

LONG ASHTON PARISH COUNCIL
PLANNING COMMITTEE MEETING
19:30, 9th January 2017, Jubilee Pavilion

Present:

Miss M Uppington - Chairman
Ms J Booth
Mr C Cave
Ms S M Hardingham
Ms S Hughes
Dr P Jackson
Mr N Moorcroft
Mrs J Pullin
Mr R Sterland
Mr A Wilkinson

Absent:

Mr M Harris
Mr A Johnson
Mr D Johnson
Ms L Lansley
Mrs B Mackwood
Mr I Scoones

In attendance Dr Janet Turp (the Clerk) and Mrs V Lacey (minutes) plus two members of the public. One left the meeting at 20:27.

P17.00 – Apologies for absence

Apologies for absence were received from Cllrs Harris, D Johnson, Lansley and Scoones.

P17.01 - Declarations of Interests and Grant of Dispensations

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

P17.02 - Minutes of the last meeting

Minutes of the Planning Committee meeting held on 12th December, having previously been circulated, were confirmed as a correct record and signed by the Chairman.

P17.03 - Matters arising

- a. P16.148a – Auto Scuderia site. Cllrs Cave and Moorcroft are due to meet a representative of North Somerset Council's (NSC's) Highways Department on site on the 12th or 13th January.
- b. P16.149a – Community Access Review visit. A NSC representative will update councillors on the outcome of the review at the Council meeting on 16th January.
- c. P16.144 - MetroWest phase 1 consultation. The Environment Agency has objected to two of the options outlined in this consultation, about a new entrance to the Ashton Vale Industrial Estate from close to the David Lloyd Leisure Centre. The remaining proposal was the Parish Council's least favourite, as it will disrupt motorists entering Long Ashton from the Park and Ride. A member of the project team will come and update councillors on the consultation.

P17.04 - Correspondence

- a. From North Somerset Council - re Community Infrastructure Levy Charging Schedule Examination. This will take place at the Hive in Weston-super-Mare on 28th February.
- b. From North Somerset Council – re Cancellation of Article 4 Direction - Airport Parking. This direction, which aimed to stop unauthorised car parks around Bristol Airport, has been cancelled. There is an opportunity to comment on the cancellation and, if requested by councillors, it will be included on the agenda for the next committee meeting.

P17.05 - New Planning Applications

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

16/P/2844/F - 90 Weston Road, BS41 9BP - Erection of a single storey and a two storey rear extensions. Officer - Dominic Battrick. The PC has no objection to this application.

16/P/2916/NMA - 24 Glebe Road, BS41 9LH - Non-material amendment to 16/P/0938/F (Erection of a single storey extension including garage) to reduce the overall height of the roof, simplify the roof design and use white UPVC or aluminium for the windows/doors. Officer - Gaynor Whittington. This application had been approved by NSC before the meeting. Although it was recognised that the PC is not a statutory consultee for non-material amendments, it was agreed that it would always like to be notified and given a chance to comment on them. Where the timescale for comment is short, it was agreed that, if the Chair considers it unnecessary to call an extra meeting, the Clerk should use existing delegated powers to obtain comments and reply on behalf of the committee.

16/P/2929/F - Long Ashton Golf Club, Clevedon Road, BS41 9DW - Erection of a new single storey biomass boiler plant room (retrospective). Officer - Owen Gore. The PC has no objection to this application.

16/P/2992/F - 7 Cedar Close, BS41 9DS - Erection of single storey rear extension following the demolition of outbuilding. Officer - Gaynor Whittington. The PC has no objection to this application.

The meeting was adjourned at 20:11 to allow a resident to speak, and was reconvened at 20:12.

16/P/3015/F - 142 Long Ashton Road, BS41 9LT - Removal/variation of condition No 2 on 16/P/1014/F (Removal of condition No.16 (Code Level 3) on planning permission 14/P/0654/F (Demolition of car sales and workshop building and erection of 8no. dwellings with associated car parking, landscaping and alterations to existing vehicular access off Long Ashton Road and Glebe Road) to allow the alteration to boundary wall heights and details; clearer indication of where render finishes are to be used; receive the position of entrance gates to plot 4; minor adjustment to house type detail design; removal of recess to frontage of house type C and additional detail on house type drawings and street elevations. Officer - Judith Porter. The PC has real concerns on the effect on safety of the proposed height of the walls on the Long Ashton Road and Glebe Road sides of the development. To ensure good visibility when exiting Glebe Road onto Long Ashton Road and also to allow cars to see and to be seen when exiting the development it considers these walls should be low (no more than 45cm on the Long Ashton Road side). Furthermore, it would like a condition to be placed on the properties on plots 1, 2, 3 and 4, that nothing can be grown or placed in the front gardens that is higher than 45cm, because of the danger of reduced visibility from Glebe Road to Long Ashton Road. It has concerns about the parking for plot 8 as cars will have to exit in a reverse gear onto Glebe Road.

