

# LONG ASHTON PARISH COUNCIL

## PLANNING COMMITTEE MEETING 19:30 16<sup>th</sup> September 2019, Jubilee Pavilion

Present: Mr O Lloyd-Jones - Chairman  
Ms L Anderson  
Mr A Cartman  
Mr C Cave  
Ms C Fagg  
Mr P Jackson  
Mr D Johnson

Absent:-  
Ms S Hardingham  
Mr M Harris  
Mr A Johnson  
Mr A Wilkinson

In attendance - The Clerk, Dr Janet Turp, Mrs Tracy Warren, Assistant Clerk (minutes), Cllr McAllister Kemp and 6 members of the public.

Before the meeting an agent gave an update on revised plans for the development at 58 Long Ashton Road, the Scouts discussed the pre-application advice they have received and the architect of the RBL site answered questions on the development.

19:59 – 2 members of the public left the room  
20:06 – 4 members of the public left the room

### P19.112 - Apologies for absence

Were received from Cllrs Hardingham, Harris, A Johnson and Wilkinson.

### P19.113 - Declarations of Interests and Grant of Dispensations.

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

### P19.114 - Minutes of previous meeting

The minutes of the meeting held on the 19<sup>th</sup> August 2019 having been circulated, were confirmed as a correct record and signed by the Chairman.

### P19.115 - Matters arising for information

- a) P19.102a – re 19/P/0545/19/FUL – land adjacent to Church House car park. NSC highways department have yet to identify the person who can give permission to allow erection of the memorial on highways land. Cllr Cartman agreed to follow this up with NSC.

### P19.116 - Correspondence

- a) From resident re deliveries to the Co-op; a resident of Birdwell Road has written to complain about deliveries to the back door of the Co-op with the lorries causing a hazard when leaving the shop (due to poor visibility and the presence of parked cars) and damage to Birdwell Road and with late night deliveries causing a noise nuisance. Cllrs noted that deliveries to the front of the shop had caused complaints in the past, however, they recognised the distress caused by the unsociable hours of delivery and it was agreed that the Chairman will speak to the Co-op Manager to highlight the resident's concerns and to ask that deliveries are kept to more social hours. It was noted that the 'Quiet Delivery scheme' could be looked into.
- b) From resident re road names around Fenswood Road; a resident has written saying the naming of roads off Fenswood Road is confusing and suggesting that Fenswood Close should be renamed to "Fenswood Lane off Fenswood Road". The Clerk has responded to advise this is a NSC issue but offering meeting to discuss the issues. There was no support

to change the street names but it was agreed that the Chairman and Cllr Cartman visit the resident to discuss this matter if his contact details are provided and that the positioning of the signs would be looked at.

#### P19.117 - West of England Joint Spatial Plan (JSP) Examination

The Inspectors' letter explaining their position on the JSP (previously circulated) was discussed. The committee was disappointed with the examination result. It was noted that all four councils need to agree to withdraw the JSP and that they plan to issue a Memorandum of Common Ground which the PC will read with interest. It was agreed that the arguments against building in the green belt provide the strongest argument against increased pressure for development. It was hoped that the letter would be discussed at the upcoming summit meeting arranged by NSC and that there would be opportunity for further discussion and collaboration with local councils.

#### P19.118 - It was RESOLVED that the Clerk will submit the following comments, on applications affecting property in the parish, to North Somerset Council:

The Chairman declared a non-pecuniary interest in the following application and took no part in the discussion or decision.

19/P/1888/FUL – Broadlands, Ridgeway Road, BS41 9ET - Erection of two detached dwelling houses with detached garages and associated parking, hard/soft landscaping, drainage and infrastructure. Officer - Judith Porter. The PC has no objection to this application providing the Tree Officer is in favour of the work and neighbours' concerns are addressed.

19/P/1898/FUH - Bow Cottage, Gatcombe Lane, BS48 3QT - Erection of a single storey timber granny annexe for ancillary use to the main dwelling. Officer – Jessica Smith. The PC objects to this application and recommends refusal as it seems to not meet NSC's guidance on residential annexes as it is outside the settlement boundary and does not appear to be a physical extension to the main house and is detached and a significant distant from the main dwelling. It is also considered that the additional building will have a negative impact on the openness of the area.

19/P/1900/FUL - 18 Providence Lane, BS41 9DJ - Demolition of existing building and erection of a new dwelling in its place, with associated works. Officer - Terry Karampini. The PC has no objection in principle to this application for an erection of a residential dwelling but does have some concerns about the loss of a building with some historic character and the restaurant (but understands the difficulty of running a business from this location) and given the property's position and the visibility of the building across the valley it is concerned about the insufficient detail in the application to understand the topology of the proposed development and believes that further information is required to judge the height of the new dwelling against the height of neighbouring properties.

