

LONG ASHTON PARISH COUNCIL

PLANNING COMMITTEE MEETING 19:00, 9th April 2018, Jubilee Pavilion

Present: - Miss M Uppington – Chairman
Mr C Cave
Mr M Harris
Ms S Hughes
Mrs B Mackwood
Mr N Moorcroft
Mrs J Pullin
Mr I Scoones
Mr M Semple
Mr R Sterland

Absent:
Mr A Batt
Mr A Cartman
Ms G Collins
Ms S M Hardingham
Mr A Johnson
Mr D Johnson
Mr J Thomas
Mr A Wilkinson

In attendance: Dr Janet Turp (the Clerk), Mrs T Warren (Assistant Clerk, minutes) and nine members of the public.

Before the meeting Mr James Gore, Head of Government and Stakeholder Relations, Bristol Airport and Ms Liz Higgins Planning Manager updated Councillors on the latest developments at the airport and a resident, representing those living in close proximity to the QEH Sports Club, Clevedon Road, gave a statement in regarding the neighbour's concerns on the planning application 18/P/2593/FUL.

P18.41 - Apologies for absence

Apologies were received from Cllrs Hardingham and Wilkinson.

P18.42 - Declarations of Interests and Grant of Dispensations.

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

P18.43 - Minutes of previous meeting

The minutes of the meeting held on 5th March, previously having been circulated, were confirmed as a correct record and signed by the Chairman.

P18.44 - Matters arising

- a. P18.30 - Mitigation for areas affected by a general increase in the number of homes. This matter is awaiting information from Cllr Hardingham and in her absence this was deferred to the next committee meeting.
- b. P18.36 Volksfest – Mr Ashby's response and offer to meet with Council again. Mr Ashby has responded to Councillors concerns with details of actions that will be taken in the event of wet weather. The PC was satisfied with his plans and saw no need for him to attend another Council meeting but would appreciate being kept up to date with plans for the event.
- c. P18.38 LACA plans for club room. It was confirmed that a planning application has been submitted in the Parish Council's name.

P18.45 - Correspondence – None.

P18.46 - Planning Applications – It was RESOLVED that the Clerk will submit the following comments, on applications affecting property in the parish, to North Somerset Council.

18/P/2124/FUH - 4 Gardeners Walk, BS41 9NE - Demolition of existing garage and erection of new two storey side extension. Officer – Ellena Fletcher. The PC has no objection to this application as long as materials match those in the existing property. It was noted that the next door neighbour had supported the application.

18/P/2264/LBC - 79 Long Ashton Road, BS41 9HY - Replacement of first floor rear single glazed windows with new timber framed double glazed units. Officer - Annika Lepoittevin. The PC has no objection to this application.

18/P/2272/FUH - The Coach House Church Road, BS8 3PG - Reconstruction of existing orangery roof with a clay tiled roof and installation of new Velux roof light on north-west elevation (retrospective), installation of new high level windows and replacement of existing kitchen window and door with sliding doors on the south elevation. Officer - Annika Lepoittevin. The PC has no objection to this application in principle, but asks that due consideration is taken of the neighbour's comments on the need for obscured glass as per the previous permission.

18/P/2301/FUH - 81 Lampton Road, BS41 9AQ - Erection of a conservatory. Officer - Jessica Smith. The PC has no objection to conservatories in general but recommends refusal of this application in its current form as the proposed conservatory is very visible in the street scene as it is to the side of the property and on a corner in an elevated position and is forward of the building line on Weston Road.

18/P/2515/FUH - 2 Ridgeway Road, BS41 9EU - Extension of single storey dining room at the side of the house to create a new kitchen/dining area. Officer – Sara De Barros. The PC has no objection to this application.

18/P/2583/MMA - Kingston Lodge, Bridge Road, BS8 3PE - Application for the variation of condition No. 3 application 17/P/0059/F to allow extension of time for a submission of work. Officer - Louise Grover. The PC has no objection to this application.

18/P/2593/FUL - QEH Sports Club, Clevedon Road, Failand, BS8 3TN - Replacement of grass sports pitches with artificial sports pitches and new tennis/netball courts, to include floodlighting and the erection of storage facilities. Officer – Lee Bowering.

The PC is against the application in its current form and recommends refusal. It cannot support the application if it is not in line with Sport England guidelines and the application does not address the effect on neighbouring properties which are very close to the application site. The PC also has concerns about the following issues:

- The effect of the land level changes on the flooding risk to neighbouring properties,
- Destruction of local wildlife habitat including that of protected Bats in the area
- The cumulative effect of light pollution in the area
- The effect of noise, especially from the hockey pitches on neighbours
- With increased number of pitches the PC is concerned that the car parking provision is inadequate, already there are often cars parked on the highway.
- The effect of the increase in traffic on the local area.

