

LONG ASHTON PARISH COUNCIL
PLANNING COMMITTEE MEETING
19:00, 8th January 2018, Jubilee Pavilion

Present:

Miss M Uppington - Chairman
Mr C Cave
Ms G Collins
Ms S M Hardingham
Ms S Hughes
Mr D Johnson
Mr N Moorcroft
Mrs J Pullin
Mr M Semple
Mr R Sterland
Mr J Thomas
Mr A Wilkinson

Absent:

Mr M Harris
Mr A Johnson
Mrs B Mackwood
Mr I Scoones

In attendance: Dr Janet Turp (the Clerk) and Mrs V Lacey (minutes) plus two members of the public, who left the meeting at 19:30.

Before the meeting, two representatives from Bristol Airport spoke to the committee about the airport's Master Plan.

P18.00 – Apologies for absence

Apologies for absence were received from Cllrs Harris, Mrs Mackwood and Scoones.

P18.01 – Declarations of Interests and Grant of Dispensations

It was agreed that interests would be declared during the meeting and no dispensations were requested.

P18.02 – Minutes of previous meeting

The minutes of the meeting held on 11th December, previously having been circulated, were confirmed as a correct record and signed by the Chairman.

P18.03 - Matters arising

- a. P17.156a – S106 agreements for the Barrow Hospital site. The draft agreements include the changes requested by the PC and include approximately £58,000 to improve specific Long Ashton facilities. The Chair thanked Cllr Cave for his help in securing the agreements.
- b. P17.156c – Comments made to Lambridge Developments on their Housing Needs Survey. The Clerk has not yet received any further information on this survey.
- c. P17.157a – 17/P/2466/F - comments on the revised plans for Apple Tree Nursery. The PC's comments on the revised plans were finalised at the 18th December 2017 Finance & General Purposes (F&GP) committee meeting. Separately, Cllr Cave has emphasised to North Somerset Council (NSC) the shortage of nursery places available in the village.
- d. P17.166a – response from golf club re hedge. The golf club intends to replant a hedge removed during recent development work after Christmas.
- e. P17.166c – Meeting with Prelon construction. Cllrs will meet with representatives of the company who now own the former Royal British Legion building on the 16th January.

P18.04 - Correspondence

- a. From Bristol City Football Club re meeting about proposals for training ground adjacent to QEH sports ground. Representatives of BCFC will be invited to speak to councillors either before the next Council or planning committee meetings.
- b. From Barrow Gurney PC re Wild Country Lane footpath/s106 enforcement. NSC has written to Barrow Gurney PC to inform it that they are aware of the developer's obligations and after threatening legal action the work should begin in January.
- c. From Taylor Wimpey re the Vale. Taylor Wimpey has produced a briefing newsletter for councillors which has been circulated to all councillors. NSC remains opposed to the proposed development, partly because Bristol City Council would benefit from the affordable housing allocation there, while NSC would be responsible for social care costs. It was also noted that development at The Vale would not stop other developments in Towns and Villages in North Somerset. The PC will finalise its response to Taylor Wimpey at next week's council meeting.
- d. From Chairman Dundry PC re TW working group. The Clerk will send the PC's response to Taylor Wimpey to the Chairman of Dundry PC, and suggest that Dundry PC responds too.

P18.05 - New Planning Applications

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

17/P/5155/MMA - 14 Long Ashton Road, BS41 9LD - Amendments to planning permission 16/P/2337/F (which was to remove the age restriction from 10/P/1002/O for the erection of 9no. elderly persons apartments) to allow the removal of condition No. 2 - the date of the beginning of the development and to vary Condition No. 1- the list of approved plans and documents, Condition No. 3 - details of tree fencing and tree report, Condition No. 4 - provision of protective tree fencing, Condition No. 7 - samples of material, Condition No. 8 - details of natural stonework and Condition No. 9 - timetable for the relocation of the vehicular and pedestrian access etc. Officer – Judith Porter. The PC is of the opinion that the proposed changes go beyond a minor amendment and recommends refusal of the application. The previously consented scheme was in accordance with the Long Ashton design statement, promoted and reinforced local distinctiveness and was in keeping with the street scene. The latest application would have a major negative impact on the street scene. The PC notes that the additional balconies proposed for the back of the development may reduce the amenity of neighbours below, and overlook their properties and the PC would ask that neighbours are informed and given a chance to comment before any decision is made. Were the planning officer minded to approve this application it asks that a condition be imposed that the additional windows on the western elevation should be of obscured glass, to minimise loss of privacy in neighbouring properties. It notes too that visibility at the entrance to the site may be obscured because of a nearby building's proximity to the road.

