

# LONG ASHTON PARISH COUNCIL

## PLANNING COMMITTEE MEETING – 5<sup>th</sup> February 2018

Present: - Miss M Uppington - Chairman  
Mr C Cave  
Ms S M Hardingham  
Mr M Harris  
Ms S Hughes  
Mrs J Pullin  
Mr I Scoones  
Mr M Semple  
Mr R Sterland  
Mr A Wilkinson

Absent:-  
Mr A Batt  
Mr A Cartman  
Ms G Collins  
Mr A Johnson  
Mr D Johnson  
Mrs B Mackwood  
Mr N Moorcroft  
Mr J Thomas

In attendance Dr Janet Turp (the Clerk) and Ms E Price (minutes) plus 6 members of the public.

*Before the meeting representatives of Sam Palmer Bristol City Football Club spoke about their application 17/P/5424/FUL and two residents commented on 17/P/5554/FUH.*

### P18.12 – Apologies for absence

Apologies were received from Cllrs Batt, Cartman, D Johnson, Mackwood, Moorcroft and Collins.

### P18.13 - Declarations of Interests and Grant of Dispensations

To be declared during the meeting and no dispensations were requested.

### P18.14 - Minutes of the last meeting

The minutes of the meeting held on 8<sup>th</sup> January, previously having been circulated, were confirmed as a correct record and signed by the Chairman.

### P18.15 - Matters arising

- a. P18.03b Lambridge Housing Needs Survey – This is being sent to all homes, the PC commented on the survey but not all of its comments were taken into account. The PC has at no time given any indication that it supports this development. Information to this effect will be included in the newsletter.
- b. P18.09 Response to Bristol Airport Master Plan Consultation - The response was submitted and the Clerk will send a copy of the response to PCAA.
- c. 18.10a – Development until 2036 in and around Long Ashton – re mitigation for areas affected by a general increase in the number of homes - ongoing Cllr Cave will talk to NSC strategic planning and highways officers.

### P18.16 - Correspondence – to consider and respond as appropriate.

- a. From North Somerset Council – re adoption of North Somerset and Mendip Bats Special Area of Conservation (SAC) Guidance on Development: SPD – Noted.
- b. From NSC re appeal against decision to refuse 17/P/1587/PDT - Land at Ashton Hill Farm – Noted – to be carried out by written representation.
- c. Planning Local Newsletter – For information.
- d. From NSC re TPO 17 Clevedon Road, Flax Bourton – A TPO has been made on the trees at this property.
- e. From NSC re Lambridge Housing Needs Survey – NSC have written asking the PC to confirm that the PC was aware of this survey and the fact that the scheme as promoted doesn't meet the Rural Exception Site criteria. NSC asked that mention of the arc<sup>4</sup> to remove mention of a Rural Exception Site from the covering letter but it hasn't.

- f. Leigh Woods resident re Village Design Statement – A resident expressed concern that as the LWVDS was not included in the NDP that planners may ignore it. However, the planning officers should take account of it when considering an application from Leigh Woods and the clerk will write to NS to confirm that it should still be considered. It was noted that it should have been included in the NDP and will be if a revision is made.

#### P18.17 - 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/5336/FUH - 27 Glebe Road, BS41 9LJ - Erection of a pre-fabricated granny annexe for ancillary residential use associated with the dwelling. Officer - Sara De Barros.

The PC although not against a building of this size to be erected within the garden, it considers that it is located too close to the property on Parsonage Road. If allowed a condition should be placed on the permission so that it cannot become a separate dwelling.

Cllr Cave having an interest in the following application left the room and took no part in the discussion.

17/P/5410/LBC Clifton Suspension Bridge, Bridge Road, BS8 3PA - Replacement of existing rotten timber work to Leigh Woods North Footway articulation span with two galvanised steel, longitudinal beams along the outer edges of the panel with secondary steelwork to support the access hatch and timber decking. The surfacing will be mastic asphalt of varying thickness to better match the interfaces with existing paved areas. Officer - Annika Lepoittevin. The PC supports this application.

Cllr Cave returned.

Cllr Harris having an interest in the following application left the room and took no part in the discussion.

17/P/5424/FUL Land to the east of QEH Sports Club, Clevedon Road, Failand - Proposed football training facility including the erection of a new pavilion building, formation of grass pitches and associated site re-contouring, provision of flood lighting columns, the erection of a groundsman's store, the provision of a new access to the B3128, landscaping works, car parking and other ancillary development. Officer – Lee Bowering. The PC considers that this proposal represents overdevelopment as the main building is large and will have a significant effect on the openness of the green belt in which the development is based. If NSC is minded to grant permission, the PC would like to see the following conditions:

a - the footpath to the right of the site should be identified and maintained;

b - the frequency of floodlighting should be restricted to the under 23 team use documented in the application, ie twice a month;

c - biodiversity not to be merely protected but enhanced (Policy ENV 5 of Long Ashton's NDP requires any development proposal to conserve and enhance wildlife and biodiversity)

d – given that the parking provision is considerably less than the capacity of the pavilion, that if parking becomes an issue (evidenced by vehicles parking on the road) then the number of tickets available should be restricted to the level that allows safe on-site parking

e - The use of the pavilion should be restricted to sporting events.

The developers should also ensure that adequate drainage provision is made to protect the Golf Club greens and to resolve with them the issues surrounding safety from loose balls.

The PC was surprised to see the access to the site is immediately opposite that for the BGS site.

Cllr Harris returned.

Meeting adjourned at 20.35 to allow a resident to comment on the following application.

Meeting reconvened at 20.37.

Cllr Wilkinson declared an interest in the application below and took no part in the discussion and left the room.

