

LONG ASHTON PARISH COUNCIL
PLANNING COMMITTEE MEETING
19:30, 6th February 2017, Jubilee Pavilion

Present:

Miss M Uppington - Chairman
Mr C Cave
Ms S M Hardingham
Ms S Hughes
Ms L Lansley
Mrs J Pullin
Mr I Scoones
Mr R Sterland

Absent:

Ms J Booth
Mr M Harris
Mr A Johnson
Mr D Johnson
Dr P Jackson
Mr N Moorcroft
Mrs B Mackwood
Mr A Wilkinson

In attendance: Dr Janet Turp (the Clerk) and Mrs V Lacey (minutes) plus two members of the public. One member of the public left at 21:05.

Before the meeting a resident presented his objection to application 17/P/0084/F.

P17.10 – Apologies for absence

Apologies for absence were received from Cllrs Booth, Harris, D Johnson, Mrs Mackwood, Moorcroft, Thomas and Wilkinson.

P17.11 - Declarations of Interests and Grant of Dispensations

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

P17.12 - Minutes of the last meeting

Minutes of the Planning Committee meeting held on 9th January, having previously been circulated, were altered to replace four references to 'Weston Road' on pages three and four with 'Long Ashton Road'. The minutes were then confirmed as a correct record and signed by the Chairman.

P17.13 - Matters arising

a. P17.03a – Auto Scuderia Site. North Somerset Council (NSC) has asked the developer of the site to remove their advertising hoardings, as they obstruct visibility from Glebe Road on to Long Ashton Road. Any stone walls to be erected along the boundaries of the site will be kept at a low height, for the same reason. At a site meeting with councillors, NSC officer and a local resident, it was agreed that the current width of Glebe Road will be retained by not building a footpath planned for the east side of the road.

b. P17.08 – Planning consultant information. Cllr Wilkinson is pursuing various options to identify an appropriate planning consultant - the Campaign to Protect Rural England (CPRE) does not use them. The Clerk has sought advice from the planning specialist who ran the 'Negotiating a better outcome' and it was agreed that the Clerk will arrange an evening session for the council with the her at a cost of around £375 to look at the best way of proceeding.

P17.14 - Correspondence

a. From resident re development on the land behind 30 -31 Birdwell Road. This was considered with the application.

- b. From North Somerset re Call for Sites. The Clerk will let know North Somerset Council (NSC) know about a house on Ridgeway Road that seems to have stood empty for 10 years. Cllr Cave will investigate who owns the property.
- c. From North Somerset re Core Strategy: It was confirmed that the consequential changes to Policies CS6, CS14, CS19, CS28, CS30, CS31, CS32, and CS33 have been adopted together with details of how it may be challenged.
- d. Email from resident re beech tree outside 159 Long Ashton Road. The iconic beech tree at the eastern end of the village will be felled during the week beginning 20th February, as it is diseased and dangerous. Long Ashton Road will be partially closed for the felling to take place.

P17.15 - 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.

17/P/0020/F - Land at the rear of 30 - 31 Birdwell Road, BS41 9BB - Erection of 2no. detached two bedroom bungalows with on-site parking and associated works. Officer - Julie Walbridge. Whilst the PC would welcome additional small properties suitable for retired people, it was RESOLVED to recommend refusal of this application as the site is unfortunately unsuitable. All previous applications to build on this site have been refused with inadequate access being a major factor in the decision and the Parish Council does not believe that this has been resolved. Not only is the access route very narrow but is on a blind corner and parking is already extremely difficult in the vicinity. Like residents it has concerns that the access route is too narrow for certain types of vehicle - including emergency vehicles and refuse lorries and would question how construction traffic could enter the site. The PC notes that there is a difference in opinion as to the width of the access lane and would ask NSC to verify the actual width. This application proposes two dwellings which will create more traffic movements than the previously refused applications which were for a single dwelling. The proposed development would have a detrimental effect on neighbours, especially those at 30 and 31 Birdwell Road, who live next to the narrow access route. The PC is committed to maintaining open watercourses, and minimising the use of culverts (Neighbourhood Development Plan (NDP) policy ENV6). The culvert proposed in this application is contrary to this policy.

17/P/0034/F - 21 Rayens Cross Road, BS41 9EA - Re-render existing building and part cover with western red cedar and extend terrace at rear of property. Officer - Steve McCarthy. The PC has no objections to this application, although it was noted that the red cedar cladding was unusual in this area.

17/P/0059/F - Kingston Lodge, Bridge Road, BS8 3PE - Erection of 2 No. dwelling houses in place of 4 No. previously demolished garages. Officer - Louise Grover. The PC notes that this application is an improvement on those submitted previously, but still has concerns and recommends refusal. The PC believes that the proposed roof gardens are not in keeping with the frontage of Bridge Road and the approach to the Suspension Bridge, and that the roller shutter door is inappropriate for such a prominent site. It supports the objections raised by the Leigh Woods Society and local residents, and would draw the Planning Officer's attention to the fact that this design does not comply with the Leigh Woods' Village Design Statement. The PC also has concerns that the plans incorporate the publicly owned grass verge and if this area was excluded there would be insufficient space to park four cars.

