



CHURCHILL PARISH COUNCIL

PLANNING COMMITTEE MEETING

Minutes of the meeting held on Monday 5th November 2018 at 7.30 pm
Community Club, Churchill.

Present:-

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

Also present: Martin Dolton (Clerk) and 8 members of the public.

1819/P/065 Apologies for absence.

Councillor Sue List.

1819/P/066 Declarations of Interest

NIL

1819/P/067 To confirm the minutes of the meeting held on 1st October 2018.

The draft minutes of the meeting held on the 1st of October 2018 had been circulated to all Councillors and displayed on the Council's website.

RESOLVED:

The Minutes of the meeting held on the 1st of October 2018 are approved as correct and signed by the Chair of the committee.

1819/P/068 Public Participation

The applicant of planning application 18/P/4118/FUL (King Cottage) addressed the meeting and spoke in support of the application.

A resident spoke in relation to planning application 18/P/4513/OUT (Land Barrowfield Cottage) objecting to the application and providing information to the meeting on a high number of objections by local residents.

A member of CALRAG reminded the committee of the upcoming drop-in event to be held on Saturday the 10th November at the Primary School.

1819/P/069 Planning Decision Notices from North Somerset Council:-

- *Stable Cottage Stock Lane Langford BS40 5EX* - Certificate of Lawful Use for the existing use of property to be occupied as permanent residential accommodation. **APPROVED**
- *Liddesdale Bristol Road Churchill Winscombe BS40 5JH* - First floor extension replacing roof and forming additional bedrooms and bathrooms and replacement porch. **APPROVED**

1819/P/070 Planning Applications for decision:-

(i) 18/P/3867/FUH : Orway Barn, Stock Lane, Langford.

First Floor Extension

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

RESOLVED

The Council supports application 18/P/3867/FUH as there is no perceived effect on the environment or neighbourhood.

(ii) 18/P/4380/FUH : Hilberry, Ladymead Lane, Langford

Erection of a garage

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

RESOLVED

The Council supports application 18/P/4380/FUH as there is no perceived effect on the environment or neighbourhood

(iii) 18/P/4426/FUH : Withy Acres, Jews Lane, Churchill

Internal Reconfiguration, single and two storey rear extensions, and front first floor extension.

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

RESOLVED

The Council supports application 18/P/4426/FUH as there is no perceived effect on the environment or neighbourhood

(iv) 18/P/4514/FUH : Marford, 2 Pudding Pie Lane, Langford

Proposed garden office and single height rear extension/alterations to front dormers of existing detached dwelling.

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

RESOLVED

The Council supports application 18/P/4514/FUH as there is no perceived effect on the environment or neighbourhood

(v) 18/P/4118/FUL : King Cottage, King Road, Congresbury

Erection of a detached dwelling and garage with associated landscaping.

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

RESOLVED

The Council supports application 18/P/4118/FUL as there is no perceived effect on the environment or neighbourhood

(vi) 18/P/4513/OUT : Barrowfield Cottage, Front Street, Churchill

Erection of up to five open market dwellings and associated parking with all matters reserved for subsequent approval.

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

RESOLVED

The Council objects to application 18/P/4513/OUT on the grounds of

- There has been a substantial negative reaction from residents in the immediate vicinity of the proposed development and the wider area of the community

- The proposed development would add a serious road safety concern for all road users on Front Street, Churchill, and in particular to school children who regularly use the route past the proposed exit from the site in a very restricted width road with no footpath. The exits from the proposed site are shown as being close to the 'T' junction with Hilliers Lane adding further to road safety issues.
- The safety issues to other road users could not be mitigated by provision of a pedestrian path due to the width of public highway available.
- There is insufficient parking allocation on the proposed site for other than minimum requirements, and any additional vehicles visiting or being used by residents would congest a highway that cannot deal with such addition.
- The exits from the site could not be constructed so as to provide a sufficient splay of vision for vehicles leaving the site
- The proposed development breaches the village settlement boundary
- The proposed development is out of character with the immediate surroundings in the heart of a historic village setting which residents are currently liaising with the Heritage Officer to have designated as a Conservation Area.
- The immediate area is known to flood in heavy rain conditions and such a development would exacerbate the drainage issues.
- The proposal is not a development of a garden area, it is a green field space.

(vii) (For Info)18/P/4540/DEA : Churchill Academy, Churchill Green, Churchill

Demolition of three storey Churchill Tudor Block and adjacent single storey buildings.

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

RESOLVED

The Council supports application 18/P/4540/DEA as there is no perceived effect on the environment or neighbourhood and is understood to be part of a rebuilding project which the Parish Council welcome as it will enhance the area and go some way to alleviating the severe vehicle parking issues in Church Lane.

1819/P/071 North Somerset Council Local Plan 2036 – ‘Issues & Options’ – Consultation Response

An initial response to the NSC presentation to the Parish Council had already been sent to NSC. It had been agreed that a more detailed full response will be sent within the consultation period. It was agreed that JH would be responsible for the formulation of the response, which will be circulated to all committee members, and then the Clerk is authorised to send the response to NSC on Friday 9th November 2018.

RESOLVED:-

The response of the Parish Council will be formulated by Councillor James Hoddell, approved by members of the committee, and then sent by the Clerk on Friday 9th November 2018.

1819/P/072 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).

The committee noted the drop-in day that has been organised by CALRAG at the Memorial Hall on Saturday 10th November 2018.

1819/P/073 Planning Applications for 10 or more properties

(a) 18/P/4241/RM : Land off Bristol Road, Churchill.

Submission of reserved matters of appearance, landscaping, layout and scale for the erection of 40no. dwellings pursuant to outline permission 17/P/1200/O.

At the invitation of the Chair of the committee, representatives from Newlands Homes (the applicants) addressed the meeting. They outlined the proposed layout of the site, reduced from the original 41 homes in the outline consent, to now comprise of 40 homes, and answered questions from members relating to the landscaping treatment, highways and drainage of the proposals.

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, recommending that the response of the council be to object.

RESOLVED:-

Churchill Parish Council OBJECTS to application 18/P/4241/RM due to various issues including drainage, highways, and landscaping / environmental concerns. The full response of the council will be as per presented to the meeting by AL (after very minor amendment) and will be forwarded to NSC by the clerk.

(b) Lostwood (2) (18/P/4126/OUT) : Update on Status

The Clerk informed the meeting that a formal notice of appeal against the non-determination of the previous application at this location had now been received. There had been indications from the case officer at NSC that the latest application (18/P/4126/OUT) would not be considered until the appeal outcome was known.

1819/P/074 Commercial Planning Applications

None received

1819/P/075 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 that day and submitted a written report to the meeting. The main points being that Phase 1 building (21 properties) was now almost complete, and there was no indication at this time as to exactly when the pumping main construction causing road closure of Jubilee Lane would commence. AL had a further meeting planned on the 3rd December 2018.

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

BC updated the meeting that building was progressing at a fast pace, and he was aware of several issues raised by local residents with NSC relating to the removal / damage to hedges.

1819/P/076 **Matters for Information**

- Councillor DC raised issues relating to the state of the road surface at Hilliers Lane / Front Street. It was agreed that this would be placed on the agenda for the full council meeting on 12th November 2018.

There being no further business the Chair closed the meeting at 9.42 p.m.

Signed..... (Chair)

Date

NEXT SCHEDULED MEETING: 7.30 pm Monday 3rd December 2018