

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

Present:

Miss M Uppington - Chairman
Mr C Cave
Ms S M Hardingham
Mr M Harris
Ms S Hughes
Mr N Moorcroft
Mr I Scoones
Mr M Semple
Mr R Sterland
Mr J Thomas
Mr A Wilkinson

Absent:

Ms G Collins
Mr D Johnson
Mr A Johnson
Mrs B Mackwood
Mrs J Pullin

In attendance: Dr Janet Turp (the Clerk) and Mrs V Lacey (minutes) plus two members of the public, one of whom left the meeting at 19:49.

P17.153 – Apologies for absence

Apologies for absence were received from Cllrs D Johnson and Mrs Pullin.

P17.154 – Declarations of Interests and Grant of Dispensations

It was agreed that interests would be declared during the meeting and no dispensations were requested.

P17.155 – Minutes of previous meeting

The minutes of the meeting held on 6th November, previously having been circulated, were confirmed as a correct record and signed by the Chairman.

P17.156 – Matters arising

- a. P17.143a - S106 agreements for the Barrow Hospital site. The final drafts of these documents are not yet available, but it is understood that North Somerset Council (NSC) has included most of the PC's comments.
- b. P17.133 - Development on Auto Scuderia site. The wall between this new development and Long Ashton Road has a lowered section nearest the junction. According to NSC's criteria the wall is now not in the sight line of traffic exiting Glebe Road.
- c. P17.144 - Comments made to Lambridge Developments on its Housing Needs Survey. The PC's comments on its Lambridge Developments' draft Housing Needs Survey have been sent to them. These emphasised that it must be clear that the survey does not originate from the PC and that completion is voluntary. The PC will make this clear via social media before it's distributed.
- d. P17.145a - Portishead branch line (MetroWest Phase 1). Cllr Cave attended a recent public consultation event about the project, which aims to provide an hourly passenger train service from Portishead to Bristol. A half hourly service has been ruled out for the time being because of the scale of the necessary track alterations.
- e. P17.145f – Possible breach of planning permission. NSC has confirmed that the roof tiles used in a recent development on Parsonage Road do not conform to the planning permission. The Clerk will inform the resident who enquired about the issue.

P17.157 – Correspondence

a. From resident re objection to 17/P/2466/F (Apple Tree Day Nursery).

Cllr Hughes has an interest in this matter and left the meeting at 19:40, taking no part in the discussion.

A resident has written to NSC, copied to the PC, to object to the above application with concerns about loss of nursery places and the effect of the development on the cider house and nearby homes. NSC has now received amended plans. The PC has concerns that the application may be approved, given that nursery places are in short supply in the village and that the area is extremely congested with parked cars. The amended plans are not on the website yet so the PC cannot yet comment on the changes, so the committee agreed to delegate the responsibility of commenting on the plans to the Finance and General Purposes (F&GP) committee at its meeting on 18th December.

Cllr Hughes rejoined the meeting at 19:48.

b. From resident re 17/P/2476/F (The Gables).

A Leigh Woods resident has complained about an application to which the PC did not object.

A member of the public left the meeting at 19:49.

The committee considered the comments but these did not modify its view. It was noted, however, that the Leigh Woods Village Design Statement is not incorporated into the Long Ashton Neighbourhood Development Plan (NDP), and therefore does not have the same planning status as the NDP. It was agreed that if the NDP is reviewed, the statement, as long as it is up to date, should be incorporated into the plan.

c. From resident re 17/P/2517/F (4 Yanley Lane). The resident's views on the application, which were broadly similar to the PC's, were noted.

d. From NS re 17/P/1673/LB – re amended plans. NSC asked for the PC comments on the amended plans.

e. From Bristol Airport re slot allocation. Bristol Airport has produced a frequently asked questions document to explain partial slot co-ordination.

f. From NSC re enforcement. The enforcement team manager has written to the PC to let it know that it is having to prioritise its workload in response to staff shortages.

g. From NSC re addresses for phase 2 Audley Redwood. Noted.

P17.157 - 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/2574/F - 21 Fenswood Road, BS41 9BX - Erection of a single storey and a double storey rear extension. Officer - to be allocated. The PC has no objection to this application, providing neighbours on both sides are notified and given a chance to comment before any decision is made, and that materials used in the extension match those used in the existing house.

17/P/2616/F - 26 Ridgeway Road, BS41 9EU - A small conservatory to the side of the principle elevation. Officer - Gaynor Whittington. The PC has no objection to this application, providing the materials used match, where appropriate, those used in the existing building.

