

LONG ASHTON PARISH COUNCIL

PLANNING COMMITTEE MEETING 19:30, 14th May 2018, Jubilee Pavilion

Present: - Miss M Uppington – Chairman
Mr C Cave
Ms S M Hardingham
Mr M Harris
Mr N Moorcroft
Mr I Scoones
Mr M Semple
Mr R Sterland
Mr A Wilkinson

Absent:
Mr A Batt
Mr A Cartman
Ms G Collins
Ms S Hughes
Mr A Johnson
Mr D Johnson
Mrs B Mackwood
Mrs J Pullin
Mr J Thomas

In Attendance: Dr Janet Turp (The Clerk), Mrs T Warren (Assistant Clerk, minutes) and 1 member of the public.

P18.57 - Apologies for absence - Apologies received from Cllrs Collins, D Johnson Mrs Mackwood and Mrs Pullin.

P18.58 - Declarations of Interests and Grant of Dispensations

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

P18.59 - Minutes of previous meeting

The minutes of the meeting held on 9th April, previously having been circulated, were confirmed as a correct record and signed by the Chairman.

P18.60 - Matters arising

- a. P18.44a - Mitigation for areas affected by a general increase in the number of homes. It was noted that increased housing development can cause pressures away from the development site. Although North Somerset Council's (NSC) response to enquiries about mitigation suggests that they believe that the NDP is the most appropriate route to fund this, the committee was of the view that this is not sufficient and that NSC should be considering these effects seriously. It was agreed that Cllr Hardingham would draft a response for the clerk to send to NSC.
- b. P18.44b – Volksfest; Discounted tickets will be available for village residents from the community centre on Sunday 20th May 2018.
- c. P18.49 – Feedback from meeting with BCFC. A constructive meeting had taken place with Bristol City Football Club. It was noted that if planning permission is obtained for the development near the QEH site the opportunities for community use would be limited due to limitations on the use of the floodlights. However, BCFC were open to ideas and are willing to work with community groups as part of their outreach programme, examples include coaching coaches, one-off sessions with youth clubs and junior football teams, nutritional guidance, help with maintaining sports pitches and even tennis coaching. This will be followed up. If NS are minded to grant planning consent, then a monetary contribution should be pursued to benefit the Community Centre. It was agreed that this should be followed up and that Cllr Hardingham would draft a letter for the clerk to send to BCFC, after consultation with LACA.
- d. P18.50 – Royal British Legion Building; The clerk forwarded comments to Historic England on their draft report on the RBL building. This report will now be sent to the Secretary of State for a decision on whether the building should be listed.

P18.61 – Correspondence; to consider and respond as appropriate.

- a. From NSC requesting comments on amendments to application 18/P/2659/FUH, 4 Glebe Road. It was noted that the amendments include the replacement of the flat roof with a pitched roof but that the size of the proposed property was similar to the previous proposal. It was agreed that the changes did not change the PCs views on the application and that as this is a Conservation area building materials should be similar to the existing building. It was agreed that the following response should be made to NSC; “The PC appreciates that the amended design is an improvement on the original, however, it still represents inappropriate development in the conservation area as the materials do not match those in the existing building”.
- b. From NSC re North Somerset Sites and Policies Plan Part 2: Site Allocations Plan; adopted 10th April - Noted.
- c. From NSC re Accessible Housing Supplementary Planning Document; adopted 10th April - Noted.
- d. From NSC re consultation on new Local Plan – NSC has written to all Town and Parish Councils asking their views on proposals to be included in the next local plan which will go for formal consultation later in the year. The letter asked for views about settlement boundary changes and small changes to the green belt where this was supported by local communities. It was noted that these boundaries had been fixed many years ago and constrain development. At present the Core Strategy allowed development adjacent to local boundaries but if settlement boundaries were reviewed as part of the new local plan this may not be continued. The NDP review group have looked at the boundary but found few sites for housing. The PC’s response to the letter will be drafted by the NDP review group and circulated to Councillors for comment as the next planning meeting is after the consultation deadline. The clerk confirmed that she has had no feedback from Lambridge about the results of their housing needs survey and would follow it up.
- e. From CPRE campaign update re planning policy - It was agreed that a link to the CPRE YouTube video giving broad brush information about planning issues should be added to the PC’s Facebook site.
- f. From resident re concerns about the development at Gatcombe Farm – these were noted.
- g. From resident re the PC’s intention re CIL payments a reply will be sent to say that discussions and decisions about CIL payments will happen in the usual way and the PC minutes can be referred to for further information.

