

LONG ASHTON PARISH COUNCIL

PLANNING COMMITTEE MEETING

19:30, 20th May 2019, Jubilee Pavilion

Present: Mr O Lloyd-Jones - Chairman
Ms L Anderson
Mr A Cartman
Ms S Hardingham
Mr M Harris
Mr A Johnson
Mr D Johnson
Mr A Wilkinson

Absent: - Mr C Cave
Ms C Fagg
Mr P Jackson

In attendance - The Clerk, Dr JE Turp, Tracy Warren, Assistant Clerk (minutes) and four Cllrs not on the committee and one member of the public.

P19.054 – Election of Chairman

It was proposed by Cllr Cartman and seconded by Cllr D Johnson that Cllr Lloyd-Jones be appointed as Chairman of the Planning committee for the next municipal year or until such time as a new Chairman is elected. There were no other nominations so Cllr Lloyd-Jones was appointed as Chairman.

P19.055 – Election of vice Chairman

It was proposed by Cllr Hardingham and seconded by Cllr Wilkinson that Cllr Anderson be appointed as Vice Chairman of the Planning committee for the next municipal year or until such time as a new Vice Chairman is elected. There were no other nominations so Cllr Anderson was appointed as Vice Chairman.

P19.056 – Apologies for absence were received from Cllrs Fagg, Cave and Jackson.

P19.057 – Declarations of Interests and Grant of Dispensations.

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

P19.058 – Minutes of previous meeting

The minutes of the meeting held on the 8th April 2019 copies having been circulated, were confirmed as a correct record and signed by the Chairman.

P19.059 – Matters arising for information

- a. P19.046 – Stop Bristol Airport expansion; Links for information are on the PC website.
- b. P19.053 – The presentation by the UWE Town Planning student, present at the meeting, on the Conservation Area and Heritage will be on Friday 24th May at 14:30 and following this, two Architecture and Planning students will present their report on their ideas for a community hub on the community association site.

P19.060 – Correspondence

- a. West of England Joint Spatial Plan (JSP) Examination;
The PC has informed the programme officer that the PC wishes to participate on matters 2, 4, 6, 7.4, and 7.7. Concerns on the effect of the new NS Council on its attitude to retaining the green belt and the Vale were discussed. It was noted that many of the newly elected Cllrs are

against development in their own wards and favour the Vale. It was noted that 99% of respondents to the consultation of the 2007 Parish Plan wished the Greenbelt to be retained, with a 64% response rate. It was agreed that at least one Cllr should attend the hearings having first taken advice from a Planning professional, on the best way to present LAPC's case at the hearing. It was agreed that Cllrs Cartman and D Johnson should attend the hearings on Wednesday 3rd and Thursday 4th July. It was RESOLVED that the Clerk contact Andrea Pellegram, to ask whether she can provide consultation before the hearings and to proceed up to a cost of £1000. Proposed by Cllr Anderson and seconded by Cllr Cartman. All in favour. It was suggested that the PC agreed to write to the Executive member for Planning, North Somerset Cllrs, and other PCs to explain the PC's position on retention of the Green Belt and to also ask members of the public to write to the Executive member for planning,.

A member of the public entered the room at 20:05

- b. From NSC – re 18/P/5118/OUT Bristol Airport North Side Road Felton Developments to increase the operational capacity of the airport to 12 million passengers per annum (list of development proposals previously sent). The new papers were noted but this did not alter the PC's comments on the application. It was noted that the PCAA has asked the PC to support the planning application for a Park & Ride (to serve the airport) at Junction 21 of the M5.

20:34 - Meeting closed to allow a member of the public to speak on his comments regarding the wording of the PCAA comments.

20:36 – The meeting was re-convened.

It was RESOLVED to support the Park and Ride application, using the PCAA comments, but excluding those about damaging the airports finances and business case. Proposed by Cllr D Johnson and seconded by Cllr Cartman. All in favour.

20:38 - One member of the public left the meeting.

- c. From NSC re planning workshop 6th June: Cllrs to inform the Clerk if they wish to attend.
- d. From resident questioning the veracity of the PC response to his letter about the minutes of the January Planning Committee meeting; the resident's views were noted but the committee agreed that the minutes were correct.
- e. From NSC; amended plans for 1 Providence Lane 18/P/5051/FUL. It was agreed that the Clerk should respond that the PC notes the amended plans but that its comments are unchanged.

