

LONG ASHTON PARISH COUNCIL

PLANNING COMMITTEE MEETING

19:30, 14th October 2019, Jubilee Pavilion

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

Absent:-
Mr P Jackson
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.

At 19:30 before the formal meeting an agent for the developer gave an update on the revised plans for 58 Long Ashton Road and a resident spoke about the application.

P19.127 - Apologies for absence were received from Cllr Wilkinson.

P19.128 - Declarations of Interests and Grant of Dispensations.

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

P19.129 - Minutes of previous meeting

The minutes of the meeting held on the 16th September 2019 having been circulated, were confirmed as a correct record and signed by the Chairman.

P19.130 - Matters arising for information

- a) P19.115 – response from North Somerset Council (NSC) Highways re request to allow erection of war memorial on land adjacent to Theynes Croft car park – NSC has not replied to the PC, however, the applicants have received a reply from NSC and are amending their plans so the memorial is not on the part of the site that remains as NSC Adopted Highway.
- b) P19.121 – Public call box removal; a resolution was passed at the Council meeting on 14th October to purchase the BT phone box for community use.

P19.131 - Correspondence

From resident re 19/P/2261/FUH – the letter advising the council that the resident had objected to the application with a summary of her concerns was noted.

P19.132 - NSC summit meeting and meeting at Clevedon TC

The potential withdrawal of the JSP was noted at both meetings. Cllrs Anderson and Lloyd-Jones attended the NSC summit meeting and will provide a report shortly. The Clerk along with Cllrs Barnes and D. Johnson attended the Clevedon TC wherein it was noted that councils outside of Weston-super-Mare need to be fully engaged with NSC in developing the new plan.

P19.133 - It was RESOLVED that the Clerk will submit the following comments, on applications affecting property in the parish, to North Somerset Council:

Cllr Hardingham declared a non-pecuniary interest in the following application and took no part in the decision.

19/P/2315/FUL - 58 Long Ashton Road, BS41 9LE - Demolition of gable wall of Forge Cottages and remaining boundary structures, development of four semi-detached houses with associated access, infrastructure and improvements to PROW LA12/10/10 & adjacent footpath. Officer - Judith Porter. The PC has no objection to this application provided the Conservation Officer is happy with the works.

20:12 – meeting adjourned for public engagement

20:14 – meeting reconvened

20:16 – 3 members of the public left the room

19/P/1906/FUH - 5 Ferncliffe, North Road, BS8 3NQ - Extension to ground floor flat. Officer – Janet Jones. 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.

Cllr Cave declared a non-pecuniary interest in the following application and took no part in the decision.

19/P/2180/LDP - Bow Cottage, Gatcombe Lane, BS48 3QT - Lawful development certificate for the proposed siting of a mobile home for use ancillary to the main dwelling. Officer - Terry Karampini. The PC objects to and recommends refusal of this application. It is unconvinced by the arguments that this is not development, given the similarity of the proposal in this application to the building in the withdrawn application. It has the same concerns with the new application as it had with previous application and is concerned about the effect it will have on the openness of the greenbelt and requests that NSC considers this application very closely.

19/P/2193/FUH - 16 Ridgeway Road, BS41 9EU - Two storey rear extension. Increase in ridge height to create a loft conversion. Officer - Ellena Fletcher. 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/2237/FUH - 2 Warren Lane, BS41 9DA - Proposed Refurbishment of existing dwelling including a rear single storey/two storey extension to provide lounge, dining and kitchen and also on the rear elevation, a roof dormer to enable the addition of two bedrooms within the existing roof height. Officer - Terry Karampini. The PC has no objection to this application.

19/P/2248/LDP - 18 Rayens Cross Road, BS41 9DZ - Demolition of existing conservatory. Construction of single storey rear extension. Officer - Janet Jones. The PC has no objection to this application.

19/P/2261/FUH - The Gables, Bridge Road, BS8 3PB - Proposed demolition of existing boiler room, greenhouse and conservatory and construction of replacement single-storey conservatory to house an internal swimming pool, single storey greenhouse and utility extension and first-floor rear extension. Officer - Jessica Smith. The PC has no objection to this application.