17/P/0072/F - Bristol Grammar School Playing Fields, Clevedon Road, BS8 3TL - Construction of an artificial 4G sports pitch with associated access, 6no. flood lights, 2no. spectator stands, fencing and practice cricket nets. Officer - To be allocated. The PC is happy with the construction of the artificial pitch, but is not in favour of the spectator stands, which would affect the openness of the green belt. In order to minimise light pollution the PC would like a condition placed that floodlights are turned off by 10pm. The existing floodlights in the area can already be problem especially during fog. The PC is becoming increasingly concerned about the cumulative effect of each incremental sports development in the green belt here, and it was noted that there is now very little agricultural land remaining in the area.

17/P/0077/F - 90 Weston Road, BS41 9BP - Erection of a two storey side extension following demolition of ground floor bathroom. Officer - Dominic Battrick. Although the PC has no objections to an extension on this property it does have concerns about the size of the proposed upstairs rear windows, which it believes will overlook neighbours, are too large, will be overbearing, and out of keeping with the area.

17/P/0084/F - 32 Blackcurrant Drive, BS41 9FP - Erection of a two storey side extension. Officer - Sam Watson. It was noted that the plans do not show how the proposed application relates to the rest of the area, and the impact can, therefore, only be seen clearly by a site visit. The PC recommends refusal of the application, on the grounds that it does not meet the criteria specified in NSC's residential design guide, being too close to neighbouring properties. It believes the plans to be an over-development of the area, to lack consideration for the available space, and that building work will put nearby protected trees at risk. The proposed development will result in a loss of privacy for 34 Blackcurrant Drive because of its proximity to the rear garden of that property.

The meeting was closed at 21:00 to allow a member of the public to speak, and reconvened at 21:02.

17/P/0086/LDE - Land to East of Guide/Scout Hut, Weston Road, BS41 9BJ - Application for Lawful Development Certificate for the existing use of the land for the storage of building materials and the retention of ancillary buildings also used for storage comprising 2no. metal storage sheds, 1no. greenhouse, 1no. caravan site office, 1no. timber lean-to storage shed, 1no dual-pitched timber storage shed, 3no. shipping (grouped), 1no. stable building and 1no. commercial glasshouse (derelict). Officer - Karen Bartlett. The PC strongly objects to this application. It believes that there is little evidence that the land has been used predominantly for the storage of building materials over a number of years and notes that if there has been any change of use it has been done in secret. It notes that the storage containers and ancillary buildings occupy too small a proportion of the site for storage to be identified as the primary use and would consider it prudent for the dates of the photographs provided to be verified.

17/P/0120/F - Ferncliffe, Flat 14, North Road, BS8 3NQ - Enlarge existing roof light access. Construct new spiral stair to a new enclosure and construct new timber deck terrace within the roof void of the main building. Officer - Julie Walbridge. The PC recommends refusal of this application. In the past several flats have been altered to include balconies, roof lights etc. which have caused other residents problems and it is envisaged that similar problems will be caused here.

17/P/0156/SWE - Land to front of 159 Long Ashton Road, BS41 9JQ - Erection of 2no. new poles with stays following removal of 1no. pole and overhead line. New line to be laid underground between new poles. Officer - Steve McCarthy. The PC notes that this work has already started due to its urgent nature.

17/P/0163/F - Oldlands, Bannerleigh Road, Leigh Woods, BS8 3PF - Ground floor extension to east elevation and replacement windows. Officer - Sam Watson. The PC has no objections to this application, although it notes that several residents have asked for clarification re the plans.

17/P/0198/CUPA - Units D1-D3 Yanley Barn, Yanley Lane, BS41 9LR - Prior approval for change of use from B8 (Storage and distribution) to a single dwelling within use class C3 (Residential). Officer - Julie Walbridge. The PC has concerns about the proposed access onto Yanley Lane, but has no objection to the application, providing NSC's Highways Department is happy with it.

17/P/0200/F - Belvedere, North Road, BS8 3PN - The construction of a timber framed single story building. Officer - Gaynor Whittington. The PC has no objections to this application, providing neighbours are informed and given a chance to comment before a decision is made.

Cllr Lansley left the meeting at 21:30.

17/P/0212/LUP - 71 Theynes Croft, BS41 9NN - Certificate of Lawful use/development proposed for the conversion of part of the existing garage to a bedroom/shower room to include 2no. rooflights to both the front and rear elevations. Officer - Dominic Battrick. The PC has no objection to this application.

17/P/0213/F - 9 Rayens Cross Road, BS41 9EA - Erection of a single storey rear extension. Officer - Gaynor Whittington. The PC has no objection to this application, providing the neighbour at 11 Rayens Cross Road is consulted and given a chance to comment before any decision is made, and that materials used match those in the existing building.

17/P/0225/F - 65 Ridgeway Road, BS41 9EZ - Infill to front of carport on front elevation. Officer - Gaynor Whittington. The PC has no objection to this application.

