

# **APPENDIX A**

Crest Nicholson – Progress Meetings – 27 Sept & 1 Oct 2018.

5th site meeting with AS, 4th with rep of CN Sales

## **A) Building Matters**

Met with Andrew Smith

**1** Date of next meeting agreed as Monday 5 Nov.

**2** Build Programme – Marketing Suite & Show houses 134 & 135 completed & Occupied.  
First 21 still on prog for end of Oct '18

Build Programme – Phase 2 , 103 to 111 in early build at present. 1 to 20 piling completed but following ground works await sub-contract re-negotiation.

**3** Road Closures – PPL1 – CN to recommence traffic light working 8 to 12 Oct. Road crossings to complete service connections not yet programmed.

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

**4** General discussions on order time for materials, sub contractors etc. An assurance was given that 'temporary' SW outfall to FW sewer will not be used under any circumstances.

## **B) Marketing Matters**

Met with Kate Hellier 27<sup>th</sup> Sept 2018.

**1** Date of next meeting with Elaine Farmer prov. agreed for 5<sup>th</sup> Nov.

**2** Residents Pack – Kate H was not aware of work Ann Boote had achieved with Tina, (Now left). She will chase this & check CN sponsorship agreement exists.

**3** Show Houses – 134, 4 bed detached & 135, 3 bed semi now open.

**4** Sales – 4th reservation confirmed. 9 more anticipated by end Oct. Plus 8 Housing Ass. For occupation at end of Nov.

**5** Details on Affordable Contract/Allocation – CURO details still not available but AGL will contact direct 'Langford Fields' coordinator on 01225 366000. (Call now out to Charlotte Cooper)

AGL 01.10.18.

# **APPENDIX B**

Report re Bellway housing site A38.

I met the Site Manager Paul Bowles last week . He told me that the basic building work is going well and that the site is around three weeks ahead of schedule. Tarmac drives are now being laid and this will prevent any mud going on the A38. Where there has been mud, they have used a sweeper truck keep it clear for most of the time.

I have spoken to N Appleton, who lives next door to the site, and he said that he has had much better communication and co-operation with Bellway and NSC planning in the last few weeks regarding planning and the work starting on the site at 8am instead of 7.30am.

In the light of much of the PC ,s experience with contractors and NSC this is good news and I hope it continues!

I have sent him a copy of the agenda and he will try to attend the meeting and give his own comments about this site, Lostwood site and the A38 and traffic issues plus Says Lane junction with the A38.

Bill Caruthers