

LONG ASHTON PARISH COUNCIL

PLANNING COMMITTEE MEETING

19:30, 11th February 2019, Jubilee Pavilion

Present: Miss M Uppington - Chairman
Mr A Cartman (from 19:48)
Mr C Cave
Ms S Hardingham
Mrs J Pullin
Mr I Scoones
Mr R Sterland
Mr A Wilkinson

Absent:-
Mr A Batt
Mr M Harris
Mrs S Hughes
Mr A Johnson
Mr D Johnson
Mr N Moorcroft
Mr M Semple
Mr J Thomas

In attendance - The Clerk, Dr JE Turp, Tracy Warren, Assistant Clerk (minutes) and 1 member of the public (until 20:31).

P19.017 - Apologies for absence were received from Cllrs Harris, D Johnson, Moorcroft and Semple.

P19.018 - Declarations of Interests and Grant of Dispensations.

Interests to be declared during the meeting and no dispensations were requested.

P19.019 - Minutes of previous meeting

The minutes of the meeting held on the 14th January 2019 copies having been circulated, were confirmed as a correct record and signed by the Chairman.

P19.020 - Matters arising for information

- a) P19.004a - Digital mapping - It was agreed that the cost of purchasing a GIS hand-held device (operating at 1-2metre accuracy) at £900 was prohibitive but the Assistant Clerk could attend a course to allow her to fully utilise the digital maps the PC has.
- b) P18.147a - Ashton Gate development; Cllrs Batt, Cave and Moorcroft attended a meeting with Bristol City Football Club (BCFC) where the club showed their plans for mixed use of a new site including an arena. Highway access is proposed next to the David Lloyd club. Cllrs noted the impact that this would have on the nearby roads and suggested an alternative exit onto the SBL. It was noted that large concerts are planned at the stadium in the summer.
- c) P19.011 - Response from NSC re pre-application protocol. Notwithstanding the North Somerset Council's (NSC) reply to the PC's request for circulation of the protocol, stating that as there is no separate pro forma for pre-application advice for Long Ashton it would not be practical for planning officers to pass it onto applicants, it was agreed that a copy of the pre-application protocol should be sent to NSC with a request that it is copied to Planning Officers asking them to bring it to the attention of applicants.
- d) P19.012 - DEFRA Biodiversity net gain consultation – The response drafted by Cllr Sterland has been submitted by the clerk.
- e) 18/P/5069/FUL - Long Ashton Library 5-6 Lovelinch Gardens – Cllr Cave reported that NSC has confirmed that DN68 has been complied with and Highways have raised no objections to the application. He has requested that if they are minded to grant permission that conditions be made to mitigate noise and smells and the closing time be amended from 22:00 to 21:30. The suggestion of yellow lines opposite the parking

bays in Lovelinch Gardens was unlikely to be conditioned so it was agreed to add this to the next Highways agenda.

P19.021 - Correspondence

From PCAA re proposal for airport car park near junction 21; noted for information.

P19.022 - It was RESOLVED that the Clerk will submit the following comments on applications affecting property in the parish, to North Somerset Council:

18/P/4687/LBC - 126 Long Ashton Road, BS41 9LS - Replace 3no. single glazed 1970's rotten windows on the rear elevation with 3no. painted timber sliding sash windows to match those on the front elevation. Replace 2no. small fixed pane rotten windows with 2no. double glazed units of the same size in painted timber frames. Officer - Annika Lepoittevin. The PC has no objection to this application provided the Conservation Officer is in agreement.

18/P/5026/FUH - 93 Providence Lane, BS41 9DL - Extension and remodelling of an existing two-storey detached dwelling. Single-storey orangery to the rear of the dwelling and two-storey extension to the side of the dwelling. Officer - Ellena Fletcher. The PC has no objection to this application.

18/P/5158/FUH - 22 Glebe Road, BS41 9LH - Proposed 2 storey rear and side extensions with alteration to existing dwelling. Officer Annika Lepoittevin. The PC has no objection to this application provided the materials match those in the existing property.

19/P/0061/FUH - 42 Keedwell Hill, BS41 9DR - Proposed loft conversion with extended ridge line and rear flat roof dormer to create two additional bedrooms and bathroom. Officer Jessica Smith. The PC has no objection to this application provided that neighbours are fully consulted and their concerns addressed.

19/P/0101/FUH - 48 Keedwell Hill, BS41 9DR - Two storey side extension. Officer - Ellena Fletcher. The PC has no objection to this application.