P19.061 – Planning Applications - It was RESOLVED that the Clerk will submit the following comments, on applications affecting property in the parish, to North Somerset Council:

19/P/0884/FUH - 10 Fenswood Road, BS41 9BS - Erection of a two storey rear extension. Officer – Ellena Fletcher. The PC has concerns regarding the loss of amenity (light) to the adjacent property as a result of the 2 storey extension and suggests that, given the neighbour's concerns about the drawings, a site visit is made to confirm the accuracy of the plans. The neighbour's objections should be taken into account and addressed.

19/P/1021/NMA - 50 Keedwell Hill, BS41 9DR - Non-material amendment to application 16/P/1383/F (Erection of a single storey extension at rear with new terrace. New window to front.) to allow the removal of the proposed extension of the garden room, change stairway position, Bi-fold window proposed in garden room and outward opening with glass balustrade

within the garden room. Officer – Ellena Fletcher. This application is noted to have been withdrawn.

19/P/1045/FUL - 1 Warren Lane, BS41 9DA - Erection of 4no. detached houses, with associated access driveway, bin store and landscaping, within an existing large garden site. Officer – Terry Karampini. The PC still objects to the proposed development on this site with the following concerns:

- The site is at the gateway to Long Ashton and is on rising ground elevated above the road so there will be a significant visual impact at the entrance to the village and the plan is not in keeping with neighbouring properties.
- The proposal of four houses is considered inappropriate not only because of the density but also the impact on the street scene and loss of amenity for existing neighbouring properties. Three, single storey homes would be more appropriate.
- The access into the development is close to the junction of Warren Lane with a busy main road and there are concerns about its safety.
- The bin store is now located in a safer position, however, surface water runs down Warren Lane and may affect the bin store and the development may make the run off worse. It is noted that run-off after rainfall already silts up the drains in the area.

19/P/1055/FUH - 93 Weston Road, BS41 9AE - Erection of a single storey side and rear extension. Officer - Jessica Smith. The PC has no objection to this application.

19/P/1102/FUH - 102 Long Ashton Road, BS41 9LF - Loft conversion to include flat roof dormer to rear elevation roof slope and velux rooflights to front elevation roof slope. Officer – tba. Given the property's position in the conservation area and the visibility of the rear of the building across the valley the PC has concerns that the rear dormer and balustrade are not in keeping with the conservation area and the age of the property.

19/P/1148/FUH - 33 Keedwell Hill, BS41 9DP - To install a lean to design porch with associated base works to the South West elevation. Officer - tba. The PC has no objection to this application provided that neighbours are fully consulted and any concerns addressed.

19/P/0890/TRCA - Lower Court Farm, Yanley Lane, BS41 9LW - Poplar (T1-T2) Fell to ground level 2 dead trees within the shelter belt. Horse Chestnut (T3-T4) Fell to ground level significant basal defects/cavities on both trees. Officer – Jason Cox. It was noted this application has been decided.

19/P/0950/TRCA - 62 Long Ashton Road, BS41 9LE - Yew (T1) Reduce by 1.5m all round back to previous pruning points. , Cypress (T2) Fell. Officer – Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

19/P/1015/TRCA - The Vicarage, 7 Church Lane, BS41 9LU - Bay (T1) - clear off drive by up to 1m; Poplar (T2) - fell; Mixed Species (G1) - clear away from BT wires by up to 2m; Fruit trees (G2) - raise crowns to 2.75m; Laurels (G3) - reduce back to boundary & off neighbouring drive. Officer – Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

19/P/1034/TRCA - Orchard 7 Hillside Road, BS41 9LG - T2 - Apple - Fell. T3 - Lilac - Fell. Officer – Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

19/P/1149/TPO - Rear Of 16-18 Redwood Drive, BS8 3DU - T211 (Pinus sp.) as shown on the attached tree survey plan for the construction element of the recently-completed Audley

