

LONG ASHTON PARISH COUNCIL
PLANNING COMMITTEE MEETING
19:30, 5th June 2017, Jubilee Pavilion

Present:

Miss M Uppington - Chairman
Mr C Cave
Ms G Collins
Ms S M Hardingham
Mr M Harris
Ms S Hughes (from 19:31)
Mr N Moorcroft
Mrs J Pullin
Mr I Scoones
Mr R Sterland
Mr J Thomas

Absent:

Ms J Booth
Mr A Johnson
Mr D Johnson
Mrs B Mackwood
Mr A Wilkinson

In attendance: Dr Janet Turp (the Clerk) and Mrs V Lacey (minutes) plus three members of the public.

P17.65 – Election of Chairman

Cllr Mrs Pullin proposed that Miss Uppington serve as chairman of the Planning committee for the next municipal year or until such time as a new chairman is elected. There were no other nominations. Seconded by Cllr Cave. All in favour.

P17.66 - Election of vice Chairman

Cllr Scoones proposed that Cllr Cave serve as vice chairman of the Planning committee for the next municipal year or until such time as a new vice chairman is elected. There were no other nominations. Seconded by Cllr Mrs Pullin. All in favour.

P17.67 - Apologies for absence

Apologies for absence were received from Cllrs Booth, D Johnson, Mackwood and Wilkinson.

P17.68 - Declarations of Interests and Grant of Dispensations

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

P17.69 - Minutes of the last meeting

The minutes of the meeting held on 8th May, previously having been circulated, were confirmed as a correct record and signed by the Chairman.

P17.70 - Matters arising

- a. P17.55c - Construction materials from the South Bristol Link Road (SBLR). These are still in situ. Councillors are due to meet with a North Somerset Council (NSC) representative shortly to discuss the matter.
- b. P17.42d - Sale of the RBL building. Offers to purchase the building must be received by the agent by 16th June.
- c. P17.60 - Volksfest meeting. Councillors have met with the organisers of Volksfest, which will be held on 9th-11th June at Birches Farm, Wild Country Lane. There is a contingency plan in place for bad weather, and the direction and impact of noise has been considered. The organisers believed they had sent notification of the event to the PC in March, and apologised that it had not been received. Signs have been erected at

the top of Providence Lane and at the east end of the village to discourage motorists from coming through the village. A debrief session will be held with organisers after the event. It was suggested that an item is added to the PC website inviting comments on this and other events to provide information for future events. NSC has a 24-hour hotline in case of noise disturbance during the event. Concern was expressed about the possible volume of traffic at the Cambridge Batch roundabouts, as the Dig for Victory Show is being held that weekend at the North Somerset Showground. It was agreed that the Clerk will notify NSC's parking enforcement team of the potential for parking problems.

d. P17.62 - Balloon Fiesta meeting. A meeting to discuss this year's Balloon Fiesta is being organised by NSC. It was agreed that the parking enforcement team should be reminded of potential parking breaches around the village.

e. P17.61 - Hebron Church. It was confirmed that, should Hebron Church be successful in its bid for the RBL building, the PC would have no objection, in principle, to a change of use for Hebron Church away from community use, which may include new residential development. There is no particular protection for the site in the Neighbourhood Development Plan (NDP).

P17.71 - Correspondence

a. ALCA Briefing Paper on the Neighbourhood Planning Act 2017. Noted and will be of use if the PC were it to review its NDP.

b. From resident re 43 Weston Road expressing concern that all the building is being used for residential purposes. It was agreed that the Clerk will write to NSC's enforcement team to ask it to investigate. An application for change of use last year was withdrawn.

Cllr Scoones declared an interest in the next item and took no part in the discussion.

c. Advertising at Gatcombe Farm and event.

