

LONG ASHTON PARISH COUNCIL
PLANNING COMMITTEE MEETING
19:30, 10th April 2017, Jubilee Pavilion

Present:

Miss M Uppington - Chairman
Ms J Booth
Ms S M Hardingham
Mr M Harris
Mr N Moorcroft
Mr I Scoones
Mr R Sterland
Mr A Wilkinson

Absent:

Mr C Cave
Ms S Hughes
Dr P Jackson
Mr A Johnson
Mr D Johnson
Ms L Lansley
Mrs B Mackwood
Mrs J Pullin

In attendance: Dr Janet Turp (the Clerk), Mrs Victoria Lacey (minutes) and a member of the public

P17.39 – Apologies for absence

Apologies for absence were received from Cllrs Cave, Hughes, Jackson, D Johnson, Lansley, Mrs Mackwood, Mrs Pullin and Thomas.

P17.40 – Declarations of Interests and Grant of Dispensations

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

P17.41 – Minutes of the last meeting

The minutes of the meeting held on 6th March, previously having been circulated, were confirmed as a correct record and signed by the Chairman. Proposed by Cllr Scoones, seconded by Cllr Wilkinson. All in favour.

P17.42 – Matters arising

- a. P17.28b - Public Art - There has been no reply as yet from Taylor Wimpey to the PC's acceptance of their latest offer to provide a sum so the PC can commission the works.
- b. P17.28c - 17/P/0086/LDE – land east of the guide hut. North Somerset Council's (NSC's) enforcement team has written to the landowner's agent with further questions and comments about the application including many of the points raised by the PC.
- c. P17.33 - escalation of DMMO request. It was agreed at the recent NSC Public Right of Way committee meeting that the PC's request that the Definitive Map Modification Order (DMMO) submitted by the Parish Council to establish a Public Right of Way across a field at the end of Parsonage Road to the Festival Way will be taken out of sequence. However, it will not be considered until after those the Government has directed NSC to determine, and it is unlikely, therefore, that the PC's request will be actioned until 2019.
- d. P17.36 – A community group has tried to submit a bid for the former Royal British Legion building, but agent Alder King has informed it that it is not in a position to accept bids. The Clerk will let NSC know, as the RBL should at least receive the bids from community groups interested in buying the building. She will also keep North Somerset MP Liam Fox informed. The moratorium on non-community bids for the building ends on 11th April.
- e. P17.34 - Construction materials from the South Bristol Link Road have been left in a field to the west of the new road, increasing the height of the field by between four and 10 feet. Given the reseeding work that has recently been undertaken in the area, the PC is concerned that the materials will not be removed by the contractor, as it promised. Cllr Moorcroft will send the Clerk photos of the area, and she will inform NSC.

P17.43 - Correspondence

- a. From Jointplanningwofe – re consultation responses on the Joint Spatial Plan and Joint Transport Study consultations. Noted.
- b. From resident re Pizza Hut sign. Pizza Hut have placed an advertising board at the eastern end of the village without permission. Piccolos have also complained about the board. NSC have asked for it to be removed.
- c. From resident re Copford Lane. A resident has complained about the obstruction caused by large construction vehicles on Lyvedon Way and Copford Lane. It was noted that the PC had urged NSC to refuse the planning application for these works, which it believed to be unsuitable for the area.
- d. From resident re field near Parsonage Road. A resident has written re damage to the newly installed metal fencing at the end of Parsonage Road. It was agreed that the Clerk will reply to explain that the criminal damage will not weaken the PC's case to have the route to the Festival Way formally recognised, and that if any residents wants to report any activity it should be to the police and not the PC.
- e. From resident re Glebe Road expressing concern about the PC's comments about the junction of Glebe Road and Long Ashton Road. It was agreed that the Clerk will reply to reassure him that the PC is not trying to change the planning requirements for the junction. The PC felt unable to support his request for Yanley Lane and Glebe Road to become no through roads.

P17.44 - 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/0558/RG3 - Birdwell Primary, Hollis Close, BS41 9AZ - Erection of a single storey nursery building and external play area and alterations to car park area to provide 4 No. additional parking spaces. Officer - Owen Gore. The PC supports this application.

17/P/0566/F - The Red Lodge, Abbots Leigh Road, BS8 3PX - Erection of a garage following the demolition of existing garage. Officer - Gaynor Whittington. The PC has no objection to this application.

17/P/0611/F - Charlton, Abbots Leigh Road, BS8 3PX - Replacement of two single storey conservatories at the side of the property. Officer - Gaynor Whittington. The PC has no objection to this application.

17/P/0665/SWE - Road adjacent to 58 Long Ashton Road, BS41 9LE - To introduce a new pole A and associated overhead line between Pole and existing Pole B in order to re-provide an electricity supply to an existing domestic dwelling. Officer - Sam Watson. Noted.

17/P/0674/F - 5 Cherry Road, BS41 9DU - Erection of a two storey side extension and a single storey garage. Officer - Sam Watson. The PC has no objection to this application, providing the materials used match those used in the existing property.

17/P/0686/HHPA - 123 Weston Road, BS41 9AE - Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 5.2 metres; 2) have a maximum height of 4 metres and 3) have eaves that are 2.25 metres high. Officer - Gaynor Whittington. The PC has no objection to this application, providing the materials used match those used in the existing property.

17/P/0694/F - 41 Kings Croft, BS41 9ED - Replace existing conservatory with a single storey rear extension. Officer - To be allocated. The PC has no objection to this application.

