



CROMHALL PARISH COUNCIL

MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING HELD ON WEDNESDAY 31ST AUGUST 2022 at 19:30 IN CROMHALL VILLAGE HALL

PRESENT:

Cllrs D Jeffery, A New, M Daniel (Chair) and D White.

In attendance: Ward Cllr O'Neill, D Dunning (Clerk) and 45 members of public.

PUBLIC PARTICIPATION

Presentation by James Durant of Cotswold Homes and Callum Warren TFA on planning application P22/04731/F Land Off Bristol Road Cromhall South Gloucestershire

Concerns raised included:

Infrastructure issues

Lack of facilities

Road safety

Increased traffic

Car dependency

Junction 14 M5

Prison traffic

Additional traffic from Wickwar and Charfield

No safe walking and cycling

Poor public transport

Speeding

Proposed access and issues with junctions

Lack of pavements

Drainage and storm run-off proposal

Sewage

School places

Size of proposal

43 members of the public left the meeting

31/08/2022. No 1 APOLOGIES.

Cllrs P Daly and M Line.

31/08/2022. No 2 DECLARATIONS OF INTEREST.

In any items on agenda. **None.**

31/08/2022. No. 3. P22/04731/F Land Off Bristol Road Cromhall South Gloucestershire

Resolved to object see appendix 1

31/08/2022. No. 3b To consider information from South Gloucestershire Community Spaces Place Improvements Team on potential S106 contributions arising from public open space (POS) requirements in respect of a planning application P22/04731/F and agree any actions.

Resolved to advise South Gloucestershire Council of Cromhall's suggestion that the application includes a multi access, multi use game area with noise reducing fencing and appropriate screening.

The Council meeting closed at 21:15hrs.
*Date of next meeting: **Wednesday 14th September 2022.***

CHAIRMAN:-

14th September 2022.

Appendix 1

Cromhall parish council objects to this proposal. This is a speculative development which is outside the settlement boundary for both Townwell and Bibstone and the parish council does not believe it is either sustainable or supported by a housing needs assessment reflecting the needs of the parish.

The proposed development does little to add to the local context and enhance a 'sense of place' and civic pride, indeed it appears detached from its surroundings and an 'add-on' development to Townwell. It does not address a core strategy of South Gloucestershire Council to integrate housing, jobs, services, public transport and facilities so that people lead healthier lives and have the opportunity to reduce their CO2 footprint.

There are deep concerns over the sustainability and environmental impact of this application. The Cromhall (Bibstone and Townwell) data & access profile shows at village level there are 116 properties (2011 census), one volunteer-run community shop with post office which is facing possible closure due to unaffordable energy costs, a primary school at capacity, one pub and one village hall. There are no other local amenities - health services, education, supermarkets, sports and leisure etc which have to be accessed elsewhere and more often than not by car. With limited or no public transport the community is already car dependent. This development is proposing a 27.5% increase in the number of houses with no additional services which adds to this car dependency.

Due to the organic growth of Cromhall, it retains a distinctive range of styles and designs of properties and where new developments have occurred, they have been for much smaller number of houses and are well screened. The proposed designs within this proposal appear to follow an 'off the shelf' homogenous set of designs and will replicate those such as in Tytherington so in effect the proposal is standardising the look and feel of any development thus reducing the local distinctiveness of Cromhall contrary to PSP1 and CS1(1). Whilst the development may not be directly overbearing, the sheer size of the proposed development will have a dominant impact on both settlements at Townwell and Bibstone

Cromhall already suffers from a lack of recreation and play areas, the existing play area is small and only really suitable for smaller children and there are no sports or recreational facilities for older children and teenagers who have to be driven to such facilities. Additionally, there is no available land in the parish (as acknowledged by South Gloucestershire Council) that could be

utilised for sports and recreation so any developer contribution would be lost to the community.

South Gloucestershire Council has declared a climate emergency and committed to net zero targets, yet this application includes additional car parking which does nothing to contribute to these targets or promote less use of cars. Rather than the proposal offering additional car parking with its associated risk of attracting anti-social behaviours, the parish council believes at the very least a more sustainable option would be incorporation of an open access multi entry, multi-use play area with noise reducing fence which would widen sports provision and provide local facilities for local young people to encourage exercise and improved health outcomes.

Cromhall is the major route from Yate to the M5 motorway and the B4058 is already blighted by excessive use by HGV and other commercial traffic. New developments at Charfield and Wickwar have added to the amount of local traffic and junction 14 of the M5 is already over capacity and unable to cope with the volume. Far from minimising the need to travel by private car, this proposal will further increase congestion and air pollution and may contravene PSP11. There is negligible public transport (with potentially further cuts in the pipeline) serving Cromhall, limited or indeed no pavements in many parts for safe walking and the excessive traffic on B4058 already deters walking and cycling. Any future residents from this development will be wholly dependent on car to access significant destinations, such as educational establishments, hospitals and employment areas. The additional traffic, congestion and pollution will further deter walking and cycling by the wider communities of Bibstone and Townwell and be detrimental to their health and wellbeing.

The council has further concern that the speeding data used in the application does not accurately reflect the actual levels of speeding traffic and additional traffic will further compromise residents' safety. The proposed entrance located as it is near bends to both left and right and the staggered junction across the Bristol Road at Townwell and Tortworth Road, raises serious concerns over visibility and safety of both road users and pedestrians

Cromhall already suffers from sewage capacity issues with 'outages' especially after heavy rain and regular overflows onto the highway, farmland and indeed private houses. Wessex Water is well aware of the problems but has to date, despite extensive work, been unable to address the problem. With climate change and the increased likelihood of heavy rain, the council is concerned that adding further properties to an already overloaded system will exacerbate the problem. There are further associated concerns from residents surrounding the proposed site, many of whom are lifelong residents with local experience of the impact of surface water flooding from ditches and culverts, over the feasibility and effectiveness of the proposal for water run-off from the site.