LONG ASHTON PARISH COUNCIL
PLANNING COMMITTEE MEETING – 10th February 2014

Present: - Miss M Uppington - Chairman
Mr D G Aggett
Mr A Butcher
Mr C Cave
Mr R Cook
Ms S M Hardingham
Mr M Harris
Dr P Jackson
Miss A Moser
Mrs J Pullin
Mr I Scoones
Mr R Sterland
Mr H C H Williams
In attendance Dr Janet Turp (the Clerk) and Ms L Price (minutes)

Apologies were received from:-
Mr J Glew
Mrs B Mackwood
Mr N Moorcroft
Mr J Skeeles
Mrs S Sterland

Before the meeting a presentation was given by Jonathan Davies from Lambridge Developments and Mel Clinton from Nash Partnership regarding their plans for the western edge of Long Ashton.

P184 – Apologies for absence

Apologies for absence were received from Cllrs S Sterland, Moorcroft, Glew, Skeeles and Mrs Mackwood.

P185 - Declarations of Interests and Grant of Dispensations

Any interests to be declared during the meeting. No dispensations were requested.

P186 - Minutes of the last meeting

The minutes of the meeting held on 13th January copies having been circulated, were confirmed as a correct record and signed by the Chairman.

P187 – Matters arising

a. P171a - Scheduling Bridgeman’s Field as an historic monument – no update. The member of staff allocated to the application is expected to return from long-term sick leave soon but the job may be re-allocated if this is delayed.

b. P171 b - Bike Store, Providence Lane – no update.

c. 14/P/0005/RG3 – Birdwell Primary Hollis Close – NS North Area Committee councillors had a site visit to the school on the 10th February.

d. P178 – Parliamentary All Party Interest Group on the Green Belt – a submission was made.
P188 - Correspondence

a. From NS – re consultation on the North Somerset Core Strategy: Sustainability Appraisal Supplementary Report: Revised Policy CS13: January 2014 and
b. From NS – re examiners timetable and agenda for the examination of the remitted policies.

It was agreed that no comment was necessary on the consultation. The examination will take place on 18th, 19th and 20th of March.

P189 - To consider and provide comments to North Somerset Council on the following new planning applications affecting property in the parish.

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

14/P/0049/F - Woodlands, Gatcombe Mill Lane, BS48 - Erection of single storey extension following demolition of existing single storey extension. Officer – Raheel Mahmood.
The Council has no objection to this application providing materials match the existing dwelling.

14/P/0113/NMA – Warren Gardens (formerly 9 Warren Lane), Warren Lane, BS41 9DA - Non material amendment to planning permission 10/P/0368/F (Erection of 12no detached retirement dwellings with 2 detached car barns, detached double garage and detached bin store with associated means of access, car parking, landscaping and open space following demolition of dwelling at no 9) to allow installation of fencing to provide privacy to Plots 1, 2, 3 and 12. Officer – Mike Cole.
No comment necessary, already determined.

14/P/0154/F – Ashton Court Boundary Wall, Beggar Bush Lane, BS8 - Formation of new opening in boundary wall and blocking up of existing opening. Officer – Angela Norris.
14/P/0155/LB – Ashton Court Boundary Wall, Beggar Bush Lane, BS8 - Formation of new opening in boundary wall and blocking up of existing opening. Officer – Angela Norris.
The Council is pleased to see that the opening will be offset from the junction. It is essential that there is sufficient space provided between the barrier and the wall to allow horses to exit the opening and move safely into the road. The Parish Council notes that the existing opening will be closed with the stone from the new opening.

16/P/0164/LUP – 4 Rayens Cross Road, BS41 9DZ - Certificate of Lawful development proposed for a loft conversion to include a dormer window to the east and north elevations. Roof lights to both the north, south and west elevations. Officer – Raheel Mahmood.
The Council has no objection to this application if it is considered to meet the requirements for permitted development provided the materials also match the existing house.
14/P/0171/F – 6 Folleigh Drive, BS41 9JD - Erection of a rear porch and new windows to breakfast room/workshop. Officer – Raheel Mahmood. The Council has no objection.

