

LONG ASHTON PARISH COUNCIL
PLANNING COMMITTEE MEETING
19:30, 11th September 2017, Jubilee Pavilion

Present:

Miss M Uppington - Chairman
Mr C Cave
Mr M Harris
Mr N Moorcroft
Mrs J Pullin
Mr M Semple
Mr R Sterland
Mr A Wilkinson

Absent:

Ms G Collins
Ms S M Hardingham
Ms S Hughes
Mr A Johnson
Mr D Johnson
Mrs B Mackwood
Mr I Scoones
Mr J Thomas

In attendance: Dr Janet Turp (the Clerk) and Mrs V Lacey (minutes) plus one member of the public until 19:56.

P17.113 – Apologies for absence

Apologies for absence were received from Cllrs Collins, Hardingham, D Johnson, Mrs Mackwood, Scoones and Thomas.

P17.114 - Declarations of Interests and Grant of Dispensations

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

P17.115 - Minutes of the last meeting

The minutes of the meeting held on 14th August, previously having been circulated, were confirmed as a correct record and signed by the Chairman.

P17.116 - Matters arising

- a. P.17.98 a, b & c - response from North Somerset Council (NSC) re enforcement cases at Parsonage Farm, 43 Weston Road and 1A Church Lane. NSC has followed up all three cases. The screening around a telecommunications mast at Parsonage Farm was only protected by a planning condition for 10 years from when the mast was erected so no enforcement action can be taken. The Clerk will write to the owner of the mast, to ask if it will reinstate the screening to help local residents. The householder at 43 Weston Road to will be asked to submit a planning application for works carried out there. There is no longer a car sales business being run in Church Lane so enforcement is not required.
- b. P17.07 - Golf Club hedge. The Golf Club has written to the Clerk to explain that it will replant a hedge removed during recent works in October or November.
- c. July 17 - Proposed development on land beside Guide Hut (Cllr Hughes). There was no update on this matter, as Cllr Hughes was not present at the meeting.
- d. P17.109 - Neighbourhood Development Plan (NDP) Review. It was recognised that not all relevant NDP policies are noted in the PC comments on new planning applications. Copies of the NDP will be made available at future planning meetings to ensure that appropriate policies are referenced in the committee's comments on applications.
- e. P17.104 - Volksfest. The next meeting with the organisers is on 21st September.

P17.117 - Correspondence

- a. From NSC re adoption of North Somerset Community Infrastructure Levy (CIL). Charging Schedule. Noted.
- b. From resident re obtrusive decking overlooking Bow Cottage. Expected correspondence not received.

d. From NSC Planning Department. The planning website is due to be upgraded shortly, and information relating to planning applications during this time will not be added to the website until the upgrade is complete. This will affect the number of applications considered at the next two planning meetings. NSC will send any urgent matters for consideration directly to the Clerk.

P17.118 - 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/1760/F - 2A Highlands Road, BS41 9EN - Construction of new entrance porch to include toilet and cloakroom. Officer – Gaynor Worthington. The PC has no objections to this application, providing the materials used match those used in the existing building.

17/P/1839/F - 118 Long Ashton Road, BS41 9LS - Erection of a single storey rear extension. Officer - Dominic Battrick. The PC has no objection to this application on planning grounds but does understand the neighbour's comments. It notes that Policy LHN1 of the Neighbourhood Development Plan is relevant to this application.

17/P/1869/F - 26 Pear Tree Avenue, BS41 9FF - Erection of a single storey side extension. Officer - Gaynor Whittington. The PC has no objection to this application, as long as the materials used match those used in the existing building and that the extension is compliant with any planning conditions imposed when the estate was built. The PC notes that Policy LHN1 of the Neighbourhood Development Plan is relevant to this application.

The member of the public left the meeting at 19:56

17/P/1883/F - Charlton, Abbots Leigh Road, BS8 3PX - Application to vary conditions 2 and 3 planning permission 17/P/0611/F (Replacement of two single storey conservatories at the side of the property) to allow for new foundations and addendum to Arboricultural Survey Report to be added to the conditions. Officer – to be allocated. The PC has no objection to this application.

