

LONG ASHTON PARISH COUNCIL
PLANNING COMMITTEE MEETING
19:30, 14th August 2017, Jubilee Pavilion

Present:

Miss M Uppington - Chairman
Ms S M Hardingham
Mr M Harris
Mr D Johnson
Mr N Moorcroft
Mrs J Pullin
Mr I Scoones
Mr R Sterland

Absent:

Mr C Cave
Ms G Collins
Ms S Hughes
Mr A Johnson
Mrs B Mackwood
Mr M Semple
Mr A Wilkinson

In attendance: Dr Janet Turp (the Clerk) and Mrs V Lacey (minutes) plus six members of the public, two of whom left at 20:11, and the rest at 20:12.

Two residents spoke about planning application 17/P/1652/F before the meeting opened.

P17.94 - Apologies for absence

Apologies for absence were received from Cllrs Cave, Collins, A Johnson, Mrs Mackwood, Semple, Thomas and Wilkinson.

P17.95 - Declarations of Interests and Grant of Dispensations

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

P17.96 - Minutes of the last meeting

The minutes of the meeting held on 17th July, previously having been circulated, were confirmed as a correct record and signed by the Chairman.

P17.97 - Matters arising

a. P.17.86 - Re mast at observatory. The Bristol Astronomical Society has asked the Clerk for the PC's comments on this recent planning application.

P17.98 - Correspondence

a. From NSC re Parsonage Farm, Church Lane, BS41 9LU - Breach of planning 03/P/1653/PDT – screening. To confirm they are investigating.

b. From NSC re 43 Weston Road, Long Ashton, Bristol, BS41 9AA - Change of use of shop to residential property and associated external alterations. To confirm they are investigating. To be followed up if no response within two months.

c. From NSC re 1A Church Lane, Long Ashton, Bristol, BS41 9LU - Car sales and associated maintenance. To confirm they are investigating.

d. 17/P/1466/MMA - 14 Long Ashton Road. NSC has asked for PC comments on amendments to the application discussed in July. The PC has no objections to the Juliet balconies on the consented application but objects to the size of the newly proposed balconies, which it believes to be excessive. It would also like to see more screening introduced along the southern boundary of the site, and has concerns that the position of the bin store will restrict visibility exiting onto Long Ashton Road for residents living south of the development using the access road.

P17.99 - 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/1603/F - Southwood Lodge, Bannerleigh Lane, BS8 3PR - Conversion of integral garage and existing covered area to living space. Officer - Sam Watson. The PC has no objection to this application.

17/P/1636/LUP - 82 Weston Road, BS41 9BP - Certificate of Lawful use proposed for a loft conversion with roof lights to the front elevation and a dormer window to the rear elevation. Officer - Owen Gore. The PC has no reasons to put forward as to why this application should not be permitted development.

17/P/1652/F - 41 Glebe Road, BS41 9LJ - Hip to gable loft conversion with rear dormer. Officer - Sam Watson. Although the PC has no objection in principle to a loft conversion on this site, it recommends refusal of this application. The change from a hipped to a gable roof will change the street scene, is out of keeping with neighbouring properties and with the Long Ashton village design statement. The PC believes that the scale of the extensions to this house will mean the extension is no longer subservient to the original house. The development would be very noticeable from the houses on Parsonage Road which back onto the property, and as most of them are dormer bungalows the development would dominate them completely, affecting their privacy and resulting in a loss of amenity. Given the scale of the development the PC believes that neighbouring properties would also be overlooked. The PC would encourage the developer to submit a more modest proposal which is in keeping with other properties in the road.

17/P/1668/LUP - 1 Parsonage Road, BS41 9LL - Lawful development certificate for the proposed loft conversion incl addition of velux roof windows. Officer - Owen Gore. The PC has no reasons to put forward as to why this application should not be permitted development.

Two members of the public left the meeting at 20:11 and four left at 20:12.

