

LONG ASHTON PARISH COUNCIL PLANNING COMMITTEE MEETING – 19.30, 5th March 2018, Jubilee Pavilion

Present: - Miss M Uppington - Chairman

Mr A Batt

Mr A Cartman

Mr C Cave

Ms G Collins

Ms S M Hardingham

Mr M Harris

Ms S Hughes

Mr N Moorcroft

Mrs J Pullin

Mr I Scoones

Mr M Semple

Mr R Sterland

Mr A Wilkinson

In attendance Dr Janet Turp (the Clerk) and Ms E Price (minutes) plus 4 members of the public.

Absent:-

Mr A Johnson

Mr D Johnson

Mrs B Mackwood

Mr J Thomas

Before the meeting Mr Ashby from Volksfest updated Cllrs on the plans for this year's event.

P18.27 – Apologies for absence

Apologies were received from Cllrs D Johnson and Mrs Mackwood.

P18.28 - Declarations of Interests and Grant of Dispensations

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

P18.29 - Minutes of the last meeting

The minutes of the meeting held on 5th February 2018 had previously been circulated. It was agreed to add the following amendments:

after applications 17/P/5424/FUL – Land to the East of QEH Sports Club and 17/P/5626/FUL – Land to the East of QEH Sports Club - 'Cllr Harris returned to the room',

before application 17/P/5554/FUH – 32 Blackcurrant Drive 'Cllr Wilkinson declared an interest, took no part in the discussion and left the room' and after the same application 'Cllr Wilkinson returned to the room'. Subject to these amendments the minutes were confirmed as a correct record and signed by the Chairman.

P18.30 – Matters arising

- a. P18.15 - Mitigation for areas affected by a general increase in the number of homes – response from North Somerset Council (NSC) – NSC's response is that their work is focussed on key strategic mitigations and major schemes and will not draw out the need for smaller schemes such as traffic calming. However, concern was expressed that the amounts included for road safety mitigation in the Joint Transport Study for NSC was half that for BaNES Council. Cllr Hardingham to bring details to the next meeting.
- b. P18.17 – 17/P/5424/FUL – Land to the East of QEH Sports Club – to consider how to achieve community benefit from the development. – The PC commented on this application last month, however, on further consideration it was noted that there would be an effect on the Parish due to increased traffic and light pollution and that there should be some benefit to the community to counter this. It was agreed that the PC would seek some contribution for community benefit through s106 monies. The Clerk to write to ask NSC about the s106 possibilities and Bristol City Football Club to investigate if they would make a contribution for local community benefit.

- c. P18.17 – 17/P/5562/OUT – Land to the East of the Guide Hut, Weston Road – to consider road safety requirements arising out of this application and how they could be achieved – The Village Enhancement Scheme includes work at Wild Country Lane junction. It was agreed to make an additional comment on the application highlighting that there are road safety concerns about the access and to ask if the developer could be required to make some changes as detailed in the VES and also to note that the access crosses the Festival Way where cyclists pass in both directions often at speed.
- d. P18.20 – Response from NSC re PC questions about CIL – NSC confirmed that the timetable for paying CIL to PCs is set down in regulations but there was no legal reason why the PC had to keep a separate bank account for CIL money.
- e. P18.21 – To agree response to Prelon re their initial plans for the RBL site – PC to comment that the housing should not exceed the height of the existing building.
- f. 17/P/5554/FUH – 32 Blackcurrant Drive – the applicant has submitted amended drawings and has lowered the roof.

P18.31 - Correspondence – to consider and respond as appropriate.

- a. From resident re Lambridge Housing survey – the PC was copied into this letter to the survey organisers describing the resident's concerns re the development and survey. His comments were noted.
- b. From NSC re Inspectors report on the Site Allocations Plan – For information - there does not seem to be any effect on the Parish.
- c. From Bruno Peek re Fly the Flag for the Commonwealth – 12th March is Commonwealth Day. Cllrs Cave and Moorcroft to raise the flag.
- d. From BCC re Bristol Local Plan Review Consultation – the plan contains changes to the green belt around the South Bristol Link Road. Response to be drafted at the next meeting.
- e. From MetroWest re consultation about Winterstoke Road works – the works were noted and it was agreed that no response is required.

P18.32 - 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.

18/P/2099/FUH - 13 Fenshurst Gardens, BS41 9AU - Proposed two storey side extension, single storey rear extension and single storey front extension. Officer – Ellena Fletcher. The PC recommends refusal of the application in its present form as the extension is not subservient to the existing building and the front extension would appear to extend beyond the current building line.

18/P/2185/FUL - Optimists Cricket Club, Clevedon Road, Failand, BS8 3TL - Replacement of existing pavilion with new timber structure. Officer – Judith Porter. The PC has no objection to this application.

Cllr Cave declared an interest in the following application and left the room.

The meeting was adjourned at 20.00 for members of the public to speak and was reconvened at 20.01.

18/P/2233/FUL - Land At Hengaston Barn, Gatcombe Lane, BS48 3QT - Application for the removal or variation of condition Nos 2 and 5 on application 13/P/0165/F. Officer - Sam Watson. The PC recommends that the planting is completed as conditioned in the original permission, however, it would have no objection to the approved planting scheme being amended to include other species as long as they were of a similar shape and height and agreed by NSC.

Cllr Cave returned to the room.

18/P/2354/FUH- 48 Keedwell Hill BS41 9DR Two storey side extensions and internal alterations. Officer - Ellena Fletcher. The PC has no objection to the extension in principle, however it is concerned about parking provision and asks for this to be considered by NS Highways Department.

