

LONG ASHTON PARISH COUNCIL
PLANNING COMMITTEE MEETING
19:30, 6th November 2017, Jubilee Pavilion

Present: Miss M Uppington - Chairman
Mr C Cave (until 21:04)
Ms G Collins
Ms S M Hardingham
Mr M Harris
Mr N Moorcroft
Mrs J Pullin
Mr I Scoones
Mr M Semple
Mr R Sterland

Absent:
Ms S Hughes
Mr D Johnson
Mr A Johnson
Mrs B Mackwood
Mr J Thomas
Mr A Wilkinson

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

Before the meeting, Jonathan Davies from Lambridge Place Developments spoke to the committee about a planned housing needs survey and plans to develop land at Gatcombe Farm and a resident addressed the meeting about application no. 17/P/2382/TPO. The Chair welcomed a prospective councillor and invited councillors to stay afterwards to speak to him.

P17.140 – Apologies for absence

Apologies for absence were received from Cllrs Hughes, D Johnson, Thomas and Wilkinson.

P17.141 – Declarations of Interests and Grant of Dispensations

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

P17.142 – Minutes of previous meeting

The minutes of the meeting held on 9th October, previously having been circulated, were confirmed as a correct record and signed by the Chairman.

P17.143 – Matters arising

- a. P17.130 – S106 agreements for the Barrow Hospital site. North Somerset Council (NSC) has asked its solicitor to make some changes to the agreements, and will inform the PC when a new version is available. It was agreed that the Clerk should write to NSC to ask it to specify 'Long Ashton library' in place of the existing references to 'library services'.
- b. P17.133 - Development on Auto Scuderia site. A wall along Long Ashton Road has been built at height which will limit visibility for road users exiting Glebe Road. Representatives from NSC's planning and highways departments are due to have a site meeting to discuss this possible breach of planning permission. Cllr Cave will update councillors on the result of the meeting.
- c. P17.136 - Presentation of planning applications at meetings. It was noted that Weston-Super-Mare TC views planning applications directly from NSC's planning portal website at its meetings. It was suggested that the PC could consider doing the same once the new and more reliable planning portal is launched in mid-November although it was noted that this means that the plans can only be viewed as presented.

It was agreed that Agenda Item 11 would be discussed before Correspondence.

P17.144 - To discuss presentation by Lambridge Developments.

The meeting was closed at 19:49 to allow Cllrs to question Lambridge Place Development about their housing needs survey and the basis for their proposal for development at Gatcombe Farm. The meeting opened again at 20:11.

It was agreed that Cllrs would look at the draft housing needs survey – the deadline for any comment on the draft is 6th December.

P17.145 – Correspondence

a. From Wraxall and Failand PC re17/P/2186/O, Longwood Orchard, Clevedon Rd, BS8 3TN asking that they are kept informed about this application as the house is close to its Parish.

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

b. Portishead branch line (MetroWest Phase 1) section 42 consultation notification. The current proposals are based around an hourly service, with an extra train during the peak time and do not include closing the Ashton Vale Road level crossing, however, this will be needed if a half hourly service was to be introduced so the PC will continue to monitor the situation. A public information day is due to be held at the Community Centre from 15:30-19:30 on Thursday 23rd November. Cllr Sterland reported on a recent briefing meeting he and the Clerk attended. The plans are currently for an hourly service; entire parts of the track would have to be replaced to enable a half hourly service, making this option too expensive.

Cllr Cave left the meeting at 20:12

One member of the public left the meeting at 20:13.

Three carriage trains are due to start running from 2021, although platforms will be long enough to accommodate five carriage trains. A station at Ashton Gate is not included within the current plans but there is nothing within the plans to prevent it being built later.

Cllr Cave rejoined the meeting at 20:15.

c. From NSC re consultation on the Joint Spatial Plan (JSP) and Joint Transport Strategy (JTS). It was agreed that these would be discussed at the next meeting, to give the committee time to review it beforehand and provide comments before the deadline on 10th January. It was noted that the JSP and JTS may necessitate changes to the Long Ashton Neighbourhood Development Plan.

d. From NSC re consultation on draft Local Planning Application Requirements – Part 1 document. No response was thought necessary to this consultation, as the only change is to introduce provision for information pertaining to the Community Infrastructure Levy.

e. From NSC re consultation on North Somerset and Mendip Bats Special Area of Conservation (SAC) Guidance: Draft Supplementary Planning Document. The committee agreed not to respond to this consultation as it doesn't have the sufficient expertise on the subject.

f. From resident re possible breach of planning permission. A recent development on Parsonage Road seems to include materials that were not approved in its planning permission. The Clerk has written to NSC to ask its advice on the matter.

g. Newsletter from Andrea Pellegram Ltd. Noted.

h. From resident seeking the PC's views on a possible extension. The committee could not pre-empt any comment it would make on the application once submitted but saw nothing to suggest that he should not go ahead and submit his planning application to NSC and to ask it for pre-planning advice, if necessary.

i. From resident re Yanley Mews. The Clerk will inform the resident that there will be double yellow lines painted in the area of the new development, and the conservation area status should mean that new residents will not be able to remove their walls to give access to hard standing in their front gardens. NSC's civil parking enforcement team is due to visit the area soon to tackle parking infringements which are making it difficult for motorists to get in and out of Glebe Road.

j. From resident re planning decision pointing out the consequences of a planning decision on a development on Heath Ridge. It was agreed that the Clerk will reply to the resident with a copy of the PC's comments on the planning application.

k. From resident re planning application 17/P/1673/LB - 110 Weston Road, BS41 9BZ. The committee has no objection to the amended plans presented by the householder.