17/P/0707/F - 125 Weston Road, BS41 9AE - Rear and side single storey extension. Officer - To be allocated. The PC has no objection to this application, providing the materials used match those used in the existing property.

17/P/0729/F - Optimists Cricket Club, Clevedon Road, BS8 3TL - Removal of dilapidated timber pavilion and construction of new. Officer - Dominic Battrick. The PC has no objection to this application.

17/P/0503/TPO - BOWLEY HOUSE, 6 Hillside Road, BS41 9LG - T4 cypress – fell. Officer - Jason Cox. The PC recommends refusal of this application. It has considered the arguments presented by the owner and the insurance company and does not feel the argument for felling the cypress is conclusive.

17/P/0528/TPO - Towerhurst, Church Road, BS8 3PG - T1 hazel - cut damaged, dead and wayward stems as close to ground level as possible, no more than 40% of canopy to be removed. Officer - Jason Cox. The PC has no objection to this application, providing the tree officer supports it.

17/P/0530/WT - 70 Long Ashton Road, BS41 9LE - T1 plum - reduce height by 2.5m, shape in side by 1-2m to balance; T2 willow – fell. Officer - Jason Cox. The PC will leave this decision to the tree officer.

17/P/0636/TPO - 58 Long Ashton Road, BS41 9LE - Removal of 13 sycamores, 2 elder, 1 Western red cedar and 1 cherry laurel. Officer - Jason Cox. The PC notes that this is a sensitive site, which, because of many years without maintenance, has become the home for a lot of wildlife and natural vegetation and is keen to retain as many trees as possible on the site. It understands too that there will be a planning application submitted shortly for demolition and rebuild on the site and feels that, without knowing the nature of the planned development, it cannot reach a decision on which trees in the current application require felling. The PC would like the tree officer to consider the nature of the site and future use when determining the application.

17/P/0648/WT - 117 Long Ashton Road, BS41 9JE - T1 willow - pollard back to previous pruning points (by approx 2m); T2 sycamore – fell. Officer - Jason Cox. The PC will leave this decision to the tree officer.

17/P/0698/WT - 101 Long Ashton Road, BS41 9JE - T1 apple - crown reduce by 2m. Officer - Jason Cox. The PC will leave this decision to the tree officer.

P17.45 - To respond to letters requesting comment on amended plans

16/P/2191/F (Apple Tree Nursery) and to note correspondence from residents. The PC's comments are the same as with previous versions of this application. It notes that residents still have doubts about the accuracy of some of the measurements on the provided plans and thinks that these need to be independently checked. The PC's concerns about overdevelopment of the site around the iconic cider house, and the effect of the development on the amenity of adjoining buildings have not been removed by these amendments. It questions too whether, given the demands on other local nursery place providers, enough evidence has been submitted to show that there is expected to be insufficient demand for the nursery not to need the whole site.

16/P/3015/F 142 Long Ashton Road, (Former Auto Scuderia Site). The PC has no objections to the changes to house type C. However, it recommends that the highway plans are refused as they are not as agreed at a recent site meeting with NSC. The PC is very concerned that the width of Glebe Road is narrower than agreed at the meeting. Glebe Road is used by large farm vehicles and the suggested width may not be sufficient for this usage. It was also agreed that there was no need to widen the pavement on the western side of Glebe Road and this is included in this application. At the meeting it was asked that measurements were included on the highway plans but there are very few and the PC is disappointed to see that the planned planting in the front gardens of the new properties has been retained as the PC has asked for front garden planting to stay below the level of the wall, in order to maintain the sight line when exiting Glebe Road.

P17.46 - To note comments made to NSC by the Clerk under delegated authority on the following planning application

17/P/0502/WT - 6 Glebe Road, BS41 9LH - T1 silver birch - crown reduce by 2m; T2 horse chestnut - fell; T3 holly - crown reduce by 1m. Officer - Jason Cox. The comments made were Long Ashton Parish Council has concerns about the impact this work would have on the street scene in Glebe Road, does not feel that there is sufficient justification in the application form to warrant felling of the Horse Chestnut and has concerns that the crown reduction of 2m for the silver birch may be too severe. Based on this the PC would recommend refusal unless the work is supported by the tree officer. The PC was disappointed with the amount of information supplied on the application form. Noted.

P17.47 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously). - Noted

P17.48 - Planning consultant workshop

The PC's requirements for the workshop on the 16th May were discussed and agreed.

P17.49 - DCLG Consultation on the housing white paper

The response to the consultation was agreed. General comment highlighting the PC main concerns that

- the green belt is sacrosanct and should be strongly protected - and that there should be no 'nibbling' at various bits of it.
 - development work should be undertaken on all land where there are existing planning permissions, and that these planning permissions should count towards the planning authority's five-year supply
 - developers should be prevented from landbanking by being charged council tax on land with existing planning permissions after a certain time period
 - brownfield sites should be used for development before any other land is considered
 - Neighbourhood Plans should be predominant when dealing with plans at a local level
- Responses to specific questions were also agreed.

P17.50 - Development until 2036 in and around Long Ashton

It was agreed that councillors Miss Uppington, Cave and Wilkinson should meet with the Bristol Evening Post journalist, who has recently produced an article apparently in favour of 'The Vale' to explain the PC's views on Taylor Wimpey's plans. Clerk to organise. Councillors will then consider a meeting with a North Somerset Times journalist.

P17.51 - Any other matters for information.

- a) Barrow Gurney - it is not clear when Barrow Gurney will be reopened to through traffic.
- b) Longwood Lane is due to be closed for three months in the summer, with a brief opening during this period to allow for Balloon Fiesta access.