17/P/5168/FUH – 12, Hillside Road, BS41 9LG – Erection of a single storey rear extension. Officer – to be allocated. The PC has no objection to this application, providing neighbours are consulted and given an opportunity to comment before any decision is made.

17/P/5208/FUH – 27 Providence Lane, BS41 9DQ – Erection of a two storey extension; roof enlargement with new side gable; new roof lights and replacement windows; and two external garden terraces. Officer – to be allocated. The PC notes that a proposed replacement window is close to houses on Keedwell Hill, and would ask the planning officer to ensure that it meets appropriate guidelines, and that neighbours are consulted and given a chance to comment before any decision is made.

17/P/5253/FUH - Alpenfels Coach House, North Road, BS8 3PJ - 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 - Sam Watson. The PC notes that this building is close to Clifton Suspension Bridge, and would therefore ask that NSC's conservation officer be asked to comment on the plans. The PC has no objection to the application, providing the conservation officer is happy with it.

17/P/5289/FUH - Friars Halt, St Mary's Road, BS8 3PY - Demolition of existing single storey link extension and conservatory and the creation of a new replacement single storey link extension and other alterations. Officer - Gaynor Whittington. The PC has no objection to this application.

17/P/5296/FUH - 5 Glebe Close, BS41 9DB - Loft Conversion with Velux roof lights. Officer - Gaynor Whittington. The PC has no objection to this application.

17/P/5321/NMA, Bracken Hill House, North Road, BS8 3PL - Non-material amendment to 13/P/1587/F (Conversion of existing property to two residential dwellings (including the removal of external soil vent pipes and redundant ironwork; the removal of a single chimney stack to the North West of the property; the reinstatement of the belvedere to the upper flat roof to the South and the introduction of a new belvedere to the lower flat roof to the North; the addition of a garage with a roof terrace above; alterations to the existing terrace on the Northern corner of the house and replacement of 6no. windows to the ground floor perimeter to allow for 5no. french doors and a larger bi-fold door) new wrought iron fencing to match existing, positioning of external refuse stores and alterations to listed gardens) to replace a soil vent pipe on the North East elevation with a single plain gloss black uPVC black pipe and make minor amendments to the french doors on the South West elevation. The PC has no objection to this application.

17/P/5330/FUH - 27 Glebe Road, BS41 9LJ - Double storey side and rear extension. Officer – Sam Watson. The PC would ask that materials used in the extension match those used in the existing house, given its prominent and conspicuous position on the corner of Glebe and Parsonage Roads. The PC would also ask for a condition to be imposed that vehicles associated with the construction should not be parked on Parsonage Road.

Trees

17/P/5057/TPO - Land at Warren Close, BS41 9FB - T1 oak - clear crown away from telephone wires by up to 1m. Officer – Jason Cox. This application has already been granted by NSC.

17/P/5402/TRCA - 55 Long Ashton Road, BS41 9HW Yew (T1) - reduce by up to 1.5m. Officer – Jason Cox. The PC has no objection to this application if the tree officer is in favour of the work.

17/P/5445/TPO - Overton Court 6 Bracken Hill North Road, BS8 3PL - T1 Monterey cypress - fell; T2 whitebeam - remove major deadwood. Officer – Jason Cox. The PC has no objection to this application if the tree officer is in favour of the work.

17/P/5450/TPO - Overton Court 2 Bracken Hill North, BS8 3PL - Cherry (T1) - Fell; Magnolia (T2)- Reduce back from path by approx 1m; Pittosporum (T5) - Remove limb rubbing on wall; Blue Spruce (T6) - Remove major deadwood; Holly (T7)- Remove dead

limb; Ash (T8)- Crown lift up to 7m removing limbs up to 70mm in diameter; Cherry (T9)- Remove major deadwood; Oak T(10) - Crown lift to approx 3m; Holly T(11)- trim to retain as small tree; Willow T(12)- Remove major deadwood; Dead Tree T(13) - Fell; Oak T(14)- Reduce lowest limb by approx 4-5m to small side limb. Officer - Jason Cox. The PC has no objection to this application if the tree officer is in favour of the work.