Cllr Scoones declared an interest in the following application and left the room.

Meeting adjourned 20:17 for members of the public to speak. Meeting reconvened at 20:22.

18/P/2076/FUL Gatcombe Farm Gatcombe Lane BS48 3QT Erection of agricultural building for livestock, fodder and machinery storage. Creation of hardstanding, track and access. Officer - Raheel Mahmood. Following discussion a vote was taken on a resolution to support the application which failed (4 for, 7 against and 2 abstentions) and the following response was agreed. The PC is against the application in its current form for the following issues: the area is one where there have been extensive drainage problems in the past and the PC believes these need to be addressed for an application to be successful, the development is within the green belt and will have a significant visual impact and there seems to be limited mitigation of this in the current plans and there is concern that this development is only needed to offset the loss of the farm buildings which are being converted to residential units.

Cllr Scoones returned to the room.

18/P/2139/TPO - 97 Long Ashton Road, BS41 9JE - T1-T3 Leyland cypress – fell. Officer – Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work.

18/P/2377/TRCA – Savernake, 11 Hillside Road, BS41 9LG - Leylandi (T1-T3) Reduce height 3/4 meters. Officer – Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work.

18/P/2364/TRCA - 151 Long Ashton Road, BS41 9JQ - T1- Birch - fell to ground level. Replace with fruit tree. Officer – Jason Cox. Given the nature of the application the PC will leave the decision with the Tree Officer.

18/P/2391/TRCA - Yanley House, 3 Yanley Lane, BS41 9LQ - Cherry Plum (T1) Reduce height by 2m. Reduce lateral spread by 0.5m. Leyland Cypress (T2) Reduce height to match cherry plum (2m) Trees shading out neighbour's veg plot. Officer – Jason Cox. Given the nature of the application the PC will leave the decision with the Tree Officer.

18/P/2449/TRCA - Mulberry Lodge, Bannerleigh Lane, BS8 3PR - Yew (T1) - fell to ground level; Lawson Cypress (T2) - reduce height by 2m. Officer – Jason Cox. The PC has concerns about the felling of the Yew but given the nature of the application the PC will leave the decision with the Tree Officer.

18/P/2519/TPO - Greensleeves, Bridge Road, BS8 3PE - T1 - Ash – Fell. Officer – Jason Cox. Given the nature of the application the PC will leave the decision with the Tree Officer.

P18.33 - To note applications where comments have already been passed to North Somerset.

The following comments on the amended plans for application 17/P/5155/MMA - 14 Long Ashton Road – *“The Parish Council is pleased to see the removal of the timber panels and large glazed screen and glass entrance canopy in favour of the consented scheme. It is also pleased to see the removal of the windows on the east and west elevations and the walk on balconies on the south elevation removed from the west wing. It still has some concerns about the balconies on the east wing which it believes may overlook neighbouring properties”* were noted.

P18.34 - To note North Somerset decisions (circulated previously) on earlier planning applications.

Decisions were noted and it was agreed that the Clerk should write to NSC re application 17/P/2252/F – 43 Weston Road and the enforcement action on the same address.

P18.35 - Infrastructure Development Plan – to discuss and agree how plan to be drawn up.
It was agreed that the NDP review working group will draft the document.

P18.36 - Volksfest – to discuss any issues arising from the presentation.

Clerk to write to ask that a plan be put in place for exceptionally wet weather.

P18.37 - NDP review working group report.

The PC is awaiting NSC's formal response to Taylor Wimpey's plans for 'The Vale' before producing its own response to Taylor Wimpey plans as it is important that the PC works with NSC to provide an united view as both organisations have the same position on the proposed development.

As to the identification of sites for development the group has identified a few sites that can be used as infill. Other sites adjacent to the parish are all in the green belt. It was proposed that the group completes the document and presents it to Full Council.

The review of NDP policies has been completed and the group has identified those which require minor changes. There is no proposal for new policies to be added. There are quite a number that require minor changes. It is understood that minor changes can be made to the NDP without need for inspection and referendum so the proposed changes have been sent to NSC for advice as to whether they are minor enough not to require referendum.

P18.38 - LACA Plans for the Club Room – to discuss and to agree that planning permission can be sought.

Garfield Weston is offering grants to celebrate their anniversary and applications have to be submitted by the end of June with all permissions in place. LACA would like to submit an application to extend the Club Room and planning permission needs to be applied for very soon to meet the deadline. Plans showing initial proposals were discussed and it was agreed that planning permission for the extension can be sought. Plans for a simplified garden were also available. It was noted that a clear view to the playground should be maintained. Cllrs raised no objections to the design but would want to know costs before making formal comments.

P18.39 - Development until 2036 in and around Long Ashton - to receive any relevant information. Nothing to report.

P18.40 - Any other matters for information.

- a. There is a red phone box in Northleaze which may be at risk of removal by BT and as it is classified as an urban box it may not be able to be adopted by the community. It was noted that the PC is usually informed of planned removals.
- b. ALCA meeting at Castlewood which will include a discussion on devolution of services. The Clerk to attend and Cllr Collins may attend.
- c. A letter has been received from NSC stating that, following its sale, the Royal British Legion building is no longer listed as an asset of community value.
- d. A consultation on a revised National Policy Planning Framework has begun and will be discussed at the next planning meeting.
- e. It was noted that there are some areas in the west of Long Ashton where broadband provision is very poor.

Meeting closed - 9.20 pm