There were concerns expressed that the recent inflatable theme park event at Gatcombe Farm may mean that the 28 day rule is breached as the farm also hosts other events. NSC has confirmed that generally a whole farm is counted as the planning unit when looking at compliance with the rule. The Clerk will write to the farmer about the matter.

d. Barrow Hospital site applications. NSC will consider applications for the Barrow Hospital site at its Planning & Regulatory (P&R) Committee meeting on 14th June. It was felt that Long Ashton should receive most of the section 106 money from the development as residents would predominantly use the village's leisure and medical facilities, even though it is in Barrow Gurney Parish. The development will require highways work on Weston Road, and the village enhancement scheme working group asked to be consulted as part of this process. Cllr Cave was asked to make representations at NSC's P&R Committee meeting on behalf of the PC, on issues of sewage and storm water.

Two members of the public left the meeting at 20:04.

P17.72 - 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/1019/F - 1 Lynbrook, BS41 9BH - Demolition of remains of existing garden wall & erection of new two metre high fence adjacent to public footpath. Officer - Gaynor Whittington. The PC is not in favour of the application, as the erection of the fence would be contrary to the Village Design Statement and significantly impact the street scene. The PC would prefer to see the hedge retained and maintained in its existing position.

17/P/1077/F - 29 Lyvedon Way, BS41 9ND - Application for removal or variation of a condition Nos. 2, 7 & 8 on application 15/P/2426/F (Erection of a dwelling and creation of a new vehicular access into Copford Lane) to allow the use of higher quality materials, change facing brick details and change to finished floor levels with ridge height to stay the same. Officer - Judith Porter. The PC has no objection to this application.

17/P/1085/F - 5 Ryecroft Rise, BS41 9NQ - Two storey side extension. Officer - Sam Watson. The PC has no objection to the extension, providing materials match those used for the existing house, but it has concerns about the balcony and would ask that neighbours are consulted before any decision is made.

17/P/1104/LUP - 24 Pear Tree Avenue, BS41 9FF - Certificate of lawful development proposed for the erection of a single storey rear extension. Officer - to be allocated. The PC notes the application and that it seems to comply with permitted development requirements.

17/P/1105/LUP - 22 Pear Tree Avenue, BS41 9FF - Certificate of lawful development proposed for the erection of a single storey rear extension. Officer - to be allocated. The PC notes the application and that it seems to comply with permitted development requirements, however, it is concerned about the impact the extension will have on 20 Pear Tree Avenue.

17/P/1193/HHPA - 38 Glebe Road, BS41 9LH - 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 metres; 2) have a maximum height of 3.3 metres and 3) have eaves that are 2.7 metres high. Officer - Gaynor Whittington. The PC has no objection to this application, but would ask that neighbours on both sides are consulted before any decision is made.

17/P/1211/F - Longwood Orchard, Clevedon Road, Long Ashton, BS8 3TN - Construction of a second vehicular entrance and driveway with turning area to west of site following demolition of boundary wall and erection of wall and gates. Officer - Dominic Battrick. The PC has no objection to this application.

17/P/1213/F - Longwood Orchard, Clevedon Road, BS8 3TN - Erection of one and two storey extension to south-west elevation with creation of an enclosed courtyard and first floor extension to south-east elevation. Officer - Dominic Battrick. The PC has no objection to this application.

17/P/1236/NMA - BRACKEN HILL HOUSE, North Road, BS8 3PL - non material amendment to application 13/P/1587/F (Conversion of existing property to two residential dwellings (including the removal of external soil vent pipes and redundant ironwork; the removal of a single chimney stack to the North West of the property; the reinstatement of the belvedere to the upper flat roof to the South and the introduction of a new belvedere to the lower flat roof to the North; the addition of a garage with a roof terrace above; alterations to the existing terrace on the Northern corner of the house and replacement of 6no. windows to the ground floor perimeter to allow for 5no. french doors and a larger bi-fold door) new wrought iron fencing to match existing, positioning of external refuse stores and alterations to listed gardens) to allow the installation of obscure glass to two windows to ensure privacy on boundary. Previous permitted drawings show installation of obscure glass to one window only. Refer to drawing 104 rev P3 proposed elevations - North West elevation - Note 12. Officer - Sam Watson. The PC has no objection to this application.

