

LONG ASHTON PARISH COUNCIL

PLANNING COMMITTEE MEETING

19:30, 22nd July 2019, Jubilee Pavilion

Present:- Mr O Lloyd-Jones (Chairman)
Ms L Anderson
Ms C Fagg
Ms S Hardingham
Mr M Harris

Absent:-
Mr A Cartman
Mr C Cave
Mr P Jackson
Mr A Johnson
Mr D Johnson
Mr A Wilkinson

In attendance - The Clerk, Dr Janet Turp and Mrs Tracy Warren, Assistant Clerk (minutes)

P19.083 – Apologies for absence were received from Cllrs Cartman, Cave, A. Johnson, D. Johnson and Wilkinson.

P19.084 – Declarations of Interests and Grant of Dispensations

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

P19.085 – Minutes of previous meeting

The minutes of the meeting held on the 17th June 2019 having been circulated, and following the amendment to add “It was noted that Cllr Cave had written expressing items that should be taken into consideration in responding to this application” before the penultimate sentence of P19.077 were confirmed as a correct record and signed by the Chairman.

P19.086 – Matters arising for information

- a) P19.076 – re 19/P/0545/19/FUL – Land adjacent to Church House car park; in response to a request from the clerk for permission for the memorial to be erected on the car park site NSC has responded that although they are probably supportive of the plan, some of the land where the memorial is planned is classed as adopted highway where the landlord “has the ability to terminate the agreement in the event of the land being required for that purpose”. NSC Highway Services have been contacted and their response waited. It was agreed the Clerk write to the War Memorial working group to update them.
- b) P19.079 – Planning training; it was confirmed that the training, to be led by Cllr D. Johnson, will be held on 2nd September at 19:30 in the Pavilion.

P19.087 – Correspondence

From BCC informing the PC that under Article 4 directions, permitted development rights that allow a dwelling house (use class 3) to be changed to Houses of Multiple Occupation (use class 4) without the need for planning permission, have been removed by BCC on land that adjoins the parish. This was noted.

P19.088 – West of England Joint Spatial Plan (JSP) Examination

Cllr D. Johnson supported by Cllr Cartman, attended the Examination on 11th July. The PC's concerns were raised at the Examination, drawing on the report prepared by Andrea Pellegram. The PC's adopted NDP, which protects the green belt and maintains an area of separation between Long Ashton and Bristol, has now been added to the list of official

Public Examination documents. A full report will be brought to the next Planning committee meeting when arrangements for the next examination sessions will be agreed. It was agreed that the Clerk will circulate Andrea Pellegram's report to all Cllrs. An audio recording of all the hearings is available on the JSP Inspection web-site under 'Examination News'.

P19.089 – 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/1488/MMA - Alpenfels Coach House, North Road, BS8 3PJ - Application to vary condition number 2 from 17/P/5253/FUH. First and Ground floor extension with the addition of gables on the front and rear elevations. The extension of a terrace and changes to window openings to improve the look of the building and to provide additional family accommodation. Replacement of roof and external wall lining to provide thermal improvements. Officer - Annika Lepoittevin. The PC has no objection to this application.

19/P/1515/FUH - Little Bannerleigh, Bannerleigh Road, BS8 3PF - New small hipped roof extension to form an en-Suite to Master Bedroom. Officer - Janet Jones. The PC has no objection to this application.

19/P/1561/FUH - 23 Glebe Road, BS41 9LJ - Demolition of rear conservatory. Erection of a single storey rear extension. Officer – Janet Jones. The PC has no objection to this application provided that neighbours are fully consulted and any concerns are addressed.

19/P/1602/NMA - 3 Providence View, BS41 9DH - Non material amendment to application 18/P/5086/FUH (Proposal for single and two storey side and rear extensions) to allow the side extension to be moved 450mm from the boundary. Officer - Jessica Smith. The PC has no objection to this application.

19/P/1641/FUH - 31 Glebe Road, BS41 9LJ - Two storey side extension. Officer – Ellena Fletcher. The PC has no objection to this application provided that neighbours are fully consulted and any concerns are addressed.

19/P/1433/TRCA - 32 Long Ashton, BS41 9LD - T1- Conifer-Remove to ground level; T2- Beech-Reduce to previous points (1-2m from branch ends); T3-Magnolia-Reduce to previous points(1-2m from branch ends);T4-Silver Birch-Crown reduce to previous point (1-2m from branch ends). Officer - Jason Cox. The PC notes this application has already been approved.

19/P/1435/TPO - 2A Ridgeway Road, BS41 9EU - Copper Beech (T1) Crown lift to 4m (secondary laterals only). Officer - Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

19/P/1611/TRCA - Badgers Barn, Long Ashton Road, BS41 9JQ - Ash (T1) Crown reduce by 4m in height and 2m laterally. Crown lift to 2.5m. Himalayan Birch (T2) Crown lift to 4m by removing secondary laterals. Apple (T3) Crown reduce by 2m all round. Crown lift to 2m. Oak (T4) Crown lift to 2.5m. Officer - Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

P19.090 – To note North Somerset decisions made on applications before the PC had considered them.

The approval of 19/P/1613/NMA - 5 Cherry Road was noted.

P19.091 – To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously)

The circulated lists were considered and noted.

P19.092 – Working Groups

- a) The Vale - No report at this time.
- b) Ashton Gate Development – the developer is happy to meet with the PC but as the plans are progressing more slowly than expected this will be in September. He confirmed that the PC's concerns regarding vehicle access to the development and its objection to the entrance/exit onto the David Lloyd roundabout have been noted.

P19.093 – Heritage and Conservation Report – to consider and agree any actions

It was agreed to defer this item to the next committee meeting for full discussion. It was noted that the report is available on the PC website on the Planning page and has been forwarded to the Long Ashton Local History Society.

P19.094 - Application 18/P/5051/FUL – 1 Providence Lane

- a) Following a Cllr's concerns about NS Cllrs actions on this application and the process by which the PC made no new comments on the amended plans, it was agreed lessons can be learned, but no further action is required. The PC agreed that the Clerk retains the delegated authority to comment to NSC, on applications that need to be commented on before the next planning meeting
- b) A condition of the planning permission is that the existing bus shelter on the site frontage is retained with its renovation to be completed "prior to the occupation of the last dwelling". With this in mind it was agreed that the developers should be invited to a Planning Committee meeting to discuss the proposed landscaping of the site.
- c) NSC has confirmed that the CIL payment for this development is to be reduced from the standard calculation, in consideration of the pre-existing floor space. It was agreed the Clerk write to NSC to advise the PC feels "it is incongruous that having removed a community asset, it is now used an argument to reduce the provision of the CIL payment to the community".

P19.095 - NSC Shop front Design Guide consultation

The committee, having reviewed the document, had no amendments.

P19.096 - Taylor Wimpey Plans for the Vale – no information at this time.

P19.097 - Development until 2036 in and around Long Ashton – no information at this time.

P19.098 - Any other items for information

Balloon Fiesta; signs for the Balloon Fiesta are in place and parking permits have been received by Leigh Woods Society for their residents. It was agreed that the Clerk write to the Balloon Fiesta organisers to remind them for permits for Long Ashton residents. A complaint received by a resident regarding road closures during the Fiesta was noted and will be considered at the next Highways Committee meeting.

Meeting closed at: 20:47

Date of the next meeting – Monday 19th August 2019