17/P/1673/LB - 110 Weston Road, BS41 9BZ - Listed building consent for internal external alterations to include the erection of a single storey rear extension to include 2no. roof lanterns and a stove flue, lean-to glazing between the dwelling and coach house, side gate to be removed and new parapet formed, new patio area and steps at garden level. Internal alterations to include raising floor levels, door and window openings blocked and new openings created, existing studwork partitions removed and new partitions formed, chimney breast and fireplace re-instated, ceilings altered, a new timber staircase installed to access first floor loft area. Officer - Dominic Battrick. The PC does not have the expertise to comment on the proposed internal changes to this Grade II listed building and will accept the Conservation Officer's views. Although the PC has no objection to the plans for the front of the building, it objects to the proposed new extension and other changes at the rear of the property, which it believes to be out of keeping with the listed building.

17/P/1674/F - 110 Weston Road, BS41 9BZ -Erection of a single storey rear extension to include 2no. roof lanterns and a stove flue, lean-to glazing between the dwelling and coach house. Officer - Dominic Battrick. Although the PC has no objection to the plans for the front of the building, it objects to the proposed new extension and other changes at the rear of the property, which it believes to be out of keeping with the listed building.

17/P/1676/F - THE SUMACHS, Old Weston Road, Flax Bourton, BS48 1UL - two storey side extension, removal of existing rotten bay windows and alterations to other windows/doors. Officer - To be allocated. The PC has no objection to this application, providing the materials used match those used in the existing house.

17/P/1760/F - 2A Highlands Road, BS41 9EN - Construction of new entrance porch to include toilet and cloakroom. Officer - To be allocated. The case file for this application isn't yet available on the NSC website. The Clerk will ask NSC if it will accept comments on the application after the next Planning meeting on 11th September.

17/P/1798/F - Lower Ground Floor, Church House, 74 Long Ashton Road, BS41 9LE - Change of use of lower ground floor from offices (Use Class B1) to Personal Training Studio (Use Class D2). Officer - To be allocated. The PC has no objection to this application for change of use, but would ask that the studio directs its clients to park in the Church House car park, and not on Long Ashton Road, as this area often becomes congested with parked cars.

Trees

17/P/1766/TPO - 2 THE MEWS, Church Road, BS8 3PG - T1 Lawson cypress – fell. Officer - Jason Cox. The PC has no objection to this application, providing the tree officer is happy with it.

17/P/1769/TPO - 2 Glebe Close, BS41 9DB - T1-T2 Plum – fell. Officer - Jason Cox. The PC has no objection to this application, providing the tree officer is happy with it.

17/P/1778/TPO - 4 BROADOAKS, Broad Oak, BS8 3PN - T1 ash - reduce canopy by 3.5m. Officer - Jason Cox. The PC has no objection to this application, providing the tree officer is happy with it.

P17.100 - To note applications withdrawn before being considered

17/P/1627/NMA - Charlton, Abbots Leigh Road, BS8 3PX Non-material amendment to 17/P/0611/F (Replacement of two single storey conservatories at the side of the property) To amend arboricultural survey to enable walls and foundations removal to take place. Noted.

P17.101 - Pre application Consultation, Land at Clevedon Road, Failand to discuss and provide comments.

The PC has the following comments:

- Parking: The PC notes that substantial hard material would be needed for parking to serve this development, and notes that even permeable surfaces eventually become blocked and therefore impermeable, increasing the risk of flooding.
- The building: the appearance, size and design of any building here must be appropriate to the site's green belt status. The PC would ask that any building is carefully designed and not excessive in size, with minimal impact on the surrounding area. The plans provided seem to show a very large building.
- Drainage and recycling: The PC would ask for measures to be implemented to allow recycling and saving of water drained from the sports pitches.
- Lighting: any increased lighting would have to be very carefully managed to give consideration to the important resident bat population, and the nearby observatory.
- Wildlife: The PC notes that development in this area will drive out wildlife populations.

P17.102 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously). - Noted.

P17.103 - Appeal re 17/P/0020/F land to rear 30/31 Birdwell Road – to consider if the PC needs to send further information.

The PC considers its original comments on this application sufficient.

