

LONG ASHTON PARISH COUNCIL
PLANNING COMMITTEE MEETING
19:30, 17th July 2017, Jubilee Pavilion

Present:

Miss M Uppington - Chairman
Mr C Cave
Ms G Collins
Mr M Harris
Mrs J Pullin
Mr I Scoones
Mr M Semple
Mr R Sterland

Absent:

Ms S M Hardingham
Ms S Hughes
Mr A Johnson
Mr D Johnson
Mrs B Mackwood
Mr N Moorcroft
Mr A Wilkinson

In attendance: Dr Janet Turp (the Clerk) and Mrs V Lacey (minutes) plus three members of the public. One member of the public left the meeting at 19:45, another at 20:31, and the third between 19:45 and 19:54, and again at 21:30.

Prior to the start of the meeting, Kit Stokes from Aspect360 (SW) Ltd spoke about plans to develop land next to the Guide Hut.

P17.81 - Apologies for absence

Apologies for absence were received from Cllrs Hardingham, Hughes, A Johnson, D Johnson, Mrs Mackwood, Moorcroft, Thomas and Wilkinson.

P17.82 - Declarations of Interests and Grant of Dispensations.

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

P17.83 - Minutes of the last meeting

The minutes of the meeting held on 5th June, previously having been circulated, were confirmed as a correct record and signed by the Chairman.

Two members of the public left at 19:45.

P17.84 - Matters arising

- a. P17.70a - Construction materials from the South Bristol Link Road (SBLR). North Somerset Council (NSC) has written to tell the PC that materials left behind by contractors after the construction of the SBLR will be cleared. Cllr Cave will keep in touch with NSC about the matter, and about flooding in the area.
- b. P17.70c - Volksfest meeting. The debrief meeting is due to take place at 11am on Friday 28th July. The Chair will report back at the next Planning meeting.
- c. P17.70d - Balloon Fiesta meeting. Cllrs Cave and Scoones attended the meeting and discussed road closures and other elements that are being fine-tuned from previous years. It was noted that some local residents have yet to receive passes allowing them to use closed roads, the parking permits will probably be available from the organisers. There is some concern that provision of bus services through the village has not been adequately addressed.

A member of the public rejoined the meeting at 19:54.

NSC will be responsible for parking enforcement during the Balloon Fiesta and Cllr Cave will request that an adequate number of enforcement officers are on duty.

- d. P17.71b - 43 Weston Road. The PC has asked NSC to investigate possible breaches of planning permission at this property.
- e. P17.71c - Gatcombe Farm. The owner of Gatcombe Farm has written to the committee to thank them for highlighting the 28 day rule and to express his intention to contact NSC about planning permission for various events held at the farm.
- f. P17.73 - Land adjacent to the Guide Hut. The NSC officer responsible for investigating the situation on land next to the Guide Hut appreciated the PC's thanks.
- g. P.17.74 - Re mast at observatory. The developer has replied to the PC's letter to inform it that any mast at the observatory would not need a light, as the site is more than 3km from the airport.

P17.85 - Correspondence

- a. From resident re licensing issues. A resident has raised issues about noise from the Volksfest, which seemed to go on for longer than its licenses allowed. The PC will discuss the matter with Volksfest organisers on 28th July.
- b. From resident re telecom mast on Parsonage Farm. Trees which provided the screening which was a planning condition for the installation of the mast have died or been removed and not replaced. The Clerk will inform NSC about the possible breach of planning conditions.
- c. From North Somerset Council re Claverham NDP. This Neighbourhood Development Plan has been submitted for examination. Noted.
- d. From Bristol City Council re Lockleaze Neighbourhood Planning Forum. This Forum was originally designated for five years, and is set to be redesignated shortly. Noted.
- e. From resident re Church Lane. A resident has written highlighting the difficulties a business being run from a house in Church Lane is causing residents. It was agreed that the Clerk should write again to NSC's enforcement team to see if anything can be done to address these problems.
- f. From resident about 17/P/1016/O. A resident has asked the PC why it has not objected to this recent planning application, when it objected to a previous application on an adjacent site. The Chair will investigate.

P17.86 - 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/1295/F - 39 Glebe Road, BS41 9LJ - Two storey side extension and a single storey front extension. Officer - Sam Watson. The PC has concerns that the front extension may be beyond the building line. If this is not the case and the materials used match those used in the existing house, and neighbours are consulted, the PC has no objection to the application.

A member of the public left the meeting at 20:31.

17/P/1382/LUP - 10 Cedar Close, BS41 9DS - Lawful development certificate for the proposed loft conversion. Officer - Sam Watson. The PC cannot tell from the presented plans whether the dormer is below the original ridge height and would ask the planning officer to check this as it is a condition of permitted development. The PC also has concerns about the scale of this development as it goes beyond what is normally done under permitted rights and effectively turns the bungalow into a house.

