

# LONG ASHTON PARISH COUNCIL

## PLANNING COMMITTEE MEETING

**19:45, 17<sup>th</sup> June 2019, Jubilee Pavilion**

Present: Mr O Lloyd-Jones - Chairman  
Mr A Cartman  
Ms C Fagg  
Ms S Hardingham  
Mr M Harris  
Mr P Jackson  
Mr A Johnson  
Mr D Johnson

Absent:-  
Ms L Anderson  
Mr C Cave  
Mr A Wilkinson

In attendance - The Clerk, Dr JE Turp, Tracy Warren, Assistant Clerk (minutes).

At 7:00 pm before the formal meeting Michael Reep, Planning Policy Manager, North Somerset Council, spoke to the committee about the examination of the Joint Spatial Plan (JSP).

P19.070 – Apologies for absence were received from Cllrs Anderson, Cave and Wilkinson.

P19.071 – Declarations of Interests and Grant of Dispensations.

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

P19.072 – Minutes of previous meeting

The minutes of the meeting held on the 20<sup>th</sup> May 2019 copies having been circulated, were confirmed as a correct record and signed by the Chairman. Proposed by Cllr D Johnson and seconded by Cllr Hardingham.

P19.073 – Matters arising for information

P19.059b - Presentation by UWE students; the report on the conservation area was summarised. It showed no particular issues though traffic was considered to have a detrimental effect and that the Old Church and Church House could be considered for listing. The recommendation for a village Heritage Trail was well received and it was agreed that the report should be forwarded to the Local History Society, to all Cllrs and to be placed on the PC website. It was agreed to consider the report in more detail at the next meeting.

P19.074 – Correspondence

- a) Planning Local Issue 12; noted
- b) From resident re19/P/1163/FUH - The Gables, Bridge Road, BS8 3PB; the resident's comments on the application were noted.

P19.075 – West of England Joint Spatial Plan (JSP) Examination

- a) The hearings start on 9<sup>th</sup> July and the PC is scheduled to take part on 11<sup>th</sup> July. Andrea Pelligram has been appointed to give the PC a briefing on how to best present its case to support of the JSP stance on retention of the green belt on 11<sup>th</sup> July. The Clerk will confirm Cllr D Johnson is attending with support from Cllr Cartman.
- b) Planning Consultant - It was RESOLVED to confirm the appointment of Andrea Pelligram Ltd at £750 per day for a maximum of 2 days. Proposed by Cllr Hardingham and seconded by Cllr Cartman. All in favour.

P19.076 – 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/0545/FUL Land Adjacent To Church House Car Park Long Ashton Road BS41 9LE - Erection of a War Memorial with associated stone walling, benching, flagpole. The PC supports this application. It was noted that the land is leased by NSC to the PC and it was agreed that the Clerk should write to NSC to get its permission for the work to take place.

19/P/1060/FUL – Ardmore, Vicarage Road, BS8 3PH - Replacement of existing steel balustrade with steel balustrade with glazed panels to south elevation of Block A and Block B. Officer - Jessica Smith. The PC has no objection to this application.

20:30 Cllr Hardingham declared an interest in the following application and left the room.

19/P/1086/OUT - Land Adjacent to 79 Providence Lane, BS41 9DL - Outline planning permission for the erection of a dwelling with garage with access, appearance, layout and scale for approval, with landscaping reserved for subsequent approval. Officer - Terry Karampini. The PC has no objection to this application.

20:35 Cllr Hardingham re-joined the meeting.

19/P/1163/FUH - The Gables, Bridge Road, BS8 3PB - Proposed demolition of existing boiler room, greenhouse and conservatory and construction of replacement single-storey conservatory, single storey greenhouse and utility extension and first-floor rear extension. Officer - Jessica Smith. The PC has no objection to this application in principle but does have concerns about the loss of trees and so the work should only go ahead if the Tree Officer supports the application. The PC understands the neighbours' concerns about the effect of the swimming pool and proposes that, if the officer is minded to approve the application, it should be a condition that no additional lighting is installed in relation to the swimming pool area.

19/P/1211/FUH - 17 Fenshurst Gardens, BS41 9AU - Two storey side extension, single storey front lean - to and demolition of existing rear garage and driveway alterations. Officer - Annika Lepoittevin. The PC has no objection to this application provided that neighbours at no. 16 Fenshurst Gardens are fully consulted and any concerns are addressed.

19/P/1232/LDP - 19 Chestnut Road, BS41 9HR - Certificate of Lawful Development for the Proposed Loft conversion. Officer - Elliott Kelly. The PC knows of no reason why this is not lawful.

19/P/1250/NMA - 93 Providence Lane, BS41 9DL - Non material amendment to application; 18/P/5026/FUH (Extension and remodelling of an existing two-storey detached dwelling. Single-storey orangery to the rear of the dwelling and two-storey extension to the side of the dwelling.) to allow changes to window positions on the north and east elevation and an extra roof light. Officer - Ellena Fletcher. This application has already been approved.

19/P/1051/TPO - Leigh Cottages, 2 Abbots Leigh Road, BS8 3PX - Cherry (T1)- Balanced crown reduction by approx 2.5m; Sycamores (T2) - Crown reduce by approx 3.5m; Hazel (T3) - Reduce by approx 2m. Officer - Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

19/P/1134/TPO – Littlecote, Burwalls Road, BS8 3PT - Oak(T1)- pollard main stem reducing by approx 2m by removing three dead stems, then reduce remaining tree to balance reducing the second leader by approx 1.5m two laterals to be reduced by approx 2.5m to balance the crown; Laurel (T2) - reduce to approx 3m and reduce sideways spread. Officer - Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

P19.077 – To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously)

These were noted and in particular that 18/P/5051/FUL - Providence Lane, BS41 9DG has been approved. Cllr Cartman and McQuillan met with planning officer to discuss the application, the officer noted that given the changes the developer made to address the identified planning issues, including gable adjustments, changes to materials to be more in keeping with the area, and confirmation that parking met guidelines, there was no justification in planning terms to refuse the application. It was thought that if it was called in it would be approved by the committee. Cllr Cartman agreed to confirm the CIL payment due to the PC as a result of this development. It was noted that some of the NSC funds accrued from CIL payments will be available to PCs for capital projects, where there is an identified need and matched funding. It was noted that Cllr Cave had written expressing items that should be taken into consideration in responding to this application. Application 19/P/0204/FUL for 58 Long Ashton Road has been refused.

P19.078 – Working Groups

- a) The Vale – No update at this time.
- b) Ashton Gate Development – It was agreed that the clerk should write to BCFC to invite them to a planning meeting to talk about their future plans.

P19.079 – Planning Training;

It was agreed that this should take place on 2<sup>nd</sup> September if a room is available. The Clerk will confirm and invite Cllrs and members of neighbouring parish councils.

P19.080 – Taylor Wimpey Plans for the Vale – no further information.

P19.081 – Development until 2036 in and around Long Ashton – no further information.

P19.082 – Any other matters for information. None.

Meeting closed at 21:33

Date of the next meeting – Monday 22nd July 2019