P17.104 - Report from the Volksfest debrief meeting

Cllr Miss Uppington gave the following report: We met the Volksfest organiser and his son on 28th July to discuss the event, which was held from 9th-11th June. We all agreed that although it was very enjoyable, the site used was too small for the purpose, as many more people attended than had been expected. The landowner will provide two more fields for next year's event, provisionally scheduled for 15th-17th June, which will give an extra twenty acres. Parking will therefore be better, and there will be no parking on the northern side of Weston Road. The music went on too late, and the organisers will review their scheduling to ensure that popular acts perform at more appropriate times. Licensing will be looked at in more depth next year, as will the medical service provision. The signage was confusing and was made more so as the signs from the previous week's Lets Rock Festival at Ashton Court had not been removed. The organisers are considering providing a shop on site, to reduce the number of cars making frequent trips to the village shops causing local congestion. It was a useful meeting, and the organisers were very ready to understand that there'd been problems with this year's event, and were keen to work with the PC in future. Details of next year's event will be included in February's newsletter. A follow up meeting is planned for September and we will contact the organisers if we've heard nothing by then.

P17.105 - Balloon Fiesta – update on buses and to consider any issues that arose during the event.

Cllr Scoones reported on the pre fiesta meeting he attended with Cllrs Cave and Stowey, NSC, police and the Fiesta organisers. First Bus had notified the clerk that the bus services would continue to run through the village apart from Saturday evening.

The event itself was then discussed and it was noted that many residents struggled to get hold of parking permits and it was suggested that these should really be delivered as a matter of course rather than having to be requested. Motorists trying to get into Fiesta parking were directed up to the traffic lights and then along Beggarbush Lane increasing traffic at the lights.

NSC was carrying out parking enforcement for the event and it was noted that many parking tickets were issued during the Fiesta, and that several residents who had not received their parking permits were also ticketed. Saturday evening was particularly difficult. The official car parks were fully booked and some visitors to the Fiesta parked on the verges of the South Bristol Link Road and crossed the A370 on foot. Difficulties were also caused by private coaches who had not informed the organisers they were coming and had no parking or pick up arrangements agreed and caused an obstruction when trying to pick up. There was also a bridge swing on Saturday evening. Concerns about public safety resulted in an unscheduled closure of the roundabout between the new SBLR and the A370, preventing motorists from travelling to Bristol. Litter left around the east entrance to the village after the Fiesta has not been cleared.

It was noted that although a robust debrief with organisers is needed in order to prevent a repeat of this year's chaotic scenes, the Fiesta remains a world class Bristol event which is broadly welcomed by the PC. The traffic management issues will be discussed at the

Highway's meeting in October.

P17.106 - Site Allocations Plan: Further Assessment of Residential Sites.

The only site close to Long Ashton mentioned in this report as worthy of further assessment is Barrow Hospital Site which is close to getting permission. The PC supports NSC approach to assessing the sites.

P17.107 - Golf Club hedge

The Clerk will write to the Long Ashton Golf Club to ask when it plans to replant the hedgerows that it has recently removed.

P17.108 - North Somerset Local Plan 2018-2036 - Long Ashton Settlement Profile.

The Clerk settlement profiles for Long Ashton and Leigh Woods were reviewed and inaccuracies noted which will be reported to NSC.

P17.109 - NDP review working group report.

The NDP Review meeting was held on 7th August; Cllrs Sterland, Miss Uppington and Wilkinson attended. The working group elected Cllr Sterland as Chair, but has yet to define its terms of reference. Its objectives are: to review the Neighbourhood Development Plan (NDP) to ensure that it still complies with NSC's emerging local plans; to consider what land might be available for a housing allocation; to prepare counter arguments for inappropriate planning applications, such as that for Taylor Wimpey's Vale development. The next meeting is scheduled for 18th September at 7:30pm. It was agreed that considering ways of promoting and enhancing use of the green belt was beyond the remit of the NDP group and should be done another way.

P17.110 - Development until 2036 in and around Long Ashton - No matters to discuss.

P17.111 - Tackling unfair practices in the leasehold market

It was agreed to respond to the Government's consultation at the next planning committee meeting.

P17.112 - Any other matters for information – None.

Date of next meeting – Monday 11th September 2017

Meeting closed at 21:47