14/P/0194/F – Cathedral Choir School Playing Fields, off Beggar Bush Lane - Change of use from school playing field for Bristol Cathedral School to a Sports Facility for Bristol Cathedral Choir School, North Somerset Athletics Club, Firebrands Hockey Club, Young Bristol and local schools with ground works to include levelling, bunding and surfacing to provide an 8 lane athletics track, tennis training courts, 'air dome' temporary covering, fencing, plant room, athletics equipment store, all weather pitch with 8no 15m high floodlights, access track, 3no parking areas (122 spaces) and landscaping. The Council supports the application but has the following comments to make. As there will be times when a large volume of traffic is using the site there should be adequate road signage on Beggar Bush Lane to show the location of the entrance and a dedicated turn-right lane should be created to enable the safe movement of traffic onto the site. The air dome should be coloured to minimise its visibility and the site landscaped to prevent it being seen from the road. The Council has concerns regarding increased light pollution and to mitigate this a condition should be placed on any approval that the floodlights should not be lit after 10pm and that there should be no significant light visible from the air dome. The PC would like assurance that the facilities will be available to local schools on an ongoing basis.

Cllr Mrs Moser having an interest in the following application took no part in the discussion.
14/P/0241/F – 17 Ardmore, Vicarage Road, BS8 3PH - Removal of poorly constructed conservatory at second floor terrace and replacement with new conservatory with brick infill to side elevation. Installation of new windows and a new garage door. Officer – Julie Walbridge. This Council has generally no objection providing materials match the existing building. However, regarding the garage door, the neighbours should be notified and given chance to comment as other carports in the block will remain open.

Trees
14/P/0024/TPO – Hillbrow, Bannerleigh Road, BS8 3PF -1 Monterey Cypress - Fell and grind out stump. Replant with either Purple plum or Silver birch. Officer – Jason Cox. The Parish Council will support the Tree Officer’s decision.

14/P/0082/TPO – Parklands, Abbots Leigh Road, BS8 3PX – T4 unknown tree – Prune back maximum 20%. Officer – Jason Cox. The Parish Council will support the Tree Officer’s decision.

14/P/0132/WT – 16 Long Ashton Road, BS41 9LD - 2 Lawson Cypress & 1 Western Red Cedar – Fell. Officer – Jason Cox. The Parish Council objects to the felling of the Western Red Cedar unless the Tree Officer feels there is a good reason, but has no objection to the Lawson Cypresses being felled.

14/P/0160/TPO – The Old Vicarage, Vicarage Road, BS8 3PH - Various tree works as itemised on application. Officer - Jason Cox.
The Parish Council will support the Tree Officer’s decision.

P190 - To note applications where comments have already been passed to North Somerset.

The following comments were noted:
14/P/0094/PDA – Land off Warren Lane, Gatcombe Farm, BS41 9DA. Prior determination for erection of an agricultural building for storage of fodder and machinery. Officer – Angela Norris.
The comment passed to NS was - the Council notes that this application is for a site that is part of a scheduled monument and believes that it will therefore need planning and scheduled monument permission before it can go ahead. The Council also has concerns about the size and location of the building.

NS have refused the application.

P191 - To note North Somerset decisions (circulated previously) on earlier planning applications.

Decisions were noted.

P192 - Northleaze School Car Park - To decide if the PC wants to formally register its interest in the Car Park being transferred to it as a community asset.

It was RESOLVED that the Clerk should write to NS Council to note that the PC may be interested in the Car Park being transferred to it as a community asset. Proposed by Cllr Butcher, seconded by Cllr Cave, all in favour.

P193 - South Bristol Link Road - To receive update.

NS have stated that the PC should be consulted on the landscaping of the SBLR.

P194 - Development until 2026 in and around Long Ashton – to receive any relevant information.

No further information.

P195 - Any other matters for information.

Bus stop near Park Homes – a letter has been sent by a District Councillor to local residents regarding possible changes to access, provision of a bus stop and post box and noting a possible planning application by the owner and asking for their opinion of the proposal.

Date of the next meeting – 10 March 2014

Closed 9.40pm.