17/P/1921/F - 8 Willow Close, BS41 9DT - Split an existing two storey dwelling to create two semi detached dwellings. Also, to enable separate parking for two vehicles for each property, with appropriate permission to widen the existing dropped kerb to allow the separation of the parking. Officer - Owen Gore. The PC has no objection to this application and is pleased to see that the kerb will be dropped to allow for adequate parking.

17/P/1927/F – THE LODGE, St Martins, BS41 9HP - Replacement of existing single-glazed windows and doors with double glazed high quality timber windows and doors. Officer - Owen Gore. The PC has no objection to this application, and is pleased to see that the proposed changes will improve the building.

17/P/1931/F - 18A Long Ashton Road, BS41 9LD - Demolition of rear conservatory and deck and replacement with rear extension. Officer - To be allocated. The PC has no objection to this application, providing the materials used match those used in the existing building. It notes that Policy LHN1 of the Neighbourhood Development Plan is relevant to this application.

17/P/2001/MMA - ROSAPENNA, Abbots Leigh Road, BS8 3PX - Amendments to conditions 2 & 3 on application 15/P/2815/F (Removal of existing hipped roof structure over attached garage & construction of additional first floor accommodation) to allow minor amendments to fenestration and the southwest elevation to be clad with Trespa "Pure Ash". Officer - Dominic Battrick. The PC questions whether the new timber cladding means that this application should be considered on the basis of a minor material amendment, however, it has no objection to the application, but would ask for neighbours to be notified and their comments taken into account before any decision is made.

17/P/2018/F - Keeds Wood Cottage, Keeds Lane, BS41 9BY - Erection of a garage / workshop following the demolition of the existing outhouse. Officer - Gaynor Whittington. Although the PC has no objection to a garage replacing the outhouse, it would ask that the roof line is lowered to reduce the impact of this development in this rural location within the green belt, and that a condition is placed, that the new development is not to be used for residential purposes. The PC notes that Policy LHN1 of the Neighbourhood Development Plan is relevant to this application.

17/P/2048/F - 27 Providence Lane, BS41 9DQ - Erection of a two-storey rear extension; roof enlargement with new side gable; new roof lights and replacement windows; and two external garden terraces. Officer - Owen Gore. The PC recommends refusal of this application on the basis that neighbours' amenity would be compromised and that the proposed extension is out of character with the existing building and the street scene and contravenes the Village Design Statement. Were the Planning officer minded to approve this application, the PC would ask that the neighbours at 52 Keedwell be consulted and given a chance to comment before any decision is made. The PC notes that Policy LHN1 of the Neighbourhood Development Plan is relevant to this application.

17/P/2068/F - 1 Birdwell Road, Bristol, BS41 9BA - Proposed rear first floor extension to create a habitable room. Officer - To be allocated. The PC has no objection to this application, providing the neighbours are consulted and given a chance to comment before a decision is made. The PC would also ask the Planning officer to confirm that the proposed development conforms with the Residential Design Guide with particular regard to overbearing and loss of light. It also notes that Policy LHN1 of the Neighbourhood Development Plan is relevant to this application.

Trees

17/P/2075/WT - LITTLE BANNERLEIGH, Bannerleigh Road, BS8 3PF - 1 x holly - fell and replace with small tree or large shrub. Officer – Jason Cox. The PC has no objection to this application.

P17.119 - To note North Somerset Decisions on applications decided before the PC had commented. 17/P/1902/WT - 3 Folleigh Drive, BS41 9JD - T1 spruce – fell. **No TPO.** Noted.

P17.120 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously) Noted.

P17.121 - Tackling unfair practices in the leasehold market.

The PC considers some of these practices to be akin to robbery, and is strongly supportive of the Government taking steps to tackle the situation. The consultation was discussed and a response agreed.

P17.122 - NSC Consultation on draft Accessible Housing Needs Assessment
Supplementary Planning Document

The PC has no specific comments but will respond to NSC supporting the document and stating that it is pleased to see that NSC is considering helping elderly people to remain in their own homes.

P17.123 - NDP review working group report

The next Neighbourhood Development Plan Review meeting is on Monday 18th September in the Jubilee Pavilion.

P17.124 - Development until 2036 in and around Long Ashton

There was no update on this matter.

P17.125 - Any other matters for information

There were no other matters.

Date of next meeting – Monday 9th October 2017 Meeting closed at: 21:00