



Cannington Parish Council

Minutes of the Parish Council meeting of Cannington Parish Council at
7.00pm on Wednesday 30th March 2016
at **Cannington United Reformed Church**

MINUTES DRAFT

Present:

Parish Councillors: Mike Phillips, Alan Beasley, Robin Phipps, Andrew Vickery and Jack Popham.

Chair: Colin Allen

Sedgemoor District Council: Ian Dyer

Members of the public: 20

Clerk: In the Clerk's absence the minutes were taken by Cllr Mike Phillips.

Bridgwater College: Margaret Playle and David Harper

This meeting was called to re-examine planning application 13/16/00014/RM as more information on the application was now available. The planning application was originally discussed at the Parish Council meeting held on 21st March 2016 at Cannington URC and at this stage the Council asked for a deferral. Subsequently more information was forthcoming.

Public Session

The Chairman explained the reason for the meeting and asked Cllr Alan Beasley (Chairman of the Planning Committee) to brief members of the public on the application. He reported; that the accommodation blocks were not part of the application, it was a robust proposal but there were some question about the back-up documents. The Transport Statement covers the whole complex and not just the new teaching facility. Alan has received comments so far about the Chads Hill exit and student parking. There would possibly be an additional 350 students and 20 staff and the parking would be totally inadequate for these numbers.

There were numerous questions and comments from members of the public. The major concern was that the extra traffic and student movements in the Rodway Hill area would present a serious road safety hazard and were keen to know how this problem would be addressed. The Chairman stated that Cannington Parish Council are doing their utmost to achieve traffic calming in Cannington and would continue to press for these measures.

Parking of vehicles was also a major concern and a member of the public stated that the traffic plan section 3.5.5 stated that additional to site parking the surrounding area and streets could be used. Mr Harper stated that parking off campus was not intended and he would have these comments removed from the plan.

A member of the public questioned why a plan showing the whole project was not available. Bridgwater College informed that the project is still evolving.

Concerns were also expressed at the proposed emergency exit to Chads Hill as it was felt this would develop into a normal exit route.

Cllr Robin Phipps questioned why Cannington was chosen instead of Bridgwater, Yeovil or other sites owned by Bridgwater College. The Bridgwater site is already full and the College was owners of the other sites.

Council Session

17/03/16 Apologies for Absence were accepted from Cllr David Greenslade.

18/03/16 Declarations of Members Interests there were no declarations of interests.

19/03/16 Planning matters

New Planning applications

1. **13/16/00014/RM** – Erection of buildings to form training, teaching, welfare and recreation facilities for the National College for Nuclear (South) at Cannington Centre, Cannington, Bridgwater, TA5 2LS for Bridgwater College. Cllr Alan Beasley stated that he had spent a considerable amount of time reading the application and supporting documents and that it was an excellent presentation and it would make a positive contribution to the village. Cllr Robin Phipps stated that he was of the opinion that it is of no benefit to the village at all. Cllr Jack Popham stated that he was concerned about the additional traffic and traffic calming measures should form part of the project. Cllr Alan Beasley had prepared a draft response to the application and that the Council should support it with observations. A minor adjustment was made to the draft response. Cllr Alan Beasley proposed that the Council should support the application. This was seconded by Cllr Andrew Vickery and agreed by a majority. Cllrs Robin Phipps and Jack Popham requested that their objections should be minuted. The full response is;

In keeping with the council policy of encouraging Bridgwater College (Cannington) in developing its capabilities, we support this proposal for a new teaching facility. The building compliments existing structures and does not offer a compromised or adverse challenge to the village in terms of visual impact.

However the proposal support documents do contain information which is a cause for concern. The framework travel plan and the transport statement appear to cover a much larger scope than this proposal, thought to be the 200 bed accommodation and infrastructure, and it is in this area where the concerns lie.

Parking: 350 students plus 20 extra staff and only 118 + 2 disabled parking spaces. This is considered to be wholly inadequate. Although designed to local rules the analysis does not take into account the fact that the vast majority of mature students have cars, the student supply field is national and international, the village has insufficient parking for residents and service providers. Recent experience with other projects' travel plans has shown them to fail on a grand scale. The college may have parking to the North East local to the Animal Centre and on the Downs. This however raises the question of road safety. To access the facility students would be required to cross the road in the southern lea of the Rodway Road ridge, dangerous, there would be a need for traffic calming or other road restrictions.

Chads Hill Access: Chads Hill is a lane with no footpaths and few refuge recesses and a history of incidents. Although the proposed access is marked for emergencies it still raises the concerns as follows;

Access and egress onto this lane would be dangerous; it is narrow and has limited visibility.

Layout indicates 'The Old Well' would be lost to run outs.

Flash rainfall as in 2012, would empty college area onto the lane and High Street.

The sighting of the access and its wider design suggests that it is intended as a major construction access, a problem for lane users and for the High Street.

The project is not within the Village Development Boundary.

The requirement to demolish Montgomery House is not on the proposal application form.

20/03/16 Items for the next meeting

21/03/16 Date and Time of next meeting

The next meeting will be held at 7.00pm on Monday 11th April 2016 at Cannington URC.

The meeting closed at 8.05pm

Signed Date