

LONG ASHTON PARISH COUNCIL

PLANNING COMMITTEE MEETING 19:30, 19th August 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)

P19.099 - Apologies for absence were received from Cllrs Cartman, Cave and A. Johnson.

P19.100 - Declarations of Interests and Grant of Dispensations

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

P19.101 - Minutes of previous meeting -

The minutes of the meeting held on the 22nd July 2019 having been circulated, were confirmed as a correct record and signed by the Chairman.

P19.102 - Matters arising for information

- a) P19.096a – re 19/P/0545/19/FUL – land adjacent to Church House car park – response from North Somerset Council (NSC) Highways (if available) re request to allow erection of war memorial; no response has been received.
- b) P19.094b - Application 18/P/5051/FUL – 1 Providence – response from developer to invitation to attend a planning meeting; the developer is happy to visit but noted that the landscaping proposals had been agreed as part of the planning application. It was agreed to invite the developer to the next planning meeting to discuss the implementation of the planned works.
- c) P19.094c - Application 18/P/5051/FUL – 1 Providence Lane – response from NSC re CIL comments; NSC have replied confirming that the reduced CIL payment “has been calculated according to national regulations and are not something over which NSC has any discretion”.

P19.103 - Correspondence

- a) From NSC enforcement – re 1 Bawns Close; noted.
- b) From NSC enforcement – re QEH sports field. The enforcement officer has written confirming that the development “has been carried out with the approved plans and the height of the pitches and the flood lights is correct”. The PC was disappointed with the clarity of the planning application.
- c) From Programme officer confirming that the inspectors have concerns about the Joint Spatial Plan (JSP) and have cancelled the September and October hearings examination suggesting that the JSP may have to be withdrawn from examination.
- d) Resident re possible breach of planning permission – the resident’s concerns about a wooden building being erected on top of decking for which only the decking has been

granted planning permission were noted. It was agreed to refer this matter to NSC Enforcement officers.

- e) From NSC re public call box removals consultation by BT - It was noted that BT are proposing to remove the public call boxes on Northleaze and Bridgwater Road (BS13 7AS) and there is the opportunity for local community groups to adopt these red 'heritage' phone boxes for £1 as a community asset. Consultation notices have been placed in the payphone boxes. It was agreed the PC posts on social media to ask for ideas for the phone box and defers the decision on whether to adopt the phone boxes until the September planning meeting.
- f) From PCAA – CPRE assessment of economic benefit of expanding Bristol Airport – it was agreed that the report was very interesting and no further action is needed.
- g) From NSC – re consultation on the review of their street trading and café policies; Cllr Anderson agreed to review the documents and prepare comments for review at the next planning meeting.

P19.104 - West of England Joint Spatial Plan (JSP) Examination; to discuss the inspectors' letter and to agree any action.

Cllr D. Johnson summarised his report (previously circulated) on the letter, noting that Planning Inspectors have halted the JSP Examination with concerns about how the Strategic Development Locations had been identified. A letter of explanation from the Inspectors to the four councils is expected soon. It was agreed that the PC continues to review the situation as it develops, especially with respect to the threat of any proposed development sites to the green belt and the effects on the NDP. Cllr D. Johnson agreed to draft an update on the JSP for the Parish Newsletter, to be reviewed at the next Planning meeting.

P19.105 - It was RESOLVED that the Clerk will submit the following comments, on applications affecting property in the parish, to North Somerset Council:

18/P/4305/FUH - 71 Rayens Cross Road, BS41 9DY - Extension of first floor area with raising of roof and external walls to accommodate extension. Ground floor plan revised. Conservatory removed. Officer – Ellena Fletcher. The PC has no objection to this application.

19/P/0856/FUH - Lower Court Farm, Yanley Lane, BS41 9LW - Single storey extension to west elevation and addition of 2no. roof lights to west elevation roof slope, remove window to create doorway to west elevation. Officer Annika Lepoittevin. The PC has no objection to this application provided that the Conservation Officer is happy with the works.

19/P/0857/LBC - Lower Court Farm, Yanley Lane, BS41 9LW - Listed building consent for a single storey extension to west elevation and addition of 2no. roof lights to west elevation roof slope, remove window to create doorway to west elevation. (all internal alteration being dealt with under application 19/P/1405/LBC). The PC has no objection to this application provided that the Conservation Officer is happy with the works.

19/P/1404/FUH - Lower Court Farm, Yanley Lane, BS41 9LW - Internal alterations to dwelling including: reconfiguration of kitchen; reinstatement of original west entrance and removal of stairs to east entrance and reconfiguration of stairs to west entrance; extension of floor above entrance to form gallery over hall; conversion of kitchen extension to annexe and insertion of glazed panel in the gabled roof truss; removal of one set of attic stairs; reconfiguration of 1950s extension and new bathrooms and ensuite to first floor and reforming halls and landings. External works to extend driveway to west elevation and create a circular turning area. Officer - Annika Lepoittevin. The PC has no objection to this application provided that the Conservation Officer is happy with the works.

