

TICKENHAM PARISH COUNCIL

Minutes of the extraordinary meeting held on Thursday 27th January 2016
at 10.00 a.m. at the Village Hall Committee Room

PRESENT: Cllr Bruce Ralfs in the chair, Cllrs John Banks, Jane Brock, Ranjit Chuhan, Ann Loader, Mike Perrott, Pam Trenchard and Mike Woodey.

In attendance: Vena Prater (Clerk)

14/16 APOLOGIES

Apologies for absence were received from Cllr David Franks.

15/16 PLANNING APPLICATION - 16/P/0032/O: former Tickenham Garden Centre:
Outline application for 41 dwellings and access details

The Chairman explained that as this was an outline application, only issues of density and access would be considered at this meeting, i.e. those aspects for which approval was currently sought. The purpose of this meeting was to give preliminary consideration to the application and a formal response to North Somerset Council would be agreed at the meeting of the Council on 11th February 2016.

Cllr John Banks declared a non-pecuniary interest.

Access:

The proposal was to move the entrance to the site from its present location towards the Old Lane corner

The following points arose:

- access proposals to/from Clevedon Road (B3130) require significant improvement and are inappropriate for the number of dwellings proposed: Clevedon Road is already a difficult and busy road;
- Church Lane has a weight limit and a weak bridge with a 3 ton limit: no turning area for delivery lorries is proposed;
- it is proposed to retain the stone wall along Church Lane (1.2m high) but no visibility splays are shown for properties fronting onto the lane;
- access to the existing forge is less than clear;
- the number of accidents quoted in the Transport Assessment (2.25) is fewer than those recorded by the Parish Council: during the period 08.01.15 to 14.01.16 the Parish Council recorded four accidents on the B3130 at its junction with Old Lane, two of which resulted in injury and required the attendance of all services;
- a bus stop is shown with no lay-by: this is unacceptable on a busy narrow road and would cause traffic delays;
- opportunity might be taken to widen the road, perhaps with smoothing of the bend at Old Lane;
- there are no proposals to link on-site footpaths into the existing footpath network (Transport Assessment 2.21 and 2.22);
- there are no safe walkways from the site to the school or to the Village Hall which forms the centre of activity in the village;
- the record of traffic movements is confusing and the manual recordings do not match the automated recordings.

The major concern was around creating access onto an existing narrow and busy road with no pavements.

The Site and Density:

The proposal was for 41 dwellings equating in total to the area of the existing permanent buildings on site.

The following points arose:

- the site was attractively laid out;
- affordable housing was included (30%); whether any of these would be Housing Association properties for rent was unclear;
- some concerns were expressed about density;
- a culvert was shown as running under proposed offices: this could easily be diverted to follow the proposed road layout for easier access.

Summary:

Although some concerns were expressed about high density, councillors were not against development in principle and the majority were content with the proposal for 41 dwellings. However significant improvements to the access would be required before the Council could fully support the application.

The Clerk would circulate notes of the discussion and the Council's response would be formulated at the next meeting.

DRAFT