18/P/2615/LDP - 2 Follleigh Drive Long Ashton BS41 9JD - Lawful Development Certificate for the proposed loft conversion with rear dormer. Officer - Elliott Kelly. The PC has no objection to this application.

18/P/2659/FUH - 4 Glebe Road, BS41 9LH - Single storey extension to side and front. Officer – Jessica Smith. The PC recommends refusal of the application which it considers

to be inappropriate development in the conservation area and agrees with the Conservation Officer's comments dated 09/4/2018.

18/P/2566/TPO - Bracken Hill House, North Road, BS8 3PL - T1 - Copper beech - Removal of selected limbs as shown in attached photo 1. T2 - Copper beech - Removal attached of selected limbs as shown in attached photo 7. T3 - Judas tree - Removal of large, attenuated leader as shown in attached photo 2 & 3. T4 - Bird cherry - Removal of 2 minor drooping limbs as shown in attached photos 4 & 5. T5 - Variegated holly - Fell (photo 6). Officer – Jason Cox. The PC has concerns about the felling of T5 the Variegated Holly, but given the nature of the application, is content to leave the decision to the Tree Officer.

18/P/2570/TRCA - 30 Long Ashton Road, BS41 9LD - Lime (T2) Re-pollard back to previous points Lime (T3) Re-pollard back to previous points, Rowan (T4) Reduce by 1m all round, Birch (T5) Reduce by 1.5m all round back to previous pruning points. Officer – Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

18/P/2571/TPO - Treehaven, Rownham Hill, BS8 3PU - Field Maple (T1) Reduce lateral spread on the house side by up to 3m. Crown lift to 5m secondary laterals only. This is to maintain a suitable gap between the tree and the side elevation of the property. Sycamore (T4) Remove sucker growth from the main trunk. Lift lower secondary lateral branches to the same height as the dormer windows. To ensure minimal shading to the front elevation of the property. Officer – Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

18/P/2572/TRCA - Treehaven, Rownham Hill, BS8 3PU - Holly & Hawthorn (T2-T3) Reduce height by approx. 50% squaring off the sides to form the basis of a boundary hedge. Eucalyptus (T5) Fell Hazel (T6) Crown lift over driveway entrance to 3m. Officer – Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

18/P/2695/TRCA - Foye House, Bridge Road, BS8 3PE - Norway Maple (T1) Crown lift to approx. 5m over the car park by removing the lowest 6 lateral limbs on the S/E side. Works required to ensure sufficient headroom for vehicles accessing the property. Officer – Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

18/P/2696/TRCA - 38 Long Ashton Road, BS41 9LD - Leyland Cypress (H1) Reduce height of the 2 trees by 2m to form a hedge level with the first floor window sill. Norway Maple (T2) crown lift the east side of the tree to approx. 4m by removing the lowest 4 branches. Crown thin by 20%. Laburnum (T3) Fell (tree in decline) Plum (T4) Crown lift to 5m over the road and garden. Thin out by removing water shoots, dead and damaged branches. Officer – Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

P18.47 - To note applications where comments have been made to North Somerset Council by the Long Ashton Parish Council Clerk under delegated authority, and submitted before this meeting.

18/P/2094/FUL - Land To The East Of Gatcombe Farm, Weston Road - Change of use for a temporary period between 14 May and 04 June for Inflatable Theme Park event to be held 12th May to 4th June [or the equivalent number of days, taking into account the weekend that coincides with this school holiday period]. Officer - Judith Porter. *“Long Ashton PC has no fundamental objection to the application. However, it would like to see*

that the applicant has a wet weather plan to avoid mud being transferred to the highway and also that NSC's Highways team have had the opportunity to comment on the exit arrangements onto the highway as in the past this has seemed narrow”.

18/P/2417/FUH - 42 Rayens Cross Road, BS41 9DZ - Single storey annexe in rear garden of 42 Rayens Cross for disabled dependent relative. Officer - Sam Watson. *“Though Long Ashton Parish Council has no fundamental objection to the provision of an annex to provide accommodation for a dependent relative it notes that this annex is substantial and closer to neighbouring properties than the property it is associated with. Neighbours should be fully consulted and their views taken into account before a decision is made. If the planning authority is minded to allow the application a condition should be made that the annex can only be used in association with the current dwelling and not as a separate dwelling”.*

18/P/2690/DEA - British Legion, 1 Providence Lane, BS41 9DG - Prior notification of the proposed demolition of the existing buildings on the site of the Former Long Ashton Royal British Legion Club. Officer – Annika Lepoittevin.