19/P/0188/FUH - 9 Heath Ridge, BS41 9EW - Proposed Decking. Officer – Ellena Fletcher. The PC has no objection to this application provided that neighbours on either side of the property are fully consulted and their concerns addressed.

19/P/0204/FUL - 58 Long Ashton Road, BS41 9LE - Proposed erection of 4 Semidetached, 4-bedroom houses. Officer – Judith Porter. The PC has no objection to this application in principle but would like to see the height of the wall at the front of the property to Long Ashton Road reduced from 1.8 to 1.5 metres.

19/P/0232/FUH - 9 Hollis Close, BS41 9AZ - Proposal to demolish existing single storey rear extension and replace with a full width two storey rear extension. Officer – Jessica Smith. The PC has no objection to this application provided that neighbours are fully consulted, their comments taking into consideration and materials match those of the existing property.

19/P/0024/TPO – Belvedere, North Road, BS8 3PN - Cherry (T1) Remove dead tree Holly (T2) Crown lift 2m to clear foot path Tree of Heaven (T3) Crown lift to 2m to allow headroom for mowing Leyland Cypress (T4) Fell to ground level. growing close to boundary stone wall and adjacent property. Officer – Jason Cox. The PC has no objection to this application as long as the tree officer is in favour of the work.

19/P/0025/TRCA - 41 Long Ashton Road, BS41 9HW - T1 - crown lift over roof of house to give 1.5m clearance, crown lift rest of tree to 4m from ground level, reduce from overhead power cables. Officer – Jason Cox. The PC has no objection to this application as long as the tree officer is in favour of the work.

19/P/0041/TPO – Hillbrow, Bannerleigh Road, BS8 3PF - 1 x Monterey cypress – fell. Officer – Jason Cox. The PC has no objection to this application as long as the tree officer is in favour of the work.

19/P/0062/TPO - Land at Theynes Croft - T01 ash - remove one limb; T02 ash - fell and replant. Officer - Jason Cox. The PC has no objection to this application as long as the tree officer is in favour of the work.

19/P/0122/TRCA - The White House, St Martins, BS41 9HP - T1 cypress - fell; T2 gingko - clear from power lines by 1m. Officer - Jason Cox. The PC has no objection to this application as long as the tree officer is in favour of the work.

19/P/0161/TRCA - 1 Lodge Drive, BS41 9JF - T1 Sweet gum - crown lift 2m; T2 cherry - crown lift over path 2m; T3 whitebeam - crown lift 2m; T4 lime - crown lift over pavement to 2.5m. Officer - Jason Cox. The PC has no objection to this application as long as the tree officer is in favour of the work.

P19.023 - It was agreed that the Clerk will submit the following comments on applications affecting residents in the parish, to North Somerset Council:

18/P/5161/FUL Land At Kingcott Farm, Beggar Bush Lane, Abbots Leigh BS8 3TF Variation of condition 2 (approved plans) to allow substitution of revised plans to: provide changing room direct access to pitches; increase floorspace of building; alterations to entrance and roof; lowering of building levels and alterations to materials; and of Conditions 10 (Construction Vehicle Cleaning); Condition 12 (Drainage); Condition 16 (Tree Protection); Condition 18 (Construction Method Statement) and Removal of Conditions 7 (Contamination) and Condition 20 (Sport England consultation); all relating to planning permission. 16/P/2607/F (Proposed rugby training facility to include: erection of a two-storey training barn and support building containing a gym, changing rooms and ancillary sports facilities. Construction of a floodlit all-weather pitch and 3no. grass pitches with associated parking and landscaping). The PC has no objection to this application.

P19.024 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously)

These were noted and particularly that 18/P/3658/FUH, 13 Parsonage Road has been granted on appeal and that 18/P/3358/FUL for land adjoining Broadlands, Ridgeway Road has been refused due to the effect of the plans on trees subject to Tree Protection Orders.

P19.025 - Taylor Wimpey Plans for the Vale – no update at this time.

P19.026 - NDP review working group report – no report at this time

P19.027 - Development until 2036 in and around Long Ashton – no update at this time.

P19.028 - Any other matters for information.

North Somerset Agricultural Society Showground Land – Cllr Cave reported that an application is to be submitted to NSC for a change in access to the site.

Date of the next meeting – Monday 11th March 2019

Meeting closed at 20:59