19/P/1405/LBC - Lower Court Farm, Yanley Lane, BS41 9LW - Internal alterations to dwelling including: reconfiguration of kitchen; reinstatement of original west entrance and removal of stairs to east entrance and reconfiguration of stairs to west entrance; extension of floor above entrance to form gallery over hall; conversion of kitchen extension to annexe and insertion of glazed panel in the gabled roof truss; removal of one set of attic stairs; reconfiguration of 1950s extension and new bathrooms and ensuite to first floor and reforming halls and landings. External works to extend driveway to west elevation and create a circular turning area. Officer - Annika Lepoittevin. The PC has no objection to this application provided that the Conservation Officer is happy with the works.

Cllr Hardingham declared an interest in the following application and took no part in the discussion.

19/P/1612/FUH - 65 Providence Lane, BS41 9DL - Raise height of garage roof by 1.2 m with insertion of window to north east elevation. Officer - Janet Jones. The PC has no objection to this application provided that neighbours are fully consulted and any concerns are addressed.

19/P/1702/FUH - 47 Providence Lane, BS41 9DL - Single story side extension, first floor front and rear extension and loft conversion with associated roof alterations. Officer - Jessica Smith. The PC has no objection to this application.

19/P/1723/FUH - Penn House, Bannerleigh Road, BS8 3PF - Single storey timber orangery. Officer - Catherine Shuker. The PC has no objection to this application.

19/P/1782/LDP - 28 Fenswood Road, BS41 9BX - New loft conversion with roof lights to the front elevation and rear dormer extension. Officer - Janet Jones. The PC has no evidence to suggest this is not permitted development.

19/P/1785/FUH - 36 Lampton Road, BS41 9AL - Replacement front extension to form utility space, internal alterations to reconfigure layout + new off road parking space. Officer - Janet Jones. The PC has no objection to this application.

19/P/1864/FUH - 35 Keedwell Hill, BS41 9DP - Proposed loft conversion with extended raised ridge line and rear flat roof dormer. Officer – Ellena Fletcher. The PC has no objection to this application.

19/P/1925/FUH - 65 Rayens Cross Road, BS41 9DY - Proposed single storey rear extension and raised patio area to rear garden. Officer – Janet Jones. The PC has no objection to this application.

19/P/1762/TRCA - 133 Long Ashton Road, BS41 9JQ - CH - Cypress Hedge (5-6 trees) Reduce Height of smallest tree by 1.5-2 metres and reduce height of others to match. H – Fell. Officer - Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

19/P/1794/TPO - 2 Ridge View, BS41 9EQ - T1 - Oak - Crown reduce all round by 1m back to the previous pruning points. Crown lift to 2.5m over the garden. General ongoing tree management. Officer – Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

19/P/1879/TRCA – Brookside, Yanley Lane, BS41 9LW - T1 - Norway Spruce - remove lowest limb growing towards house with split below 90 degree bend. T2- Apple – Fell. Officer - Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

P19.106 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously). The lists were discussed and noted.

P19.107 - Working Groups

- a) The Vale – as there has been no recent meeting there is no report at this time.
- b) Ashton Gate Development – the developers are happy to meet with the PC when sufficient progress has been made. A date is yet to be set.

P19.108 - Heritage and Conservation Report.

The document prepared by the UWE student was reviewed and discussed. His proposal to amend the conservation area boundary to include the burial ground was noted. It was also noted that Church House and Apple Tree nursery building are not currently Listed Buildings. It was agreed a copy of the report is sent to the NSC Conservation Officer with an enquiry as to whether there is a process for local listing. It was agreed that this report is considered in any review of the NDP.

P19.109 - Taylor Wimpey Plans for the Vale; no information at this time.

P19.110 - Development until 2036 in and around Long Ashton; discussed under the JSP.

P19.111 - Seating arrangements for planning committee meetings to discuss alternative seating arrangements and to agree which to use

It was agreed to trial seating the Chairman, Clerk and Assistant Clerk on the side of the U in order to allow better engagement with the public.

P19.112 - Any other items for information.

- a) Planning Training 2nd September 19:30 Jubilee Pavilion – noted.
- b) Article 13 notice for land adjacent to Broadlands – this has been advertised locally. It was noted that article 13 usually applies where planning applications are submitted where the applicant is not the landowner.
- c) Bristol City Council (BCC) pre-consultation on the Cumberland Basin; it was noted that three approaches to redesign the road network for regeneration of the Western Harbour area are open for review with drop-in events planned. Cllr Fagg confirmed she will attend one of the events. It was agreed to add this item to the next Council meeting agenda.

Meeting closed at: 21:55

Date of the next meeting – Monday 16th September