17/P/5554/FUH - 32 Blackcurrant Drive, BS41 9FP - Erection of a single storey side extension. Officer - Sam Watson. The PC has concerns about this application and its possible impact on the living conditions in 17, Pear Tree Avenue. Given that the wall of the planned extension is above the fence bordering 17, Pear Tree Avenue, and the garden there is bordered on several sides by walls the PC has concerns that this development may cause a tunnelling effect contrary to NS Design Guide. The PC understands that the applicant is submitting amended plans and asks to have the opportunity to see and comment on these amendments.

Cllr Wilkinson returned.

17/P/5562/OUT - Land to the East of the Guide Hut, Weston Road - Outline application for the erection of 1no. dwelling house with details of access, layout and scale to be considered at Outline stage; matters of Appearance and Landscaping reserved for subsequent approval. Officer - Sam Watson. The PC is aware that the site is outside of the settlement boundary and in green belt but if NSC are minded to give permission then the building should be erected within the blue area designated in the Lawful Use Certificate and the appropriate planning permission should be sought for the moved builders yard. Given the site's proximity to a Scheduled Ancient Monument the PC is of the opinion an archaeological survey should be undertaken before permission is granted.

17/P/5616/LBC Apartments 3&4 Burwalls House Bridge Road Leigh Woods Listed building consent for minor amendments to unit 3 and unit 4 on the first floor of Burwalls House, in order to link the units together to form one unit. Officer – tba. The PC has no objection to this application if the conservation officer is in agreement.

17/P/5620/FUH and 17/P/5625/LBC - 97 Long Ashton Road, BS41 9JE - Replacement of existing windows with timber framed double glazed window; alterations to the internal layout of the building; repointing and repair of chimney; replacement of uPVC guttering with aluminium guttering; removal of replacement of existing front and rear canopies; installation of new rooflight to bedroom 1 en-suite and erection of an extension to existing outhouse. Officer - Annika Lepoittevin. If the NSC Conservation Officer is satisfied then the PC has no objection to this application.

Cllr Harris declared an interest in the following application and left the room and took no part in the discussion.

17/P/5626/FUL - Land To The East Of QEH Sports Club Clevedon Road - Proposed erection of changing room and supporting services accommodation and retention of existing gym and changing room facilities for a temporary period of three years. Officer – Lee Bowering. The PC has no objection to this application, however it would like a condition placed on any permission that if the proposed permanent facilities are in place before the end of the 3 year temporary permission, then the temporary buildings should be removed within 3 months of their completion.

Cllr Harris returned.

18/P/0003/FUH - Oakhurst, North Road, BS8 3PN - Erection of a garage following demolition of existing garage. Officer – Sam Watson. The PC has no objection to this application as long as materials match and neighbours have been given chance to comment. A condition should be placed to ensure it isn't used for residential purposes.

18/P/2215/FUL - 26 Ridgeway Road, BS41 9EU Removal of condition No.3 on application 17/P/2616/F. Officer – tbc. The PC recommends that the condition remains so that neighbours are not overlooked.

18/P/2039/TRCA - 136 Long Ashton Road, BS41 9LS - Leyland Cypress (T1-T2) Fell. Officer – Jason Cox. The PC has no objection to this application if the tree officer is in favour of the work.

18/P/2069/TRCA - 8 Folleigh Drive, BS41 9JD - Lawson Cypress (T1-T3) Fell. Officer – Jason Cox. The PC has no objection to this application if the tree officer is in favour of the work.

18/P/2162/TPO - Parklands, Abbots Leigh Road, BS8 3PX - T1 cypress - reduce height of two tall stems by 3m, reduce smaller arching stems by 2m. Officer – Jason Cox. The PC has no objection to this application if the tree officer is in favour of the work.

P18.18 - To note applications where comments have already been passed to North Somerset.

The following comments were noted:

17/P/5326/MMA - Bracken Hill House, North Road, BS8 3PL - Application for minor material amendment to planning permission 13/P/1587/F (Conversion of existing property to two residential dwellings plus other alterations) to allow for minor amendment to French doors on south-west elevation, replacement of soil vent pipe on north east elevation. *The PC has no objection to this application.* The application has been withdrawn.

P18.19 - To note North Somerset decisions (circulated previously) on earlier planning applications.

Decisions were noted and the following observations made.

The application for 41 Glebe Road has been granted on amended plans and the development at Apple Tree Nursery has been granted with a condition that it only has 18 nursery spaces.

P18.20 - CIL (Community Infrastructure Levy) – to discuss information received from North Somerset in the Town and Parish Digest and to agree any action if required.

The information from NSC was reviewed and it was agreed that the PC will draw up a Parish Infrastructure Delivery Plan and have it agreed by NSC. This will be on the agenda for the next planning committee meeting. It was unclear why NSC plans to pay CIL only twice yearly and why a separate bank account is required and the Clerk asked raise these with NSC.

P18.21 - Royal British Legion Building – report of meeting with Prelon and to discuss if any action is required.

The initial thoughts of Prelon on the type of development they envisage were shown. Much of the discussion centered on the building's status as an asset of community value, which was lost on the sale of the building, and the protection provided to community buildings in the NDP and NSC's planning policies. It is important that community benefit is secured as part of the planning process.

P18.22 - Volksfest – report of site meeting.

The Volksfest organisers have met with the police and NSC (due to a mix up the PC did not attend) and resolved issues. They will attend the next planning meeting.

P18.23 - Response to Taylor Wimpey's briefing note.

The draft response will be shown to NSC for their view.

P18.24 - NDP review working group report. Progress is being made.

P18.25 - Development until 2036 in and around Long Ashton - to receive any relevant information. No new information.

P18.26 - Any other matters for information.

Neighbourhood Planning Acts. New regulations came into force in January.

New sign at Church House – it was questioned whether the sign was appropriate in the conservation area.

Meeting closed 10.00pm