



CHURCHILL PARISH COUNCIL

PLANNING COMMITTEE MEETING

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

Present:-

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

Also present: Ann Boote – Assistant Clerk of the Council and 3 members of the public. Committee Chair welcomed Ann who was deputizing for Clerk Martin Dolton. The Committee sent their best wishes to Martin for a speedy recovery from his sudden illness.

1819/P/077 Apologies for absence

No absences

1819/P/078 Declarations of Interest

None

1819/P/079 To confirm and sign the notes of the Planning Committee meeting held on 5th November 2018

The Minutes of the meeting held on 5th November 2018 had been previously circulated and displayed on the Councils website.

RESOLVED

The Minutes of the meeting held on 5th November 2018 were agreed and signed as a correct record.

1819/P/080 Public Participation

The Applicant of planning application 18/P/4730/FUH (14 Pudding Pie Close, Langford) addressed the meeting and spoke in support of the application.

A member of CALRAG updated the meeting regarding the JSP Consultation drop-in event held on 14 November at the local primary school. The event was very well attended. CALRAG believed that the case for a Banwell Bypass had weakened and the most recent WofE updated Habitat Regulations Assessment supported opinion against the Mendip Spring proposal.

1819/P/081 Planning Decision Notices from North Somerset Council

Due to illness, this information was not forthcoming. The Committee agreed that the notices would be made available at the next Planning Committee Meeting.

1819/P/082 Planning Applications for decision:

(i)18/P/4694/OUT : Land to the North of Pudding Pie Lane, Langford.

Outline application for the erection of 1 No. detached dwelling house, access, layout and scale to be considered – appearance and landscaping reserved for subsequent approval.

Members considered this application. After discussion members decided:-

RESOLVED

The Council objects to application **18/P/4694/OUT** on the grounds of

- Drainage issues, foul water in particular.
- Property entrance being next to school, issues with road safety.
- Issues with access & roadworks.
- An existing outline approval for numerous properties with appropriate conditions already applies at this location. This revision should not enable avoidance of any existing conditions.

(ii)18/P/4762/FUH : Binibeca, Ladymead Lane, Langford

Single Storey rear extension

Members considered this application. After discussion members decided:-

RESOLVED

The Council supports application **18/P/4762/FUH** as there is no perceived effect on the environment or neighbourhood.

(iii) 18/P/4790/FUH : 4 Blackmoor Close, Langford

Single storey rear & side extensions on site of existing extension to be demolished.

Members considered this application. After discussion members decided:-

RESOLVED

Council objects to application **18/P/4790/FUH** on the grounds of

- There has been substantial negative reaction from residents in the immediate vicinity of the proposed development.

- The proposed development is out of character with the immediate surroundings.

(iv) 18/P/4730/FUH : 14 Pudding Pie Close, Langford

Extensions to existing by restructure of roof and construction

Members considered this application. After discussion members decided:-

RESOLVED

The Council supports application **18/P/4730/FUH** as there is no perceived effect on the environment or neighbourhood.

(v) 18/P/4851/FUH : 80 Broadoak Road, Langford

First Floor side extension over garage, ground floor rear extension

Members considered this application. After discussion members decided:-

RESOLVED

The Council supports application **18/P/4851/FUH** as there is no perceived effect on the environment or neighbourhood.

(vi) 18/P/4888/HHPA : Somerlea, Langford Rd, Langford

Prior approval for single storey rear extension

The Parish Council understands that this application has been withdrawn.

RESOLVED

The Council has no opinion on application **18/P/4888/HHPA**.

1819/P/083 NSC Local Plan 2036 – ‘Issues & Options’
(a) NSC Workshop held 14 November 2018

Members were critical of the content and value of this event. It was noted that NSC had eventually produced lists of the topics discussed but had asked participants to comment at short notice – by the day of this meeting.

RESOLVED

It was agreed that Councillor Alan Lovell would issue an urgent critical response to NSC.

1819/P/084 (b) Consultation response

It was agreed no action needed to add to the previous Council response.

1819/P/085 JSP – Next Steps / Future Action

It was noted that a response deadline of 7 January 2019 applied to the Technical Evidence Work Consultation issued by WofE Authorities on 12 November.

The implication of this is that the Council must submit comments after the current meeting and before the following which also takes place on 7 January.

Prior to his illness it was planned that the Parish Clerk would receive draft input from Councillors Hoddell & Lovell, assemble & dispatch a response to WofE by mid December. However the present circumstances obliged the Council to review this programme.

RESOLVED

It was agreed that Councillors Hoddell & Lovell would complete assembling draft consultation input by 9 December. In the following 10 days it was hoped that the Parish Clerk may have recovered sufficiently to produce a response to WofE. However, in the unfortunate circumstance where the Clerk is unable to act on behalf of the Council, Members will have to decide whether the notes prepared by Councillors Hoddell & Lovell should be submitted direct to WofE.

1819/P/086 Planning Applications for 10 or more properties

None received.

1819/P/087 Commercial Planning Applications

None received.

1819/P/088 Sites in active build

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

AL had held a further meeting with Crest Nicholson and submitted a written update report to the meeting.

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

BC informed the Committee that he had met with the Site Building Manager, Mr Simon Blackburn. Mr Blackburn informed BC that a parking space would be provided for a pond maintenance vehicle at the corner junction of Says Lane and the A38. The meeting discussed that this was not on the original plans and was not appropriate.

The meeting was informed by BC that Bellway Homes confirmed that the surrounding hedges would be replaced with the exception of those surrounding the pond.

It was confirmed that the first Show home would be available in February 2019.

RESOLVED

It was agreed that BC would contact Julie Wadebridge (Enforcement Officer) regarding the issue of a parking space being allocated at the pond area.

It was agreed that AL would contact Bellway Homes regarding their previously approved proposal to maintain the attenuation pond from paved areas to the West & South of this pond, not from the Says Lane, Bristol Road junction

1819/P/089 Matters for Information

BC requested that more detailed information from CALRAG be made available for inclusion into the Parish Council Meeting Minutes. This was not supported by a majority of Councillors present

JH suggested that due to the size and complexity of the JSP, it might be beneficial that members of the Parish Council meet up and be more involved with members of CALRAG with a view to pool resources and knowledge. The Chair emphasized that in his view it was necessary for the Local Planning Authority, WofE Authority & Government Inspectors to see a degree of autonomy between these two local organizations.

RESOLVED

It was agreed that an informal meeting take place with members of CALRAG and representatives of the Parish Council. This to be arranged at a later date by JH

There being no further Business, the meeting closed at 9.20 pm

**NOTE: Next Scheduled Meeting NOW AMENDED TO: 7.30PM Monday
7th January 2019**