

PILL AND EASTON-IN-GORDANO PARISH COUNCIL

Minutes of the meeting of the Pill and Easton-in-Gordano Parish Council Planning Committee held at Christ Church, Pill on Tuesday 26th November at 7pm.

Present: Councillors J Hawkins (Chairman), H Derrett, S Isles-Ryan, W Marcombe and K Raines.

Parish Clerk Tony Jay and Deputy Parish Clerk Nic Rice

Public participation: One parishioner spoke about footpaths in the parish. Two parishioners spoke about planning application 25/P/1413/OUT.

P 1/26 To accept apologies for absence.

All committee members were present.

P 2/26 To accept declarations of interest in accordance with the Adopted Code of Conduct September 2024.

There were no declarations of interest.

P 3/26 To approve the minutes of the Planning Committee Meeting held on Tuesday 26th November 2025.

It was resolved to approve the minutes.

P 4/26 To consider the Parish Council's response to the following planning application.

25/P/1413/OUT. Land Off Marsh Lane, Easton in Gordano. Outline planning application for the development of up to 186 residential dwellings (Use Class C3), vehicular and pedestrian access, public open space, associated green infrastructure, and ancillary works. All matters reserved for subsequent approval except for access.

It was resolved to object to the planning application and submit the following response:

The Pill & Easton-in-Gordano Parish Council has reviewed the amendments submitted on 17 December 2025 for the outline planning application proposing up to 186 residential dwellings at Court House Farm.

The changes are minor and do not resolve our fundamental objections from July 2025.

The proposals still present unacceptable risks to highway safety, pedestrian and cycling accessibility, noise levels, ecology and the openness of the Green Belt, contrary to the National Planning Policy Framework, the North Somerset Core Strategy and Local Transport Note 1/20. We maintain our strong objection and request refusal or deferral pending independent verification.

Highways and Traffic

Updated drawings are minor. National Highways recommended delay until cumulative effects on M5 Junction 19 are modelled. The amendments did not supply this evidence. The Local Highway Authority required further information on vehicle tracking, gradients, crossings, queue lengths, Road Safety Audit issues and ten-year modelling, none of which appear fully addressed. They seek over £2.2 million in Section 106 contributions, reflecting significant local impacts.

Pedestrian and Cycling Safety

Minor footway improvements have been made, but problems remain. Virtual footways where kerbed ones are possible, steep gradients, inadequate crossings, no safe link to the Avon Cycleway, narrow lanes and Road Safety Audit concerns over visibility, lighting and bus proximity. These have not been resolved.

Noise and Amenity

Refined condition wording for noise is noted, but exceedances remain in the Noise Assessment. No additional barriers or thermal modelling have been added. Harm to residential amenities persist.

Ecology and Biodiversity

Amendments include habitat loss calculations, Biodiversity Net Gain data, lighting contours and the amended Shadow Habitats Regulations Assessment, which claims no significant effects on the North Somerset and Mendips Bats Special Area of Conservation with mitigation. These respond to Ecology Officer requests but remain applicant-prepared and unverified independently. Risks to bat corridors persist, especially given nearby priority woodland and Sites of Special Scientific Interest zones shown on MAGIC mapping. A 10 per cent net gain is insufficient; we seek at least 20 per cent.

Green Belt and Best and Most Versatile Agricultural Land

No changes to site boundary, dwelling numbers or Green Belt status. Loss of Grade 1/2 farmland and erosion of openness remain unaddressed.

Flood Risk and Drainage

The original objection from the Lead Local Flood Authority was strong but was later removed subject to conditions after the amendments. Residual risks in this low-lying area can still be argued.

Conclusion

The amendments are incremental and do not overcome the core concerns: cumulative highways pressure, pedestrian and cyclist safety, noise, ecology and Green Belt/agricultural land loss. If approved, robust Section 106 obligations and conditions must be imposed, including independent audits, buffers and higher Biodiversity Net Gain. We request re-consultation on any further changes and remain available for discussion.

P 5/26 To receive any planning related reports from Planning Committee members.

There were no reports.

The meeting closed at 7.53 pm.

End of Meeting.