

**LONG ASHTON PARISH COUNCIL
PLANNING COMMITTEE MEETING
19:30, 9th October 2017, Jubilee Pavilion**

Present:

Miss M Uppington - Chairman
Mr C Cave
Ms S M Hardingham
Mr M Harris
Mr N Moorcroft
Mrs J Pullin
Mr M Semple
Mr R Sterland
Mr A Wilkinson (from 19:35)

Absent:

Ms G Collins
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 seven members of the public. Two left the meeting at 20:00, two at 20:07, and two at 20:18. The remaining member of the public left at 20.47.

Before the meeting two members of the public addressed the committee; one about 17/P/2186/O - Longwood Orchard, Clevedon Road, BS8 3TN and the other about 17/P/2206/F - Flat 1 Foye House, Bridge Road, BS8 3PE.

P17.126 – Apologies for absence

Apologies for absence were received from Cllrs D Johnson, Scoones and Thomas. Cllr Wilkinson had informed the meeting that he would be late.

P17.127 – Declarations of Interests and Grant of Dispensations

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

P17.128 – Minutes of previous meeting

The minutes of the meeting held on 11th September, previously having been circulated, were confirmed as a correct record and signed by the Chairman.

P17.129 – Matters arising

There were no matters arising.

P17.130 – Correspondence

- a. From North Somerset Council (NSC) re S106 Barrow Hospital. NSC had sent a copy of the proposed s106 agreement for the site. References to 'increasing the capacity at the community hall' and to 'Long Ashton playing pitches' were thought to be too vague. It was agreed that the Clerk will respond to NSC asking that these sections should be more specific, referring instead to improvements rather than increased capacity, and emphasising that the playing pitches are on the site of the Long Ashton Community Centre complex.
- b. From NSC re upgrade of planning website informing the council that this has been delayed.
- c. From resident re 1 Foye House objecting to application 17/P/2206/F. The letter was considered when the planning application was discussed.

P17.131 - 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/2112/F - 3 Coach House Mews, Bracken Hill, North Road, BS8 3PL - Construction of conservatory in enclosed courtyard. Officer - Sam Watson. The PC has no objection to this application.

17/P/2154/F - 38 Rayens Cross Road, BS41 9DZ - Roof extension with extended rear dormer and with a Juliette balcony. Officer - Sam Watson. The PC would ask that neighbours are informed and given a chance to comment before a decision is made, and that the materials used match those used in the existing building and that the work should conform to Long Ashton Neighbourhood Development Plan Policy LHN 1 Provision of well-designed energy efficient buildings and places.

17/P/2174/F - The Bungalow, Kingcott Mill Farm, Clevedon Road, BS48 1LZ - Proposed replacement dwelling. Officer - Raheel Mahmood. The PC has no objection to this application.

Two members of the public left the meeting at 20:00.

17/P/2186/O - Longwood Orchard, Clevedon Road, BS8 3TN - Outline application for the demolition of the existing dwelling and the construction of a replacement dwelling house, with matters of access to be considered. Matters of appearance, landscaping, layout and scale reserved for subsequent approval. Officer - Raheel Mahmood. The PC has no objection in principle to the relocation of the building to a different part of the site, but would ask that the new building conforms to the Village Design Statement; that the wall is retained as shown in the plan and that the same - or similar - materials are used in the new dwelling as were used in the existing house.

Two members of the public left the meeting at 20:07.

17/P/2202/F - 45 Rayens Cross Road, BS41 9EA - Loft conversion with side and rear pitched roof dormers with balcony to the rear and rear ground floor balcony. Officer - to be allocated. The PC would ask that the materials used in the extension match those used in the existing house. It has concerns that the balcony on the upper level may overlook neighbouring properties.

17/P/2206/F - Flat 1 Foye House, Bridge Road, BS8 3PE - Retrospective planning for demolition of a leaning retaining wall and extension of a raised patio. Officer - to be allocated. The PC has no objection to this application.

Two members of the public left the meeting at 20:18.

17/P/2249/LB - GATCOMBE FARM, Gatcombe Lane, BS48 3QT - Conversion of agricultural buildings (units 1, 6, 7, 9 & 10) to residential buildings. Officer - Angela Norris. The PC has no objection to the alteration of the access, but would reiterate the points it made in June 2016 about development of this site: Although the PC supports the change in use of these redundant farm buildings, it is important that the proposed development meets the standards set out in Long Ashton's Neighbourhood Development Plan, particularly with regard to Policy LHN 1, 2 and 3. The PC is aware of the archaeological importance of the area and believes that it is important that the 'enhanced watching brief' referred to by the site's archaeological report is implemented.

17/P/2250/F - GATCOMBE FARM, Gatcombe Lane, BS48 3QT - Conversion of agricultural buildings (units 1, 6, 7, 9 & 10) to residential buildings *(APPROVAL 16/P/1204/f with amended access). Officer - Angela Norris. The PC has no objection to the alteration of the access, but would reiterate the points it made in June 2016 about development of this site:

although the PC supports the change in use of these redundant farm buildings, it is important that the proposed development meets the standards set out in Long Ashton's Neighbourhood Development Plan, particularly with regard to Policy LHN 1, 2 and 3. The PC is aware of the archaeological importance of the area and believes that it is important that the 'enhanced watching brief' referred to by the site's archaeological report is implemented.

17/P/2252/F - HAIRPIN, 43 Weston Road, BS41 9AA - Creation of new front door to existing retail unit. Sam Watson. The PC has no objection to this application but notes that any new access arrangements need to comply with disability access requirements.