19/P/1918/HHPA - 15 Keedwell Hill, BS41 9DP - Prior approval request for the erection of a single storey rear extension with a flat roof that would 1) extend beyond the rear wall of the original house by 4 metres; 2) have a maximum height of 3 metres and 3) have eaves that are 3 metres high. Officer - Janet Jones. The PC has no reason to object to this application as long as neighbours have been consulted and have no relevant concerns.

19/P/1974/LBC – Sunnymead, 153 Long Ashton Road, BS41 9JQ - Listed building consent for widening of existing gated access by removal of small section of wall to allow installation of replacement (wooden) driveway gates with small extension of hardstanding within gates. Officer – Annika Lepoittevin. The PC has no objection to this application.

21:11 - Cllr Cartman declared a pecuniary interest in the following application and left the room:

19/P/2038/LBC - Clifton Suspension Bridge, Bridge Road, BS8 3PA - Listed Building Consent for the replacement of 9no. parapet stanchions on the Leigh Woods half of the Clifton Suspension Bridge with cast iron replicas. Officer - Angela Norris. The PC has no objection to this application, however, it expects the Trustees to take due consideration of Historic England's comments.

21:13 – Cllr Cartman returned to the room.

19/P/2058/FUH - 22 Ryecroft Rise, BS41 9NQ - Partial demolition of garage and erection of two storey side extension. Officer - Jessica Smith. The PC has no objection to this application provided that materials match the existing property and neighbours are fully consulted and any concerns are addressed.

19/P/2093/FUH - 119 Weston Road, BS41 9AE - Single storey rear extension. Officer - Janet Jones. The PC has no objection to this application.

19/P/2009/TPO - 1 \_ 2 Warren Close, BS41 9FB - T1 - Crown Lift to 5.5 metres. T2 - Remove major dead wood. Officer - Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

19/P/2043/TRCA - 128 Long Ashton Road, BS41 9LS - T1 - Myrtle - Crown reduce by 1m. T2 - Wych Hazel - Crown reduce by 1m. T3 - Hawthorn - Crown reduce by 1.5m. T4 - Hazel - remove deadwood. Officer - Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

19/P/2044/TRCA - 1A Folleigh Lane, BS41 9HZ - T1 - Cherry - Fell. T2 - Palm – Fell. Officer - Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

19/P/2045/TRCA - 7 Folleigh Drive, BS41 9JD - T1-T2 - Lawson Cypress - Fell. T3 - Golden Lawson Cypress - Fell. T4 - Leyland Cypress -Fell. T5 - Golden Lawson Cypress - Fell. T6 - Deodar Cedar - Crown lift the lowest 2 limbs on the east and west side by shortening the branch length by 2-3m to reduce end weight pruning back to suitable forking points. Officer – Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

19/P/1996/TRCA - 46 Yanley Lane, BS41 9LR - T1 - Beech - crown reduce by 2.5 metres, crown thin by 10%. (T2 - is outside of conservation area). Officer - Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

P19.119 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously).

The circulated lists were considered and noted.

P19.120 - NSC consultations on the review of their street trading and cafes policies

The Street Café and Street Trading policies having previously been circulated were noted. It was agreed that the PC responds to the consultation to suggest that the upper time limit of licensing for street cafés should take into consideration whether the café is in a residential area.

P19.121 - Public call box removal consultation by NSC/BT

There was a positive response from residents re the adoption of the Northleaze phone box with ideas ranging from a heritage asset to a book swap. The offer from a community group to decide its use and maintain it if the PC buys it was welcomed. It was agreed to respond to the consultation to say that the PC has no objection to the phone box being withdrawn from use, to recommend to Council that the phone box be purchased and to write to BT to advise that the

PC is considering adopting the phone box but wishes to consider this at the next Council meeting and to find out whether the telephone box can be relocated.

P19.122 - To consider how the planning committee considers planning applications prior to the committee meeting.

It was noted that the previous Committee Chairman made visits to each application site and brought comments back to the committee. It was agreed that in future when applications are to be considered by the Committee, the Chairman will co-ordinate Cllrs to make site visits and bring comments to the committee for full discussion.

P19.123 - Working Groups

The Vale – no report at this time.

P19.124 - Taylor Wimpey Plans for the Vale – No report at this time.

P19.125 - Development until 2036 in and around Long Ashton – No information at this time.

P19.126 - Any other items for information – None.

Meeting closed at: 21:45

Date of the next meeting – Monday 14<sup>th</sup> October