P17.146 - 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/2246/F - 43 Fenshurst Gardens, BS41 9AU - Erection of 3 Bedroom dwelling. Officer - Raheel Mahmood. The PC has no objection in principle to this application, as long as the materials match those used in the neighbouring property. However, the committee understands the concerns of neighbours re construction traffic and asks that the effect of this is limited by planning conditions.

17/P/2409/PDT - Land at Ashton Hill Farm, Weston Road, BS8 3US - Prior notification of proposed development of a 17.5m replica telegraph pole, 2no. equipment cabinets. Officer - Raheel Mahmood. The PC believes that this development compromises the openness of the green belt, and that an alternative site should be found.

17/P/2412/F - 1 Highlands Road, BS41 9EN - Erection of a two storey and single storey rear extension to include a Juliet balcony to first floor following demolition of existing single storey extension. Installation of 4no. rooflights. Officer - Sam Watson. The PC has no objection to this application, providing the materials used match those used in the existing building.

17/P/2422/F -15 Catley Grove, BS41 9NH - Erection of an extension to existing garage and create a first floor studio with balcony. Officer - Owen Gore. The PC recommends refusal of this application, as it considers it out of keeping with the original house, other properties in the area and the street scene. It has concerns that it would dominate the neighbouring property on the other side of the footpath. It notes that the proposed extension is not subservient to the original building, and would be too high.

Cllr Cave left the meeting at 21:04 and two members of the public at 21:05.

17/P/2440/F - 4 Yeomeads, BS41 9BG - Rear dormer and single storey rear extension. Officer - Gaynor Whittington. The PC has no objection to this application.

17/P/2466/F - Apple Tree Day Care Nursery, Wild Country Lane, BS41 9AG - Proposed change of use from nursery to part nursery and part residential with the creation of 2no. two bedroom flats to the first floor and 1no. three bedroom dwelling. Change flat roof over part proposed dwelling to a pitched roof. Install 6no. rooflights to the west elevation. Officer - Judith Porter. The PC recommends refusal of this application. The PC is aware that good Nursery places are much needed in Long Ashton and this development would not only reduce the potential number available, but also deplete employment opportunities in the village - which is contrary to the Long Ashton Neighbourhood Development Plan. The PC notes that the new residential development on the nearby Barrow Hospital site will further increase demand for nursery places. The PC believes that the parking provided is inadequate for the mixed residential/nursery development and notes the neighbours' concerns about its impact.

17/P/2472/F - The Old Farmyard, Yanley Lane, BS41 9LR - Removal/variation to condition No. 5, 6 & 7 from application 12/P/0762/F (Conversion of class B1 office building to dwelling with annex providing guest accommodation and associated offices. Works to include additional roof lights, alteration to roof to north elevation, erection of glazed walkway.) to allow the removal of the conditions and the word annex. Officer - Raheel Mahmood. The PC has no objection to this application.

17/P/2476/F - The Gables, Bridge Road, BS8 3PB - Erection of a two storey side extension and raise ridge height to create additional living space. Officer - Sam Watson. The PC has no objection to this application, providing the materials used match those used in the existing building, and that neighbours are consulted and given a chance to comment before a decision is made.

17/P/2504/NMA - Bracken Hill House, North Road, BS8 3PL - Application for non-material amendment to planning permission 13/P/1587/F (Conversion of existing property to two residential dwellings plus other alterations) to allow for minor amendment to French doors on south-west elevation, replacement of soil vent pipe on north east elevation, replacement of window on the ground floor to the north-west elevation. Officer - Sam Watson. The PC has no objection to these amendments providing the replacement window matches the building's other windows, and the materials used match those used in the existing building.

17/P/2517/F - 4 Yanley Lane, BS41 9LQ - Erection of a two storey extension to north and south elevation to include a first floor balcony on south elevation and the erection of a detached garage with alterations to driveway. Officer - Sam Watson. The PC has no objection to the plans for the front of the building, but objects to the proposed two storey extension on the north elevation, which it believes will dominate the street scene and have an overbearing impact on the neighbouring property at the rear.

