EXTERNAL MEMORANDUM

FROM: DUNDRY PARISH COUNCIL

Development Control Case Officer: Tom French

Application site address: Land adjacent to Downs Road, Dundry - Erection of covered reservoir

Reference Number: 14/P/1049/F

All comments should be made on this form and e-mailed back to dccomments (dccomments@n-somerset.gov.uk) with a copy sent by email to the relevant planning officer

Date of comments: 2nd July, 2014

The formal comments from Dundry Parish Council regarding the above are:

Dundry Parish Council wishes to object to this Planning Application for the following reasons:

**Choice of Site**

There is major concern within the Village about the loss of the traditional flower meadow, one of very few left in the country. A wide range of plant and wild life has been documented in detail by other objectors and Dundry Parish Council fully endorses these objections. It is essential that a full ecological study is carried out prior to any decision being made.

The problem of loss of habitat is made worse by the extent of the contractor’s working area. It is difficult to see why such a large area of land has been taken for the construction compound, much larger than on the previous site. While it is understood that it is intended to replant this area when construction is complete it will take many years for the land to return to its present state.

It is regrettable that this site has been chosen as it adversely affects several properties resulting in a loss of outlook as well as noise and dust during the construction period.

It has been brought to our attention that this site may previously have been quarried and backfilled in the region of Rockley Trace and Windwhistle and that Rockley Trace has shown signs of settlement that might be made worse by extensive excavation next to it.

The previous site resulted in no objections and being next to the existing reservoir would seem to be the natural choice. As far as we are aware it has no history of quarrying and landfill. The reasons for the change of site are unclear but this Council feels strongly that whatever the
problems were it should be possible to overcome them even if this meant a greater cost. This has to be preferable to accepting all the difficulties raised by the present site and the loss of the meadowland.

**Construction proposals**

Councillors have concerns about construction traffic using Crabtree Lane for access. This is a narrow lane with no passing places and is used by school children walking to and from the school bus.

The proposed access during construction is opposite the entrance to the Village Hall used every day for Preschool, frequent Village events and for access to the children's Play Area. This is also the access for the Playing Field and Sports and Social Club.

**Conclusion**

Dundry Parish Council urges North Somerset Council to reject this application and ask the Applicant to revert to the original site.

In view of the large number and seriousness of objections to this application we would ask for a meeting with Officers to ensure that objections from parishioners and the Parish Council are fully represented.

In the unfortunate situation that North Somerset Council decides to approve the Application on the present site then it is essential that this Parish Council should be consulted on conditions relating to reinstatement of the meadow, traffic management and construction operating procedures.