19/P/2286/FUH - 9 Heath Ridge, BS41 9EW - Proposed Decking and Summerhouse (Resubmission of 19/P/0188/FUH). Officer - Ellena Fletcher. The PC objects to this

application and has concerns about the loss of privacy and the intrusiveness on neighbours. If NSC is minded to approve the application, the PC would like to see specified suitable screening to be conditioned.

19/P/2299/FUH - 18 Fenshurst Gardens, BS41 9AU - Second storey extension over existing garage and associated works to create an extended bedroom space and en-suite. Officer - Ellena Fletcher. The PC has no objection to this application.

19/P/2300/FUH – Sunnymead, 153 Long Ashton Road, BS41 9JQ - 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.

19/P/2379/FUH - 78 Fenshurst Gardens, BS41 9AX - Proposed single storey side extension (Garage and WC) to replace existing carport. Office - Janet Jones. The PC objects to and recommends refusal of this application having concerns that, given the extent of the extension in front of the building line, it will be have a negative impact on the street scene.

19/P/2391/FUH - 3 Kempes Close, BS41 9ER - First Floor Extension over existing converted garage, with alterations to improve the existing house including external finishes, pergola entrance structure and bike store. Officer - Ellena Fletcher. The PC has no objection to this application.

19/P/2418/FUH - 39 Keedwell Hill, BS41 9DP - Single storey rear extension. Officer – Janet Jones. The PC has no objection to this application provided that neighbours, including number 41, are fully consulted and any concerns are addressed.

19/P/2181/TRCA - 106 Long Ashton Road, BS41 9LF - T1 - Beech - Crown reduction by 3- 4 metres to level with or just below the height of power lines. Reduction of lateral limbs by 1-2 metres, reshape and rebalance. Officer - Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

19/P/2187/TRCA - 4 Folleigh Drive, BS41 9JD - T1- Tree of Heaven – Fell. Officer - Jason Cox.
The PC has no objection to this application providing the Tree Officer is in favour of the work.

19/P/2188/TRCA - 161 Long Ashton Road, BS41 9JQ - T1 - Holly – Fell. Officer - Jason Cox.
The PC has no objection to this application providing the Tree Officer is in favour of the work.

19/P/2222/TPO - 1 Longwood Lane, BS8 3TQ - T1 - Yew - Crown Lift to 2.4 metres and reduce by 1.5 metres in height and lateral growth. T2 - Yew - Crown lift to 2.4 metres. Officer - Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

19/P/2353/TPO - Bramley Copse, BS41 9FG - T1 - 3x Birch - Crown reduce up to 2 metres. Officer - Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

P19.134 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously).

The circulated lists were considered and noted.

P19.135 - Development until 2036 in and around Long Ashton

a) To receive any relevant information – None at this time.

b) Taylor Wimpey Plans for the Vale - update and to consider any action required.

The likely withdrawal of the JSP and the resulting pressure to provide increased housing numbers, which may require development in the green belt, was considered. It was agreed that the value to the Parish of the areas of separation and the green belt within the Parish should be assessed and alternative strategies for protection of the green belt developed. It was agreed that the PC needed to influence NS position early and that Michael Reep, NSC be invited to a future committee meeting.

c) The Vale working group – No report at this time.

d) Managing proposals for development in the green belt – it was agreed that the Vale working group should meet to:

- Decide its terms of reference
- Develop a comprehensive strategy for managing proposals for development in the Green Belt
- Develop a strategy for use of the 'Fighting Fund'

It was agreed that Cllr Cave should be appointed to the group and this will be confirmed at the next Council meeting. The working group will report back to the Committee with their recommendations.

21:26 – Two members of the public left the room

P19.136 – Planning Council invite to 'Team Love'

It was noted that the 2 day musical festival event 'Love saves the day' is being planned in 2021 at Ashton Court. It was agreed the PC will invite 'Team Love' to a Planning meeting to discuss their plans for the event and to also find out whether the PC can attend meetings of NSC's Safety Advisory group which oversees events at Ashton Court.

P19.137 - Any other items for information

The clerk has received correspondence from NSC advising of amended plans for the application for 47 Providence Lane; Cllrs were invited to make any comments to the Clerk who will respond to NSC under delegated authority on behalf of the PC.

Meeting closed at 21:34

Date of the next meeting – Monday 11th November