

LONG ASHTON PARISH COUNCIL PLANNING COMMITTEE MEETING

20:02, 11th November 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 P Jackson
Mr D Johnson

Absent:-
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 10 members of the public.

Before the meeting a representative from Lambridge Place Developments gave an update and answered questions on their plans for the western edge of Long Ashton.

P19.138 - Apologies for absence were received from Cllr A. Johnson

P19.139 - Declarations of Interests and Grant of Dispensations

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

P19.140 - Minutes of previous meeting

The minutes of the meeting held on the 14th October 2019 having been circulated, were confirmed as a correct record and signed by the Chairman.

P19.141 - Matters arising for information

a) P19.130b – Public call box removal; discussion noted the provision of electricity is at the responsibility of the PC as the buyer, as also is any maintenance. The PC recognised the need to take legal advice along with clarity of the contract. It was RESOLVED that Cllrs Hardingham and Jackson with support from the Clerk, review the contract in more detail and report back to the next meeting, and any further decision is reviewed at full council or F&GP. Proposed by Cllr Hardingham and seconded by Cllr Jackson, all in favour.

20:06 – 4 members of the public left the room

b) P19.136 – invitation to Team Love; it was confirmed that Team Love will attend the next meeting and the Clerk is in discussion with NSC's Safety Advisory Group to see if the PC can be represented at their meetings on this and possibly other events.

P19.142 - Correspondence

- a) From the Parochial Charities Trustees re the Atlas Cedar; it was noted that residents wish to make a planning application to fell this non-native tree in order to address safety concerns relating to its being too close to the Almhouses and that it drops sticky plant residue onto the driveway which is hazardous. It was noted that they plan to plant a replacement native tree if the application is successful.
- b) Planning Local Newsletter No 13 - noted
- c) From NSC re Town and Parish planning workshop – meeting cancelled.

P19.142 - It was RESOLVED that the Clerk will submit the following comments, on applications affecting property in the parish, to North Somerset Council

20:19 – 1 member of the public left the room.

19/P/1743/FUL - Land to the East of Gatcombe Farm, Weston Road - The erection of a general purpose agricultural building. Officer - Angela Norris. It was RESOLVED to support this application subject to the agreement of Historic England. Proposed by Cllr Cave seconded by Cllr Harris and carried with 1 abstention.

19/P/1783/FUH - The Red Lodge, Abbots Leigh Road, BS8 3PX - Dedicated extension to provide retirement accommodation linked to the existing house, The Red Lodge. Officer - Angela Norris. The PC objects to this application and recommends refusal as it does not meet the requirements of the conservation area or Leigh Woods Village Design Statement, (which states that overall, the sense of spaciousness and privacy should be preserved. This means no dense infilling or squeezing in of out-of-scale development.) It is overdevelopment in the green belt, will negatively impact on neighbours and there seems to be insufficient parking. The PC also has concerns about the effect of the development on nearby trees and hedges and would like the Tree Officer to look at this.

Cllr Wilkinson declared a non-pecuniary interest in the following two applications and took no part in the discussion.

19/P/2100/FUL - Colliters Brook Farm, Bridgwater Road, BS41 8JS - Proposed addition of single storey extension and conversion of existing barn into a 3 bedded single unit holiday accommodation. Officer - Jessica Smith. The PC recommends approval of this application.

19/P/2101/LBC - Colliters Brook Farm, Bridgwater Road, BS41 8JS - Listed building consent for the proposed addition of single storey extension and conversion of existing barn into a 3 bedded single unit holiday accommodation. Officer - Jessica Smith. The PC recommends approval of this application.

19/P/2280/FUH - 8 Lodge Drive, BS41 9JF - Proposed loft conversion with windows to front first-floor elevation and box dormers to front and rear roof elevations. Single-storey extension above existing ground floor garage. New glazing screen to existing first-floor decking. Officer - Janet Jones. The PC has no objection to this application provided that neighbours have been fully consulted and their concerns addressed.

19/P/2501/FUH - 2 Miners Close, BS41 9DE - Installation of Velux window and two light tunnels to front roof elevation. Officer - Janet Jones. The PC has no objection to this application provided that the neighbours at No. 78 Providence Lane have been fully consulted and any concerns addressed.

19/P/2541/FUL - 59-63 Weston Road, BS41 9AA - Installation of roof access ladder to the side elevation and weighted free standing key klamp protection rail around existing mechanical plant on the flat roof to provide a safe working area. Officer - Anna Hayes. The PC has no objection to this application.