Trees

17/P/1133/TPO - Towerhurst, Church Road, BS8 3PG -T1-T3 yew - reduce crown by 1m. Officer - Jason Cox. The PC has no objection to this application.

17/P/1185/WT - 2-4 Yanley Lane, BS41 9LQ - H1 cypress hedge - reduce height by 3m. Officer - Jason Cox. The PC has no objection to this application, providing the tree officer is happy with it. It notes, however, that the address is Yanleigh Estate and not Yanley Lane.

17/P/1190/TPO - 2 Ridge View, BS41 9EQ - T1 oak - crown reduce by 1-1.5m to previous pruning points. Officer - Jason Cox. The PC has no objection to this application.

17/P/1205/TPO - STRETTON HOUSE, Rownham Hill, BS83PU - T1 yew and T2 beech - cut back 6 limbs that overhang grass verge by 1.5m; crown raise to 3m. Officer - Jason Cox. The PC has no objection to this application.

17/P/1209/TPO - AUDLEY REDWOOD LTD, Beggar Bush Lane - T27, T183 and T179 (beech) - fell and replant. Officer - Jason Cox. The PC has concerns about the felling of these trees and will rely on the tree officer's expertise.

17/P/1226/TPO - OVERTON COURT, BRACKEN HILL North Road, BS8 3PL -1 x yew - reduce by 1.5m on side of Heather Lodge. Officer - Jason Cox. The PC has no objection to this application.

P17.73 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously). Noted. It was agreed that the Clerk should write to NS to thank it for its work in investigating the application submitted by the owner of land next to the guide hut.

P17.74 - Pre planning consultation re mast at Ashton Hill observatory

The PC has concerns about the preferred site for the mast as the position of the mast and its need to be lit at night could affect the amenity of the observatory. It suggests that the Failand Village Hall site could be reinvestigated and notes that in this case there would be benefit to the community.

P17.75 - Concreting of gardens

The owners of several properties on Fenshurst and Elmhurst Gardens have concreted or paved their front gardens to provide parking areas without provision of a dropped kerb to access the area which is a legal requirement to protect services running below the pavements. The Clerk will write to the owners and put an article about the issue in October's newsletter.

P17.76 - Planning consultant workshop

The slides and notes taken at the meeting have been circulated. The Chairman was disappointed that only nine councillors were able to attend the workshop, which was considered to be very worthwhile. The consultant praised the NDP and helped to identify the PC's priorities which included conducting a land availability survey to identify if there are any sites where housing could be built in the Parish, reviewing the NDP to ensure that it is consistent with NSC's Core Strategy and the need for a communication and **engagement** strategy. For the time being, any public messages will be disseminated through the Chair and Clerk. It was noted that organisations such as the Campaign to Protect Rural England (CPRE) may be able to support the PC with these and other matters.

P17.77 - To consider reviewing the NDP and to form a working group if agreed

It was agreed that the PC should consider reviewing the NDP as suggested at the workshop. It was agreed that Cllrs Cave, Harris, Moorcroft, Sterland, Thomas and Miss Uppington will form a working group to review the NDP, and that the terms of reference will be drawn up at the first meeting at 7pm on Wednesday 14th June.

P17.78 - Permanent advertising space at entrance to village

The PC discussed permanent advertising masts at the entrances to the village, as a way of providing and co-ordinating advertising for community events. Once more detail about the masts is available, the PC will approach the groups most likely to use them, with a view to submitting a planning application to NSC.

P17.79 - Development until 2036 in and around Long Ashton -

No new matters to discuss.

P17.80 - Any other matters for information.

- a. Church Lane. Increased parking has caused congestion in Church Lane, making the road difficult to negotiate.
- b. 58 Long Ashton Road. A planning application for the former Cox's Shop site will be submitted to NSC shortly.

Date of the next meeting – Monday 17th July 2017 Meeting closed at: 21:33