

Dear Sir

Planning Application 13/03562/OUT

I am contacting you on behalf of Cameley Parish Council to express their concerns on how the appeal process was conducted by BANES Council in respect of the above planning application. The Parish Council is of the opinion that BANES case would have been much stronger if the appeal process had been conducted more professionally. Cameley Parish Council believe that the catalogue of errors detailed below contributed to BANES losing the appeal and felt that it was important to inform all parties to ensure that these errors do not occur in future.

1. Following the notification to the Parish Council in February 2015 of the appeal process from BANES planning, there had been no further correspondence to them. The missing correspondence that Cameley Parish Council should have received included:
 - a. Change of date of the Appeal Hearing
 - b. Notification of the name of the Planning Inspector
 - c. Change of venue for the Appeal Hearing
 - d. Final decision of the Planning Inspector
2. A member of the Parish Council in his capacity as a resident of the village did receive notification from BANES planning department in May 2015 stating that the applicant had dropped the Appeal. After checking with other residents in the village who had registered their opposition with the Planning Inspectorate, it became apparent that this notification had not been issued to all parties. In fact, when BANES Planning Department was contacted, the applicant had not dropped the case, so the information was false.
3. A resident of the village telephoned ARUP offering assistance in the Appeal process to provide more evidence to support the refusal decision. After initially agreeing to work with the village and despite further proactive contact by the resident to ARUP, no contact with villagers or Cameley Parish Council was made.
4. ARUP were contacted by Cameley Parish Council requesting their attendance at a meeting to discuss a collaborative approach with the Appeal. ARUP declined this invitation stating that their case had already been written. Even if the report had been written, ARUP could have gained valuable insight of the issues concerning residents and Cameley Parish Council which would have aided implementation of BANES case at the Appeal hearing.
5. ARUP were not aware of the Avon and Somerset Police Report which was detailed by the original BANES Planning Officer. The report was brought to their attention by the villager that pro-actively contacted them. It has also come to the attention of Cameley Parish Council that despite safety of the A37/Temple Inn Lane junction

being one of the reasons for the refusal at the Development Control Committee meeting in September 2014, no one from ARUP or BANES thought to contact the police in good time to ask them to appear as a witness for BANES at the Appeal hearing.

6. The Vice Chair of the Parish Council telephoned BANES Planning Department the week before the Appeal to ask why no written notification had been received and why there were no notices at the proposal location. Villagers had contacted members of Cameley Parish Council as they had received no written confirmation of the date of the appeal. The Planning Officer stated that one had been issued (which seems to be the incorrect information sent in May) and was unable advise the contents of the notification, or reissue it as he said it was automated!!!
7. A resident of the village notified the Parish Council that they witnessed what appeared to be an official from BANES council frantically running round the village at around 8pm a few days after this telephone conversation posting notices on various fences and street furniture in Temple Cloud.
8. ARUP were also made aware of the time lapse video detailing the hazardous A37/Temple Inn Lane road junction recorded by a resident. They declined to use this in their evidence and it took the persistence of a villager to ask the Planning Inspector at the appeal hearing if he would view it.
9. Villagers present at the Appeal hearing expressed to Cameley Parish Council that ARUP not only did not seem to be familiar with the location of the proposed development but also gave the impression that they did not seem to be well informed about issues relating to the application.
10. The Planning Inspector was also unaware until the last day of the Appeal hearing that full planning permission had been granted by BANES for a development that would impact on the Temple Inn Lane application in terms of potential traffic congestion. This information should have been given to him by either ARUP or BANES and not a resident of the village.
11. Finally, BANES has failed to issue the Planning inspectors decision to any householders whose property adjoins the land in question.
12. The Parish Council would also like to bring to your attention the fact that at no time since the original planning application was presented to BANES up to the present date, have they been contacted or consulted with regard to 106 payments. Now that its successor - CIL – is in place, can you please ensure that consultation with the Parish Council happens?

Some of these issues have already been expressed verbally to Julie O'Rourke (BANES Planning Officer) and Tim Warren (Leader of BANES Council).

Whilst it is not possible to say that the decision by the Planning Inspector would have been different if the above incidences had not occurred, Cameley Parish Council believes that

BANES failed in its duty of care to gather all evidence to support the decision made by the Development Control Committee meeting in September 2014.

Now that the outline planning permission has been granted by the Planning Inspector, Cameley Parish Council has vowed to do everything within its power to ensure that the next stage of the application takes into account the concerns of existing villagers. Contact has already been made with Barrett Homes.

Cameley Parish Council trusts that extra care will be taken when the detailed planning application is presented to ensure that none of the aforementioned errors reoccur. The Parish Council also hope that any comments made by them in relation to the detailed plans will be taken on board.

Yours sincerely

Nigel Scutt

Clerk to Cameley Parish Council