19/P/2547/EA1 - Land to the West of Warren Lane, off Weston Road - Request for a formal screening opinion as to whether an Environmental Impact Assessment is required to be submitted for the erection of 35no. dwellings with associated infrastructure including access onto Weston Road, parking, landscaping, drainage and allotments. Officer - Jessica Harper. The PC believes that an Environmental Impact Assessment is required to assess the effects of the proposed development on flooding, drainage, biodiversity and the scheduled site.

20:59 – 5 members of the public left the room

19/P/2393/TPO - Beech House, Church Road, BS8 3PG - T1 - Copper Beech - Crown thin by 5%. Reduce crown by 2.5 - 3m. T2 - Leyland Cypress – Fell. Officer - Jason Cox. The PC has no objection to this application provided the Tree Officer is in favour of the works.

19/P/2466/TPO - Little Bannerleigh, Bannerleigh Road, BS8 3PF - G1 - Leylandii (x8) - Fell & replant with saplings Officer - Jason Cox. The PC has no objection to this application provided Tree Officer is in favour of the works.

19/P/2072/TPO - The Gables Bridge Road, BS8 3PB - G1 - mixed species - fell and replace with laurel hedge. Officer - Jason Cox. The PC has no objection to this application provided Tree Officer is in favour of the works.

19/P/2473/TRCA - 61 Long Ashton Road, BS41 9HW - T1 - Holly - Fell and replace with Crab Apple. Officer - Jason Cox. The PC has no objection to this application provided Tree Officer is in favour of the works.

19/P/2483/TRCA – Alderbrook, 5 Yanley Lane, BS41 9LQ - T1 - Box Elder - Crown reduction by 3 metres to previous pruning points. H2 - Leyland Cypress - Fell 5 trees. Officer - Jason Cox. The PC has no objection to this application provided Tree Officer is in favour of the works.

P19.142 - It was RESOLVED that the Clerk will submit the following comments, on the amended applications affecting property in the parish, to North Somerset Council

18/P/5118/OUT Bristol Airport Developments to increase the operational capacity of the airport to 12 million passengers per annum.

The PC appreciated the opportunity to consider the new documents, however, this has not changed its previous comments namely

The PC supports the comments of the PCAA, objects to this application and recommends its refusal with the following concerns:

- Traffic congestion is already a problem so the existing cap on numbers should remain until such time as vast improvements have been made to all the main access roads. The PC notes that the majority of people travelling to the airport do so by car, therefore transport in the surrounding village lanes are severely overloaded; any increase in vehicles will lead to gridlock and residents in these villages should not be expected to accept further increases in vehicles. Local communities are already experiencing many inconveniences and this should not be increased.*
- Greenbelt boundaries should be maintained and there should be no further extension of car parks into the greenbelt*
 - The approved multi-storey car parks should be constructed before any further extensions are agreed.*
- Increased carbon emissions will be detrimental to the environment. · Any rescheduling of night flights is unacceptable.*
- Underdevelopment of other nearby regional airports and removal of the bridge tolls to Wales may further increase usage and thus traffic to/from Bristol airport.*
- Expansion of airport is not included in the Joint Spatial Plan*

Additionally since it made its initial comments the PC has declared a climate emergency and supports the PCAA's call on the Government to suspend any increase in UK airport capacity until the Government has developed a plan for tackling the aircraft emissions which contribute to climate change.

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. The PC has no objection to the amended planning application.

P19.142 - To note decisions made on applications by NSC prior to the meeting - noted.
19/P/2529/NMA - The Old Vicarage, Vicarage Road, BS8 3PH - Non-material amendment to application 98/2755 (Demolition of existing garage and conservatory and erection of new garage and conservatory for private dwelling) to reduce ridge height and alter door of garage. NSC approved this application.

P19.143 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously)
These were considered and noted.

P19.144 - To consider and agree the Committee's Budget Requirements for 2020/21
It was RESOLVED to request a budget of £1,000 to meet the needs of the planning committee. Proposed by Cllr Cave and seconded by Cllr Harris. All in favour.

P19.145 - Theynes Croft Car Park
Stone from the RBL building has been donated to the Churchyard and Memorial Trust but has been placed on the disabled space in the car park and is unsightly and has the potential to be misused (although it is fenced). An apology was made on behalf of the trust who noted the request to ask the developers to move the stone to an agreed more suitable site.

P19.145 - Development until 2036 in and around Long Ashton

- a) To receive any relevant information; it was agreed to invite NS Housing Officers to the January meeting to discuss housing needs.
- b) Taylor Wimpey Plans for the Vale – no update.
- c) The Vale working group – no report at this time. Cllr Anderson will convene a meeting.

P19.146 - Any other items for information - none

Date of the next meeting – Monday 9th December

Meeting closed at: 21:29