

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

Present:

Miss M Uppington - Chairman
Ms J Booth
Mr C Cave
Ms S M Hardingham
Mr M Harris
Ms S Hughes (until 20:43)
Mr D Johnson
Ms L Lansley
Mrs B Mackwood
Mr N Moorcroft
Mrs J Pullin
Mr I Scoones
Mr R Sterland

Absent:

Mr A Johnson
Dr P Jackson
Mr A Wilkinson

In attendance: Dr Janet Turp (the Clerk), Mrs Victoria Lacey (minutes) and a member of the public, who has put her name forward to be co-opted on to the Parish Council.

Representatives from Bristlewand Ltd will attend the Highways meeting on 27th March.

P17.25 – Apologies for absence

Apologies for absence were received from Cllr Wilkinson.

P17.26 - Declarations of Interests and Grant of Dispensations

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

P17.27 - Minutes of the last meeting

The minutes of the meeting held on 6th February, previously having been circulated, were amended as follows: p1, P17.13 - Matters arising. a. P17.03 - Auto Scuderia Site '*the developer*' was removed from the following sentence: 'At a site meeting with the developer, councillors, NSC officer....' The minutes were then confirmed as a correct record and signed by the Chairman.

P17.28 - Matters arising

a. P17.13a – Auto Scuderia Site. It is understood that North Somerset Council (NSC) has asked the developer to remove the hoardings blocking visibility between Long Ashton Road and Glebe Road. The boards, however, are still in place. NSC has been informed that run-off from the site is blocking drains on Glebe Road.

b. Public Art. Taylor Wimpey would like one organisation to deal with both art installations and are willing to give some extra funding to the PC if it takes on both. It was agreed that the PC is happy to commission both art installations and the clerk is to inform TW of the decision.

c. P17.15 - 17/P/0086/LDE. The owner of land to the east of the Guide Hut on Weston Road has applied for a Lawful Development Certificate for the storage of building materials and the retention of ancillary buildings. NSC officers are currently discussing the matter. The PC feels that its objections to the application submitted to NSC are still valid and that it is up to the applicant to provide substantive proof of the land being used predominantly for the storage of building materials - including contracts and dated photographs that can be verified, as applicable. The PC has concerns as to the consequence of NSC having to give permission for activities such as these carried out in secret in the green belt.

P17.29 - Correspondence

- a. From resident re 17/P/0271/F (3a Ridgeway Road). *See 17.30 below.*
- b. From applicant re the committee's comments on 17/P/0084/F. Cllrs Cave and Miss Uppington visited the applicant to discuss the Planning Committee's comments on his application to NSC.
- c. From resident re updated plans for 16/P/2191/F (Apple Tree Nursery). The comments were noted.
- d. From resident re refusal of 17/P/0020/F. A resident who objected to the application on land behind 30-31 Birdwell Road has written to thank the PC for its support.
- e. From B Peek re Fly the Flag for the Commonwealth. It was agreed that a Councillor will raise the Commonwealth flag on the flagpole in Theynes Croft car park at 10am on 13th March. The Clerk will let Northleaze School know about the event.
- f. NSC has informed the PC that its Sites and Policies Plan, Part 2: Site Allocation Plan has been submitted to the Secretary of State for examination.

P17.30 - 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/0271/F - 3a Ridgeway Road, BS41 9EX - Window replacements, removals and adjustments. Officer - Sam Watson. The PC has no objection to this application, providing the materials used match those used in the existing building.

17/P/0281/LUP - 12 Perry Road, BS41 9FE - Application for a lawful development certificate for a proposed single storey rear extension and front porch. Officer - Gaynor Whittington. The PC has no comment on the lawfulness of the development but has no objection to the application.

Cllr Mrs Mackwood declared an interest in the following application and took no part in the discussion.

17/P/0294/LB - Gatcombe Mill, Gatcombe Mill Lane, BS48 3QU - Listed building consent for the erection of a single storey ground level link corridor to rear of building to connect mill machinery room with house. Officer - Julie Walbridge. The PC has no objections to the application, providing the conservation officer is happy with it.