17/P/1405/LUP - Keeds Wood Cottage, Keeds Lane, BS41 9BY - Proposed Lawful Development Certificate for the erection of a rear extension to existing single storey part of dwelling; replacement of an existing double door and side windows to the front elevation; new double door and window above to the side elevation. Minor alterations to

single storey roofs (front & rear) and installation of new skylight to rear roof. Officer - Sam Watson. The PC has no objection to this application.

17/P/1421/F - The Bungalow, Buttercliffe Farm, Long Ashton Road, BS41 9JQ - Erection of a two storey side and rear extension including raising the ridge height. Officer – to be allocated. The PC has specific concerns about this application; regarding the substantial raising of the ridge, the size of the proposed development and its potential impact on neighbours. It is also has general concerns about the number of bungalows in the Parish, which provide appropriate accommodation for the less mobile, and which are increasingly being developed into houses.

17/P/1452/F - 4 Arch Grove, BS41 9BW - Proposed demolition of existing single lean to buildings and construction of new single storey rear extension; new dormer window to bedroom. Officer - Gaynor Whittington. The PC has no objection to this application.

17/P/1466/MMA - 14 Long Ashton Road, BS41 9LD - Removal of condition No. 2 and the variation to condition Nos.1, 3, 4, 7, 8 & 9 on application 16/P/2337/F (Application for removal or variation of conditions no. 4 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) details as per support letter. Officer - To be allocated. The PC is in favour of the proposed changes to the parking layout and has no objection to the amended design of the building. Regarding the other variances of conditions, however, it will rely on the expertise of the planning officer.

17/P/1478/F - RICHMOND VILLA, 1 Hillside Road, BS41 9LG - Partial demolition of existing garage, conservatory and store and construction of single storey rear extension and re-built double garage. Officer - Sam Watson. The PC notes that this building is in the curtilage of a listed building, and providing the proposed changes are acceptable, given its position, it has no objection to the application.

17/P/1498/F - 3 Kempes Close, BS41 9ER - Proposed second floor extension over existing two storey extension. Officer - Owen Gore. The PC has no objection to this application.

17/P/1509/F - Audley Redwood Ltd, Beggar Bush Lane, BS8 3TF - Proposed re-instate existing vehicular entrance and form new vehicular route to existing car park on land adjacent. Proposed installation of new pedestrian gate in boundary wall and new pedestrian route to existing car park. Officer - Owen Gore. The PC has no objection to this application.

17/P/1520/F - Birch Tree Cottage, 109 Weston Road, BS41 9AE - Erection of single storey rear extension and internal alterations with change from pitched roof to flat (see application 16/P/2214/F). Officer - Gaynor Whittington. The PC has no objection to this application.

17/P/1554/NMA - Bristol Grammar School Playing Fields, Clevedon Road - Non-Material Amendment to application 17/P/0072/F (Construction of an artificial 4G sports pitch with associated access, 6no. flood lights, fencing and practice cricket nets) to include realignment of access pathways; wider goal storage areas; x2 team shelters and a spectator standing area. Officer - Neil Underhay. The PC has no objection to this application.

17/P/1581/LUP - 20 Blackcurrant Drive, BS41 9FP - Lawful development certificate for the proposed loft conversion with velux lights to front and flat roof dormer to the rear. Officer - Owen Gore. The PC has no objection to this application.

17/P/1587/PDT - Land at Ashton Hill Farm, Weston Road, BS8 3US - Prior notification of proposed development of a 20m high monopole with antennas in shroud, 2no. microwave dishes and 2no. equipment cabinets with ancillary development. Officer – Dominic Battrick. The PC believes that this development compromises the openness of the green belt, and would prefer it to be positioned at Failand Village Hall, which it believes to be a more appropriate site.

Trees

17/P/1433/TPO - LAKE HOUSE, Vicarage Road, BS8 3PH - T1 oak - cut back small branches to clear next door's roof only by 2m; T2 cypress - reduce height by 4m and cut back from next door by 2m; G1 oak, beech, sycamore - reduce spread by 3m and raise lower branches to 5m. Officer - Jason Cox. The PC has no objection to this application providing the tree officer is happy with the work.

17/P/1437/TPO - VALLEY VIEW, North Road, BS8 3PL - Various felling and reduction works to yew, conifers, cherry, hazel and sycamore. Officer - Jason Cox. The PC realises that trees on this site need attention and has no specific objection but given the scale of the work will leave it to the Tree Officer to assess the proposals.

A member of the public left the meeting at 21:30.

17/P/1593/WT - The Croft, Burwalls, Burwalls Road, BS8 3DS - T2 oak - reduce branches that overhang wall into garden to the branch growth points which are closest to being level with the wall. Officer - Jason Cox. The PC has no objection to this application providing the tree officer is happy with the work.

P17.87 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously). - Noted.

P17.88 - To note comments made to NSC by the Clerk under delegated authority
The comments made on planning application 17/P/1358/NMA were noted.