The PC notes that there are covenants on all the other properties on Glebe Road, preventing residents from erecting walls in their front gardens.

The PC also has concerns about the Glebe Road/ Long Ashton Road Junction which will be made worse by this development and would ask NSC Highways to look at the junction and its surrounds for options to make it safer.

The PC is not in favour of the removal of the recesses on house type C.

It was suggested the Cllrs Miss Uppington and Wilkinson join the planned site visit.

16/P/3054/MMA - Land to rear of 5 Highlands Road, BS41 9EN - Application for minor material amendment to planning permission 13/P/0454/F (erection of dwelling) to allow for changes to house appearance and site layout. Officer - Steve McCarthy. The PC has no objection to this application.

Trees

16/P/2884/WT - Dormer Cottage, Yanley Lane, BS419LR - T1 beech - reduce spread towards the house by 3m; T2 willow - reduce by 50%; T3 ash - remove single limb extending outside the spread of the rest of the canopy towards the house. Officer - Jason Cox. The Clerk has sent the following comment The Parish Council has no comments on this application that it wishes the tree officer to take into account when reaching his decision.

16/P/2954/WT - 126 Long Ashton Road, BS41 9LS - T1 eucalyptus – fell. Officer - Jason Cox. NSC had considered the application before the meeting, and in advance of the response and target date, and decided that a TPO would not be placed on the tree. The Clerk has expressed her disappointment at the early decision to the officer.

16/P/2955/TPO - 3 Glebe Close, BS41 9DB - T1 yew - reduce lateral spread on the east side by 2-3m; T2 oak - crown lift to 5m and crown thin by 20%; T3 birch - reduce lateral spread on the west side of the tree by 3m and crown lift to 3m. Officer - Jason Cox. The PC has no objection to this application, as long as the tree officer is in agreement.

16/P/2999/TPO - Pembroke House, Abbots Leigh Road, BS8 3PX - T1 ash - reduce height by 2m to most old cut points; T2 apple - reduce crown by 1.5m to old cut points; T3 birch - reduce crown by 1.2m to old cut points. Officer - Jason Cox. The PC has no objection to this application, as long as the tree officer is in agreement.

P17.06 - To consider and provide comments to North Somerset Council on the following amended planning application.

16/P/2191/F - Apple Tree Day Care Nursery, Wild Country Lane, BS41 9AG - Erection of 3no.new dwellings on site following demolition of the single storey extension attached to the side and the two storey building attached to the rear of the Cider House.

Cllr Hughes declared an interest in this application and left the meeting at 20:31, taking no part in the discussion.

Following discussion it was agreed that the PC's comments made on the 17th October on the original application still stand and that, given the concerns of neighbours, would like confirmation that the plans submitted accurately reflect the street scene with the new buildings in place, with particular reference to the height of buildings and eaves. It is also concerned that there are no plans showing the slope of the site and how that influences the proposal. The PC also believes that the proposed building on Plot 2 will be overbearing on the street scene as it will be seen behind the Cider House when viewed from Weston Road.

Cllr Hughes re-joined the meeting at 20:45.

P17.06 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously). Decisions were noted.

P17.07 - Disabled Bay consultation - 4 Lovelinch Gardens

Cllrs had no objection to this application and the consultation document was completed.

P17.08 - Development until 2036 in and around Long Ashton

Cllr Cave is part of a NSC scrutiny panel which is to look at the local green belt. The Clerk will ask CPRE which planning consultants it recommends, with a view to seeking specialist advice on the proposed new developments.

P17.09 - Any other matters for information

a. The next PACT (Partners and Communities Together) meeting is in the Jubilee Pavilion on Wednesday 11th January at 7:30pm. The Clerk will promote the meeting with posters and using twitter.

b. The South Bristol Link Road (which will be called Colliters Way) is due to open on 16th January.

Date of the next meeting – Monday 6th February

Meeting closed at 21:09