Redwood site - Fell T211 is within a much larger group of both conifer species and broadleaved species (all covered by the TPO). Therefore, the proposed removal of this tree is not considered significantly adverse, in landscape terms, because the adjacent trees ensure that there is no loss in amenity as provided by this tree group (A4). Moreover, the low to negligible public amenity as provided by A4 and this tree when viewing the group from the sports fields to the south will not be adversely impacted / reduced, because the integrity of A4 remains intact. A replacement tree of a species to-be-determined (by condition) is proposed, to offset the removal of T211, in the long-term (ensuring continuous cover tree management). There is not capacity to plant a tree at the same location and therefore a new location in the site will be required. Currently, a location is not given; it is recommended that the Local Planning Authority liaises with the applicant as regards this matter, to determine a suitable location for a suitable tree species. Planting a new tree in a publicly-prominent position is most recommended, in order to augment the visual amenities provided by the site as regards trees. Officer – Jason Cox. The PC has concerns that many trees have already been lost at this site and wishes the Tree Officer to take this into account when making a decision.

P19.062 – To note comments made to North Somerset Council by the Clerk under delegated authority, where comments had to be submitted before this meeting:

19/P/0936/EA2 - Land East Of Long Ashton Park And Ride Land North Of Metrobus, Ashton Vale - Environmental Scoping Opinion to determine the scope of an Environmental Impact Assessment for a future application for a proposed residential development of up to 520no. dwellings (only small part of site within North Somerset Council boundary). THIS IS NOT A PLANNING APPLICATION. *Long Ashton PC notes that most of the application site is within Bristol City Council and that this is not a planning application. However, it would like its concerns about the access to the site being onto the B3128 by the Park and Ride noted as it believes there would be a far less significant environmental impact if the access was onto the bus route access to Colliters Way which is underused. Cllrs believe that exiting by the Park and Ride will cause major congestion at the junction. Cllrs also note that the area is prone to flooding so will need a full flood assessment and mitigation plan.* Noted.

19/P/0808/NMA - 18 Pear Tree Avenue, BS41 9FF - Non-material amendment relating to application 18/P/5108/FUH (Garage conversion, extension and internal remodelling) for the addition of a steel flue. Officer - Jessica Smith. The PC has no objection to this application 19/P/0794/TRCA All Saints Church Lane - Ash x 3, Lime x 1 (T1 - T4) - fell; Field Maple (T5) - crown lift to 2m removing laterals marked with red paint. Officer – Jason Cox. *No Comments as this is a PC application.* Noted.

19/P/0204/FUL - 58 Long Ashton Road Long Ashton BS41 9LE - Proposed erection of 4 Semi-detached, 4 bedroom houses. Officer – Judith Porter. *The PC is pleased to see the wall height reduced to 1.5 m.* Noted.

P19.063 – To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously).

These were noted in particular that 19/P/0740/LDP – Broadlands, Ridgeway Road has been refused , 19/P/3863/FUL – Estune Business Park, Wild Country Lane has been approved and 18/P/4061/FUL and 18/P4153/LBC for Gatcombe Farm, Gatcombe Lane, have been approved.

P19.064 – Bristol Local Plan Review Consultation

The draft Policies and Development Allocations having been circulated, were reviewed. The PC noted plans show an area next to the Park & Ride, Ashton, Bristol is marked for potential removal from the Green Belt. It was agreed that no response is required.

P19.065 – Working Groups

- a) The Vale – It was agreed to continue with the action on the Chairman of the Council, to check press releases and make comment on behalf of the PC. Cllr Cartman agreed to arrange the first meeting of the working group.

21:27 - one member of the public left the meeting

- b) Ashton Gate Development – It was agreed that a working group be formed including at least two Cllrs, who will liaise with BCFC on their venue plans and future development. Cllr Anderson was appointed to the group and it was agreed that all Cllrs should be contacted to see if they wanted to join.

21:34 - one member of the public left the meeting

P19.066 – Planning Training

It was agreed to accept Cllr D Johnson offer to provide training, it was agreed to offer two dates one in July (Development Management) and the other in September (Strategic issues). It was agreed that all Cllrs and neighbouring parish councils be invited to the training. Cllr D Johnson will liaise with the Clerk to confirm exact dates.

21:41 - one member of the public left the meeting.

P19.067 – Taylor Wimpey Plans for the Vale - No further information than discussed earlier.

P19.068 – Development until 2036 in and around Long Ashton – no further information.

P19.069 – Any other matters for information; none.

Meeting closed at 21:43

Date of the next meeting – Monday 17th June 2019