P17.89 - Housing Allocation – report from North Somerset Council (NSC) briefing meeting. The presentation from this meeting was distributed to all Cllrs and confirmed the PC's opinion that it should review its Neighbourhood Development Plan (NDP) and that grant funding may be available for this process. It was noted that the inspector examining NSC's Site Allocation Plan has asked NSC to test sites for an additional 2,500 dwellings. It was noted that some developers who have been granted permission to build in North Somerset are not developing these sites - in effect 'banking' their permissions - and are thereby forcing NSC to allocate more favourable sites for development. NSC has been informed that the PC is planning to review its NDP. NSC noted that a more streamlined approach is proposed in the Housing White Paper and that the JSP and Local plan are due for consultation soon and that it would be good for any revision to take these into account. However, given the length of time any review will take, it was agreed that the PC will start the review process immediately, particularly with regard to looking at suitable sites in the Parish for possible development. The urgency of developing a strategy to deal with development in the Parish, which will be considered by the NDP review working group, was noted. A least one Cllr thought that the view expressed in a recent workshop that it was sufficient for Cllrs just to attend meetings was not realistic and that councillors should be prepared to work on the strategy, or risk

the Parish being over-run by unwanted development.

P17.90 - Andrea Pellegram Ltd planning support service

It was RESOLVED that the PC will subscribe to this service, at a cost of £100 per year. Proposed by Cllr Miss Uppington, seconded by Cllr Cave. All in favour.

P17.91 - NDP review working group report

Just two councillors attended the last meeting of this group so it was postponed. The meeting will now take place at 7:30pm on Monday 7th August. Cllr Collins was appointed to join the group. The Clerk will inform all working group members of the date of the meeting.

P17.92 - Development until 2036 in and around Long Ashton

The PC's strategy to respond to development proposals within the Parish will be considered by the NDP review working group.

P17.93 - Any other matters for information.

- a. Bristol Airport is developing a master plan which is due out in 2018.
- b. Long Ashton Golf Club has removed 40m of hedgerow recently, and has not yet replanted it, despite it being a condition of its planning permission. The Chair will investigate and the matter will be added to the agenda of next month's meeting.
- c. Closure of Hollis Close. NSC has agreed to postpone the work on Hollis Close to next financial year to allow consultation with stakeholders.

Date of the next meeting – Monday 14th August 2017

Meeting closed at: 22:00

At the start of the meeting, Kit Stokes from Aspect360 (SW) Ltd spoke about plans to develop land next to the Guide Hut.

Thank you for inviting me to come and speak to you. I represent the owner of the land next to the Guide Hut. Since the 1990s, the land has been used as a builders' yard and recently, a certificate of lawfulness has been granted. I have discussed the potential for a planning application with my client. This land is outside the Parish settlement boundary. Although the land is green belt, the National Planning Policy Framework (NPPF) states that if it has previously been developed, green belt land can potentially be built upon. Before we go any further on this, we are aware that there's a Neighbourhood Plan in place, and we thought it would be a good idea to discuss the idea with the PC, to establish whether there's any appetite for residential development and to ask - if this site could be developed - what type of houses the PC might want. We have a very basic plan here for 10-15 houses, and these are chalet bungalows. Is there a need for older people's housing or starter homes?

Q from Cllr Cave: "Only a very small part of the site has been granted a certificate of lawfulness and there's not enough space for 10-15 houses there. I don't think the PC would be keen, but we're not ruling it out."

A from Mr Stokes: "The site was used as a builders' yard before the current owner bought it, and the planning unit is the whole site. There will be much worse sites proposed for development; the NPPF supports infill development when the Council doesn't have a housing supply. The PC did put this site forward for inclusion within the settlement boundary. Potentially we could apply for development here, be rejected and it would go to appeal. We'd like to develop here with the blessing of the PC."

Q from Cllr Sterland: "I don't think we can be over-enthusiastic about this. It's contrary to our Neighbourhood Development Plan, and there are too many houses planned for a nice-looking development here. Single storey developments on this plot would look better than trying to develop it more intensively."

A from Mr Stokes: "These are chalet bungalows with big footprints; if you were to compare the research station area - you'd get 25 houses there. But not a lot of care has gone into these plans so far."

Q from Cllr Scoones: "How do you expect to get planning permission here when development on the other side of the road has been refused? Also, the site was never a builders' yard; I have lived in the village all my life and I know this to be the case. It was a market garden, and within the past 20 years, a small amount of rubble has been placed on the site."

A from Mr Stokes: "The NPPF does support development on previously developed land."

Q from Cllr Scoones: "It may be premature to talk about housing, when development here would be against the Neighbourhood Development Plan. That is not to say things won't change in the coming years. My own feeling, and I haven't asked others, is that we would not be in favour."

Q from Cllr Mrs Pullin: "I think we do have to give an indication of the kind of houses that are needed in the village. Were the site ever to be developed, given that it's at the entrance to the village, we would prefer smaller, lower houses, and not overpowering three storey buildings."

A from Mr Stokes: "I don't want to waste the council's time but it's worth saying that because of the housing problem, there's a good chance that the council will be asked to nominate land. Is it better that a builder gets permission to build 100-200 houses and then sits on it for years, or that a local builder gets on and develops this site? It may be that this is a better solution than others."