Trees

17/P/2382/TPO - 6 Hillside Road, BS41 9LG - T4 cypress – fell. Officer - Jason Cox. The PC has great sympathy with the neighbouring householder whose home is suffering from subsidence. However, the PC does not have the expertise to comment on the cause of the subsidence so will leave the decision to the expertise of the tree officer.

17/P/2405/TPO - Chancellors Park Estate, Pear Tree Avenue, BS41 9FF - Deodar Cedar (T27) Crown lift to 2.5m; Pear (T26) Crown lift to 2.5m; Apple (T25) Crown lift 2.5m; Crab Apple (T24) Crown lift 2.5m (Secondary laterals only) Remove suckers from around the base of the tree. Prune clear of street light 1m; Pear (T23) Crown lift 2.5m; Hornbeam (T21) Crown lift 2.5m (Secondary laterals only); Hornbeam (T001) Crown lift to 2.5m on the cycle path side only; Dawn Redwood (T006) Crown lift 2.5m; Downey Birch (G9) Crown lift to 2.5m. Prune in laterally to maintain a 3m clearance from nearby buildings and street light; Downey Birch (G8) Crown lift 2.5m (Secondary laterals only) Prune to maintain a 3m clearance from the garage wall of No.30 Pear Tree Avenue. Officer - Jason Cox. This application has been submitted on behalf of the PC and so the PC cannot comment.

17/P/2417/TPO - The Red Lodge, Abbots Leigh Road, BS8 3PX - T1-T4 sycamore – fell. Officer - Jason Cox. The PC has no objection to this application, providing the tree officer is happy with it.

17/P/2443/WT - 2 Providence Lane, BS41 9DG - T1-T2 false acacia - fell; T2 hawthorn - crown reduce by 1m. Officer - Jason Cox. NSC has already approved this application.

17/P/2451/WT - Yanley House, 3 Yanley Lane, BS41 9LQ - T1 willow - pollard back to previous pruning points (approx. 4m reduction). Officer - Jason Cox. NSC has already approved this application.

17/P/2462/TPO - Oakleigh, Bridge Road, BS8 3PB - T1 spruce – fell. Officer - Jason Cox. The PC has no objection to this application, providing the tree officer's happy with it.

17/P/2471/TPO - 2 Overton Court, Bracken Hill, North Road, BS8 3PL - T1 maple - remove failed limbs and tidy torn stems. Officer - Jason Cox. The PC has no objection to this application, providing the tree officer's happy with it.

P17.147 - To note comments made to North Somerset Council by the Clerk under delegated authority, where comments had to be submitted before this meeting.

17/P/2387/WT - 39 Long Ashton Road, BS41 9HW - T1 apple - formative prune by 1m; thin crown by 15%. Officer - Jason Cox. *The PC has no objection to this work as long as it is supported by the Tree Officer.*

P17.148 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously) Noted.

It was agreed to discuss the NDP review working group agenda item before that on the budget.

P17.149 - NDP review working group

a. Report. Cllr Sterland reported on the last Neighbourhood Development Plan (NDP) Review working group meeting. The group has identified land within the Parish and adjacent to it which might be considered for development. It will now examine and assess each site against relevant criteria. The group has been reviewing green belt policies and met representatives of the Forest of Avon Trust to discuss how the NDP can protect woodland by giving it special status, and to seek advice on woodland planting. Cllr Sterland has discussed the NDP Review with a NSC officer, who noted that development outside the settlement boundary would currently be against NSC's policies as it is in green belt. The process of amending the NDP is the same as the original process and will involve a referendum. NSC is exploring whether funding will be available for the referendum. The next group meeting is on 20th November.

b. To consider the need for admin support and how this may be provided. It was agreed that the Assistant Clerk will provide up to 10 hours/month administrative support to the group, to be funded from the planning budget.

P17.150 - To consider and agree the Committee's Budget Requirements for 2017/18

It was agreed to ask £4,500, £3000 to cover costs that will arise through the year and £1500 for administrative support.

P17.151 - Development until 2036 in and around Long Ashton - to receive any relevant information.

An article circulated within the NDP Review Group about assessment of the green belt around Bristol will be sent to councillors, to help inform the PC's strategy of protecting and emphasizing the value of the green belt.

Cllr Collins is due to attend a meeting with the housing minister on 30th November, and will ask him to reiterate his commitment to protecting the green belt.

It was noted that the difficulties surrounding the new development at the junction of Glebe Road and Long Ashton Road, have led to a planned pavement between the development and Glebe Road being shelved, and a wall between the new houses and Long Ashton Road being built higher than the PC envisaged, giving potential visibility problems for motorists. The Planning Committee will refer the matter to the Highways committee, with a view to asking NSC for a safety assessment of the area. Residents of Hollis Close and surrounding areas have felt similarly disaffected by NSC's involvement in highways issues there. Both situations have caused frustration locally and given the impression that NSC is not listening adequately to the views of Long Ashton residents.

P17.152 - Any other matters for information. - None

Date of next meeting: Monday 11th December 2017 Meeting closed at: 22:04