17/P/5451/TPO - Lake House Vicarage Road, BS8 3PH - T1 Leyland cypress - fell; T2 Leyland cypress - reduce height by 4m and crown raise low branches by 2m. Officer - Jason Cox. The PC has no objection to this application if the tree officer is in favour of the work.

17/P/5512/TPO - Oakleigh Bridge Road, BS8 3PB - T1 cypress – fell. Officer – Jason Cox. The PC has no objection to this application if the tree officer is in favour of the work.

17/P/5515/TRCA - 128 Long Ashton Road, BS41 9LS - Elderflower (T1-T2) Fell; Leyland cypress (T3) Reduce height by 1.5m; Lawson Cypress (T4) Reduce height by 6m; Western red Cedar (T5) Crown lift 3m. Officer - Jason Cox. The PC has no objection to this application if the tree officer is in favour of the work.

P18.06 - To note comments made to North Somerset Council by the Clerk under delegated authority, where comments had to be submitted before this meeting.

a. 17/P/5448/TPO - 3 Warren Close, BS41 9FB - 1 x beech - remove crossing limbs below a diameter of 10cm. Officer – Jason Cox. *If the Tree Officer is happy for the work to go ahead the PC has no objection.* Noted.

b. Request for comment on Pre-application advice request – Reference 17/P/5194/PRE - Proposed installation of all-weather pitches, floodlighting and ball stop fencing at QEH Sports Fields, Clevedon Road, BS8 3TN. The comments passed to NSC were. *Parish Councillors have concerns about the creeping urbanisation that is occurring in the Greenbelt on the sports fields within the parish. These sports areas are in close proximity to each other and large buildings are being built with associated parking areas, infrastructure, transport and soil compaction. Whilst this application may not be so bad as others it replaces grassed areas with hard surfaces. There is a thinning of wildlife habitat and migration routes, a sports field is a wildlife desert at best. They would ask the NS officers to ensure compliance with NDP policies ENV2 and ENV5, noting that the latter states "Any development must conserve and enhance the wildlife ...". This could be implemented by extending the hedgerows and providing additional screening alongside the road and providing set aside linked wildlife areas. Bats and other wildlife are affected by night time lighting and as bats use the area lighting should be restricted and subject to a 10 pm turn off. The application site is also close to an astronomical site. Taken in isolation, this application does not seem unreasonable, but these applications are now coming with increasing frequency. When taken as a whole, a considerable area has already been developed at the sports fields. Sports facilities should be encouraged, but this type of application needs to be considered in the wider context of what has previously been given permission.*

Cllr Cave had been told that only QEH pupils would use the pitches and any floodlights would be turned off by 7pm.

P18.07 - To note North Somerset Council Decisions. - Noted.

P18.08 - NDP review working group report.

There has been no recent meeting of the working group. Cllr Sterland has discussed the PC's plans to plant trees on land at the Park & Ride with the Woodland Trust and the Forest of Avon Trust and both groups could provide support and resources. It is still unclear whether NSC will allow the planting.

P18.09 - Bristol Airport Master Plan Consultation

Following discussion, where there was general support for the PCAA concerns about the expansion plans, and emphasis that any expansion must be preceded by infrastructure changes especially as regards to Highways and Transport works, it was agreed that the Clerk will draft a response to the consultation which will be reviewed at next week's Council meeting.

P18.10 - Development until 2036 in and around Long Ashton

a. Cllr Cave will discuss with NSC's strategic planning department whether it has budgeted appropriately for long term traffic calming schemes throughout Long Ashton. As part of the Joint Transport Study, NSC has requested less for these schemes than other district authorities, although villages close to Bristol will inevitably experience increased congestion.

b. A Bristol City Cllr has given the view that that the PC should lobby NSC, as the planning authority with responsibility for the Park and Ride, to consider new uses for the Park & Ride. Existing planning conditions currently limit its use.

P18.11 - Any other matters for information. - None.

Date of the next meeting – Monday 5th February

Meeting closed at: 21:10