17/P/2630/NMA - PEEL HOUSE, 18 Old Weston Road, Flax Bourton, BS48 1UL - Non material amendment to application 15/P/0593/F (Change of use of existing buildings from a residential care home (Use class C2) to provide 4no dwelling houses (Use class C3)) to allow amendments to porch and windows to improve external appearance and use of building. Officer - Ellena Fletcher. This application, for a property adjacent to Long Ashton Parish, has already been granted.

17/P/2655/F - 81 Providence Lane, BS41 9DL - Single storey extension to rear, including replacing roof to existing single storey extension. Raised deck to provide minimal seating area and steps down to lower garden. Officer - To be allocated.

Cllr Hardingham has an interest in this application and left the meeting at 20:05, taking no part in the discussion.

The PC has no objection to this application, providing neighbours are notified and given a chance to comment before any decision is made, and that materials used in the extension match those used in the existing house.

Cllr Hardingham rejoined the meeting at 20:08.

17/P/2668/WT - 124 Long Ashton Road, BS41 9LS - T1 apple – fell. Officer - Jason Cox. The PC notes that the tree is reported to be dead, and so has no objection to the application if the tree officer is minded to approve.

P17.158 - To note comments made to North Somerset Council by the Clerk under delegated authority, where comments had to be submitted before this meeting. - None

P17.159 - To note North Somerset Council Decisions made before the PC had considered them.

17/P/2621/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 – *Granted* – but this is a re registration of 17/P/2313/TPO considered in October. Noted.

17/P/2585/WT - 34 Long Ashton Road, BS41 9LD - T1 - Lawson Cypress - fell. Officer - Jason Cox. *Granted*. Noted.

P17.160 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously)

Noted. The PC had recommended refusal of application 17/P/2409/PDT for a mast at Ashton Hill Farm, which NSC also refused. However, the decision was late and the applicant will now progress the works. This error was seen as a symptom of NSC's lack of resource, and the volume of work facing it. It was noted that the PC works to help and support its own community, and to benefit its residents where possible, and that mistakes such as this one - with which Long Ashton residents will have to live - are disappointing and frustrating.

P17.161 - NDP review working group report and to agree dates for future meetings.

The NDP Review working group will meet at 7:30pm on 22nd January, 19th February, 12th March and 18th April 2018.

P17.162 - Joint Spatial Plan Consultation

It was agreed that the PC will respond to the consultation to say that it is pleased to see that the JSP protects the green belt in North Somerset as it believes that it this is vitally

important as it will guarantee that the space between Bristol and North Somerset is left open. This space which is not only highly valued by residents of Long Ashton it is also seen as an important asset by residents of Bristol. Where new roads are proposed by the Joint Transport Study, pinch points will be created in communities close to Bristol, such as Long Ashton, as the increased levels of traffic all try to enter the city. Mitigation must be included within the transport plan to alleviate the effects within such villages. There has, for example, been a large increase in traffic in Long Ashton Parish since the opening of the new South Bristol Link Road, because no mitigation was included in the original plans to discourage traffic from using alternative routes when major roads become busy.

P17.163 - Bristol Airport Master Plan Consultation

The PC will review the Parish Councils' Airport Association's (PCAA's) response to the airport's Master Plan before it submits its own comments to the consultation, which runs until 26th January. There are local consultation events taking place over the coming month. The Clerk will invite the airport's Planning and Sustainability Director to speak to councillors at January's Planning meeting.

P17.164 - Feedback from NSC Planning Forum held on 7th December

The Chair and the Clerk attended this forum, which included sessions on Planning Policy, NSC's new Planning website and the Community Infrastructure Levy.

P17.165 - Development until 2036 in and around Long Ashton

There were no further updates on this matter.

P17.166 - Any other matters for information.

- a. The Clerk will remind the golf club to replant its hedge, which was removed during recent works.
- b. NSC is considering a planning application 17/P/2186/O for the demolition and rebuild of a dwelling at Longwood Orchard. The PC had no objection in principle to the plans, but others have raised concerns and have noted that the proposed site for the replacement dwelling is in the green belt. Cllr Cave will consider calling the decision in if the planning officer is minded to refuse the application.
- c. Long Ashton library, which has one of the most expensive library building leases in North Somerset, may be under threat. The PC will ask the purchaser of the Village Club if it could allocate room for a library service in that building, if required. It was noted that other Parish Councils have part-funded their libraries to keep them open.

Date of the next meeting – Monday 8th January 2018 Meeting closed at: 21:01