17/P/2266/F - 58 Long Ashton Road, BS41 9LE - Proposed demolition of house, garage, shop and outbuildings. Officer - Judith Porter. The PC recognises the unsafe state of the buildings and supports the demolition of this house, garage, shop and outbuildings.

17/P/2269/LB - Ivy Cottage, 60 Long Ashton Road, BS41 9LE - Listed building consent for repair works to the side gable of no. 60 Long Road following the demolition of the link and attached dwelling at no.58 Long Ashton Road. Officer - Judith Porter. The PC has no objection to this application.

17/P/2270/F - 16 Kings Croft, BS41 9EE - Single storey rear extension & addition of ground floor side window. Officer - Gaynor Whittington. The PC has no objection to this application, but would ask that the roofing zinc has a matt finish.

Cllr Wilkinson has an interest in the following application and left the meeting at 20.33, taking no part in the discussion.

17/P/2275/F - 63 Kings Croft, BS41 9ED - First floor over existing garage. Officer - Sam Watson. The PC recommends refusal of this application which, in view of previous extensions that have already been done, it believes to be an overdevelopment of the site. Furthermore, the roof line of the proposed development is not subservient to the existing building and the PC has concerns that it will have an overbearing effect on nearby homes in Fenswood Mead.

Cllr Wilkinson re-joined the meeting at 20:38.

Trees

17/P/2143/TPO - CHARLTON, Abbots Leigh Road, BS8 3PX - T1 -T3 beech - crown lift over garden to 4m; T4 yew - reduce south side by 1m. Officer - Jason Cox. The PC has no objection to this application, providing the tree officer is in favour of the work.

17/P/2313/TPO - AVON VIEW COTTAGE Burwalls Road, BS8 3PT - T1 ash - crown lift by 1.5m; T2 silver birch - crown reduce by 2m. Officer - Jason Cox. The PC has no objection to this application, providing the tree officer is in favour of the work.

P17.132 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously) Noted.

P17.133 - Development on Auto Scuderia site – possible breach of permission

As agreed at the Highways Committee meeting the Clerk has written to NSC's Planning and Highways departments about a possible breach of permission on the site, but has as yet had no response. A wall being constructed there may affect visibility at the junction and is higher than NSC's highways recommended and there are concerns that the plans provided by the developer showing the sightlines may not be accurate. Cllr Cave is due to

meet the developer with a NSC representative, and will also raise the issue with the head of NSC's Highways department. Cllr Moorcroft has also contacted the head of Highways, but has received no reply as yet. The Chair thanked Cllr Cave for his efforts.

P17.134 - NDP review working group report

A member of the public left the meeting at 20.47.

Six members of the Neighbourhood Development Plan (NDP) Review working group met at its latest meeting on 18th September to discuss the group's terms of reference, its communications strategy and its approach to inappropriate development in the Parish. Cllr Moorcroft is due to meet representatives from the Forest of Avon to discuss possible woodland planting, and Cllr Sterland has notified NSC of the group's intention to review the NDP. The working group is due to meet again on 23rd October. The group appealed for a volunteer to take responsibility for its communications planning.

P17.135 - Volksfest meeting report

The Chair gave the following report: We met Volksfest organisers on 21st September. They were the first to realise that there had been problems with this year's event and are very anxious to liaise with us and to make improvements for next year's event, which will take place between 15th-17th June. It won't clash with either Let's Rock or Dig for Victory, which take place on previous weekends. The organisers have been given two extra fields for next year's event and therefore won't need to use fields on the northern side of Weston Road. The exit could be at the Cambridge Batch end of Birches Farm, although the organisers know that they must contact NSC's Highways department to discuss this, as there's an awkward turn on to the road there. The organisers have arranged for a shop on site next year, and they will arrange better signposting. The stage will be positioned further from nearby houses and organisers will investigate soundproofing the marquee. The outdoor music will finish at 11pm, and organisers will have better contact with the police and the South West Medical Trust, as well as with NSC over licensing of the various events. They are also interested in sponsoring various events in the village. The next meeting will be in January, with a view to information about the event being included in February's newsletter.

It was felt that NSC's licensing arrangement with Volksfest was inadequate last year, for the number of people who attended. Councillors suggested that a minibus could be provided from Birches Farm to the village during the event, to transport people to local shops, and that recycling facilities are provided on site. It was noted that the event and others like it highlight the importance of green space around Bristol.

P17.136 - Presentation of planning applications at meetings

Councillors asked the Clerk to continue to present planning applications on screen using a slideshow. This method means that the information is processed and presented in an efficient and easily assimilated way. Although the preparatory work takes the Clerk a considerable amount of time, it is hoped that NSC's new planning website will make the process less onerous. Cllr Cave will ask NSC's planning team for an update on the new portal.

P17.137 - North Somerset Site Allocations Plan Proposed Modifications Consultation

The committee has no further comment to make on the consultation. The Barrow Hospital site is the only one situated in the Parish included and this is close to getting permission.

P17.138 - Development until 2036 in and around Long Ashton - to receive any relevant information

a. Local papers are printing regular updates from Taylor Wimpey about its proposed Vale development. It was agreed that the PC should counteract any inaccurate messages through the press, and that the Chair of Council should be given a mandate to speak to reporters about the issue. The PC's communications strategy, although acknowledged to

be very important, has not yet been developed.

b. Developers wishing to develop land at Gatcombe Farm have asked to meet with councillors. The Clerk will invite them to the next Planning meeting on 6th November.

P17.139 - Any other matters for information

There were no other matters for information.

Date of the next meeting – Monday 6th November

Meeting closed at: 21.16