17/P/0365/F - 3 Lyvedon Way, BS41 9ND - Erection of a two storey side extension following the demolition of the existing garage. Officer - Sam Watson. The PC has no objection to the extension, but believes that in order to preserve the street scene, the extension should be built in brick to match the existing house which should not be rendered and the roof tiles retained. It also notes that by having the extension

roof hipped the extension is not subservient to the original dwelling as it is in the extension to the neighbouring property.

17/P/0368/MMA - 11 Keedwell Hill, BS41 9DP - Minor material amendment to planning permission 16/P/1378/F (erection of a two storey side extension following demolition of existing single storey side extension) to allow for additional window at first floor level on left elevation. Officer - Sam Watson. The PC has no objection to this application.

17/P/0400/LDE - Longwood Orchard, Clevedon Road, BS8 3TN - Certificate of Lawful use existing for the continued use of the land as domestic curtilage. Officer - Scott Britnell. The PC has no objection to this application.

17/P/0449/F - 14 Folleigh Lane, BS41 9JB - Erection of an orangery at upper ground floor level. Officer - Owen Gore. The PC has no fundamental objection to the application but would like neighbours to be informed and given a chance to comment before a decision is made.

17/P/0456/F - 12 Perry Road, BS41 9FE - Porch to front and installation of woodburning stove pipe Gaynor Whittington. The PC has no objection to this application.

17/P/0274/WT - 6 Bowley House, Hillside Road, BS41 9LG - T1 hazel - coppice to 1m from ground level; T2 Western red cedar - crown lift to 4m (secondary lateral branches only). Officer - Jason Cox. The PC is concerned about the effect of the proposed works to the western red cedar but will leave the decision to the Tree Officer.

P17.31 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously). - Noted.

P17.32 - Planning consultant workshop

The preferred date for the workshop to be facilitated by planning consultant Andrea Pellegram is 25th April. Reserve dates are 16th and 25th May.

P17.33 - Possible escalation of DMMO request

It was RESOLVED to ask NSC to take the PC's application for a Definitive Map Modification Order (DMMO) covering a route between Parsonage Way and the Festival Way out of sequence. Proposed by Cllr Moorcroft, seconded by Cllr Mrs Mackwood. All in favour. The owner of the land through which the route passes has recently closed off access to the field, which has been used for many years by residents. Parents and children are now being forced to take a circuitous route to school along Parsonage, Glebe and Yanley Roads, where they have to negotiate several road crossings. The PC feels that the action taken by the landowner has put residents and their children at risk.

Cllr Hughes left the meeting at 20:43.

P17.34 - Naming of the bus link part of the South Bristol Link Road.

It was agreed to suggest Longmoor Way as a name for the bus link.

P17.35 - DCLG Consultation

The closing date for this consultation on the housing white paper 'Fixing our broken housing market' is 2nd May. It was agreed that it will be discussed at the Planning Meeting on 10th April.

P17.36 - Ex-RBL building and money identified for establishing a CIO

It was RESOLVED to give a maximum of £300 to the community group who are attempting to buy the former RBL building to fund a leaflet drop to promote its crowd-funding initiative. Proposed by Cllr Miss Uppington, seconded by Cllr D Johnson. All in favour. It was agreed that a similar sum could be made available to any other community group also hoping to buy the building. The group is in the process of setting up a Community Interest Company (CIC) to support its bid. It is hoped that the PC's valuation of the building will be available within eight working days.

P17.37 - Development until 2036 in and around Long Ashton

NSC's commitment to preserving the green belt was noted, and it was suggested that one of Long Ashton's footpath walks could be featured in NS Life, to help publicise the green belt.

P17.38 - Any other matters for information.

Re Changed access from Ashton Vale due to proposed closure of the level crossing - the PC has concerns about all three options presented as part of the consultation. Planners are due to hold an exhibition in Long Ashton to allow local people to have their say.

A nationwide campaign has been launched by the Duchess of Cornwall and Jamie Oliver to remember murdered MP Jo Cox with a 'Great Get Together' on the weekend of the 17th/18th June and a question has been asked by a resident about holding a get together in Long Ashton. It was suggested that she speak to the Church about linking up with its Strawberry Fayre planned for the 18th June.

Date of the next meeting – Monday 10th April

Meeting closed at 21:08