Trees

17/P/0054/WT - 136 Long Ashton Road, BS41 9LS - T1 and T1 Leyland Cypress - reduce height by 2m to previous pruning points. Officer - Jason Cox. The PC has no objection to this application.

17/P/0055/WT - 134 Long Ashton Road, BS41 9LS - T1 laurel - reduce height by 2m. Officer - Jason Cox. The PC has no objection to this application.

17/P/0102/WT - 60 Long Ashton Road, BS41 9LE - T1 bay - reduce height by 2m; T2 holly - fell; T3 yew – reduce height by 1.5m and lateral spread by 1m. Officer - Jason Cox. The PC has no objection to this application, providing the Tree Officer is happy with it.

17/P/0103/TPO – Greensleeves, Bridge Road, BS8 3PE - T1 ash, reduce from garage roof by 1.5m. Officer - Jason Cox. The PC has no objection to this application, providing the Tree Officer is happy with it.

17/P/0111/TPO - Charters, Bridge Road, BS8 3PE - T1 Western red cedar – fell. Officer - Jason Cox. The PC leaves it to the Tree Officer to decide if the tree needs to be felled.

Cllr Hughes, having an interest in the following item, left the meeting at 21:40 and took no part in the discussion.

P17.16 - To consider and provide comments to NSC on the following amended planning application

16/P/2191/F- Apple Tree Day Care Nursery, Wild Country Lane, BS41 9AG - Erection of 2no.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. It was agreed that these additional plans do not address the PC concerns and so previous comments are still valid. It recommends refusal of the application, on the grounds that it believes the proposed development to be an overdevelopment of the site, whilst the reduction in the capacity of the nursery is contrary to the high demand for nursery places in the village. The PC believes that at least part of the building proposed for demolition dates back to the very early 1900s and is therefore much older than stated. The PC remains concerned that there is insufficient parking provided in this proposal, especially in light of permanent severe congestion in the vicinity. It would also draw the Planning Officer's attention to the fact that residents have concerns about the accuracy of some of the measurements provided.

Cllr Hughes rejoined the meeting at 21:42.

P17.17 - To note comments provided by the clerk under delegated powers on the following amended application.

16/P/2337/F - 14 Long Ashton Road, BS41 9LD - Application for removal or variation of conditions no. 4 & 19 of outline planning permission 10/P/1002/O (Outline permission for the erection of 9no. elderly persons apartments, new access, 9no. car parking spaces and ancillary bin store with approval sought for access, appearance, layout and scale with landscaping reserved for subsequent approval) to remove the age restriction and the need to generate 15% of energy required. The Clerk replied, following consultation with Cllrs, that *the Parish Council still recommends refusal of this application. It is pleased to see that the request to remove the need to generate 15% of energy required has been removed and also notes that the number of parking spaces has been increased. However, homes for elderly people are very much needed in Long Ashton, especially those, like these, with easy access to village amenities. The neighbourhood development plan supports housing that meets the current demographic and housing need (LHN 3) and this is such a need.* NSC's decision to approve this application was noted.

P17.18 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously).

Noted.

P17.19 - North Somerset Council Consultation re Planning Application Requirements - Parts 2 and 3 (Drawings)

The PC finds it very difficult to make good comments on planning applications when the presented drawings are inadequate, and is, therefore, pleased to see that NSC is reviewing its drawing requirements and supports most of the content. However,

However, the PC suggests that, to ensure consistency throughout the documents and that the standards are given the appropriate weight, that must be used throughout and any reference to should be replaced by must, eg 'all plans and drawings *must* be accurately drawn'. In the introduction to 'Drawing Standards, Part 3', it would suggest the following phrase be added: "any handwritten comments must be readable".

P17.20 - To respond to NSC's request for PC assistance in providing a name for the bus link part of the South Bristol Link Road.

It was agreed that this matter would be discussed at the next meeting. However, one suggestion was Woodspring Way.

P17.21 - To consider the names suggested for phase 2 of the Audley Retirement development and respond

The Clerk will ask NSC to consider Smyth Court as a name for the Audley Retirement Development, in addition to Lyons Mews, Whitebeam Court and Stokeleigh Court. The PC believes that the other two options suggested by the developer (Gillingham Mews and Metford Court) have no local relevance.

P17.22 - Public Art on Taylor Wimpey Developments

It was RESOLVED that the Clerk will write to thank Taylor Wimpey for its offer of £20,000, and to accept the money in order to commission a piece of Public Art. Proposed by Cllr Cave, seconded by Cllr Sterland. The Clerk will also remind Taylor Wimpey that it agreed to meet the PC's legal costs in pursuing the matter. Councillors will think about appropriate local artists to ask to before the next meeting.

P17.23 - Development until 2036 in and around Long Ashton

Although NSC is committed to the retention of the green belt, Taylor Wimpey is still set to go ahead with its application for the Vale. It was agreed that the committee needs to consider ways of maintaining the value of the local green belt and Cllrs were asked to think about this before the next meeting. The MP for North Somerset is looking at proposals that would force developers to use their planning permissions within a certain period of time.

P17.24 - Any other matters for information

No other matters.

Date of the next meeting – Monday 6th March

Meeting closed at 22:08