“1. The old building is an attractive part of the street scene in the central area of the village and it is important that we protect the legacy of those pre-war buildings that survive in that area.

2. The building played a part in the history of the community identity as the Village Club and Royal British Legion

3. The developers should submit an application for the proposed building at the same time; they make no reference to reasons why the demolition has to be done urgently.

4. Policy DM68 of the NS Sites and Policies Plan Part 1 gives protection for community facilities including buildings last used as a community facility. While a viable community use for the whole site may not have been forthcoming within the 6 month moratorium, there is a need and demand for community use which could be located on a small part of the site, namely a library. It is therefore not redundant for community use and deserves the continuing protection of Policy DM68”.

P18.48 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (list circulated previously).

Decisions were noted. 17/P/2252/F- 43 Weston Road – the planning application for a new door is ongoing but it is thought this may not meet Disabled Access requirements. The enforcement officer had no further information. 17/P/1587/PDT - Land at Ashton Hill Farm Weston Road Long Ashton BS8 3US. An appeal has been lodged against this application but has not, as yet, been decided.

P18.49 - Discuss response from BCFC re community involvement and to set up working group to meet with BCFC

Following a letter from the PC asking about community benefit from a recent planning application, Bristol City Football Club has offered to meet with the PC to discuss community engagement. It was agreed that a working group should be set up to meet with BCFC and the following Councilors were appointed to the group: Cllrs Wilkinson (nominated in his absence), Hardingham (nominated in her absence), Mrs Pullin and Sterland. The Clerk will arrange a suitable date with BCFC.

P18.50 Royal British Legion building, 1 Providence Lane - Update

An application has been made to Historic England to have the building listed.

P18.51 - NPPF Consultation – to discuss and agree a response.

Discussion was made on this consultation and it was agreed to respond to chapter 13 ‘Protecting the Green Belt’, to say that : The PC is of the opinion that there should be no automatic presumption that brownfield sites within the green belt can be utilised for

residential purposes especially where the previous use was agricultural. Each site must be looked at on a case by case basis. It is also felt that it is important that “openness” is defined in the NPPF to remove the possibility of misinterpretation.

P18.52 - BCC Local Plan Review Consultation to discuss and agree a response.

The PC considered those aspects of Bristol City Council’s Local Plan Review which affect the parish and made the following response.

Proposal CDS 4: Delivery of an enhanced gateway and new city quarter at the Western Harbour – the PC has misgivings about these proposals. It feels the replacement of the road system and bridges is impractical in financial terms and the process of carrying out the work would cause so much congestion in South West Bristol that any benefit would not be worth the cost. The PC believes the current system is as good as it can be.

Proposal CDS 10: Revised Green Belt boundary at south west Bristol – The PC is against changing the green belt boundary. It believes it is important to provide separation between Bristol and North Somerset. It is against any development in the green belt and notes in this particular case part of the land identified for development includes a former coal mining area, a tip area which includes asbestos and industrial waste and is nearly all floodplain. The maps provided in the review document just mark the proposed areas for development with yellow boxes and they need to show the boundaries of the proposed development. Without showing the contours on the maps the difficulties of development on the proposed sites are not obvious and the flooding potential from Colliters Brook hidden.

P18.53 - Taylor Wimpey meeting – feedback and to agree action if required.

It was noted that despite Taylor Wimpey’s insistence that they had contacted residents widely, there were no notices around the village, very few residents reported any postal communication being received and the Council had only been notified 10 days prior to the meeting. There was little new information presented by TW at their meeting. It was agreed that discussions with Barrow Gurney and Dundry PCs should be resumed.

P18.54 - NDP review working group

There is nothing further to report other than the draft Infrastructure Development Plan has been sent to NSC some time ago and no response has yet been received. The plan will be discussed when comments have been received.

P18.55 - Development until 2036 in and around Long Ashton - to receive any relevant information. There were no items not previously raised.

P18.56 - Any other matters for information.

- a) Cllr Mrs Mackwood reminded the PC of the Code of Conduct guidelines, in particular regard to Declarations of Interests.
- b) Cllr Scoones reported that the wall around Ashton Court is in disrepair with two particular holes on Clarken Coombe and asked whether the walls were listed. The Chairman will check.

Meeting closed 21:35

Date of the next meeting – Monday 14th May 2018