P18.62 - To consider and provide comments to North Somerset Council on the following planning applications affecting property in the parish

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/2538/FUH - 80-82 Rayens Cross Road, BS41 9DY - Proposed single storey rear extension and two storey side extension to semi-detached pair of properties. Officer - Annika Lepoittevin. The PC has no objections to this application.

18/P/2640/FUL - Lyons Court, Unit 1 & 2 Long Ashton Business Park, Yanley Lane , BS41 9LB - Change the use from office to Beauty Therapy Treatments and a Training Academy for specialist Beauty Therapy Skills. Officer – Sam Watson. The PC has no objections to this application.

Cllr Hardingham declared a non pecuniary interest in the following application and took no part in the discussion.

18/P/2798/FUL - 58 Long Ashton Road BS41 9LE - Proposed erection of 5 no. four bed town houses with integral single garages. Officer - Judith Porter. The PC are pleased to see that this site is being developed, however, it recommends refusal of the application in its current form, which it considers to be inappropriate development in the conservation area, with the following concerns:

- 5 properties on the site gives a very dense row of building which is unusual in this conservation area and is therefore thought to be overdevelopment. The PC considers that 4 would be more suitable as this would give some openness to the development.
- The PC has concerns about there being only one entrance to the development. It is thought that this, combined with the need to open a gate, could cause queuing traffic on Long Ashton Road. The PC would like to see an entrance and an exit and also believes that a gated community is inappropriate for this part of the village and that the entrance/exits should not be gated.
- There should be a pavement of a least 1metre width between the development and the highway and this should be clearly shown on future drawings.
- The properties are substantial and to preserve views across the valley should not be higher than the previous building.
- The PC would like the plans assessed to ensure that vehicles are able to enter and exit the development in a forward gear.
- The bat house at present is situated adjacent to the public footpath this should be moved further into the site so the bats are not disturbed.
- The PC was disappointed to see that more use has not been made of the opportunity for greater energy efficiency/generation options.

18/P/2803/FUL - Q E H Sports Club, Clevedon Road, BS8 3TN - Internal alterations to existing office to provide girls sports changing rooms with the associated changes to the external fenestration. Officer - Ellena Fletcher. The PC has no objections to this application.

18/P/2822/FUL - Village Hall Keedwell Hill, BS41 9DP - Extension to Clubroom to form accommodation to the rear and extension to front to form new entrance. Officer - Raheel Mahmood. The PC did not comment on this application made on behalf of the Parish Council.

18/P/2846/FUH - 118 Long Ashton Road, BS41 9LS - Split-level single-storey rear extension. Officer – Judith Porter. The PC has no objections to this application.

18/P/2893/FUH - 42 Perry Road, BS41 9FE - Single storey rear extension & internal alterations to provide additional living accommodation. Officer - Jessica Smith. The PC has no objections to this application.

18/P/2991/FUH - 2 Follleigh Drive, BS41 9JD - Proposed loft conversion over existing garage for new studio. Officer - Annika Lepoittevin. The PC has no objections to this application.

Cllr Cave having an interest in the following application left the room at 20:46.

18/P/3041/LBC - Clifton Suspension Bridge, Bridge Road, BS8 3PA - Replacement of the Leigh Woods South Footway Articulation Span. Officer – Annika Lepoittevin. The PC has no objections to this application.

Cllr Cave returned to the room at 20:48.

18/P/3000/TRCA - 128 Long Ashton Road, BS41 9LS - Lawson Cypress (T4) Fell, Tree in decline. Officer – Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

18/P/3006/TPO - Oldlands Bannerleigh Road, BS8 3PF - T1 - Bay - fell to ground level - tree has been planted too close to the wall and has exceeded appropriate area for tree. T2 - Hazel - Coppice to height 4ft above wall - to prevent from growing into crown of adjacent ash. T3 - Lawson cypress hedge - Reduce height by 6ft - to be maintained to reasonable levels T4 - Yew - remove tree by 50% (15ft). crown raise to 5ft - tree dominates area that it has been planted and access is restricted by lowest limbs. The aim is to allow access under canopy and allow sunlight into garden area. T5 - laurel hedge - trim back to previously cut points removing 1-2 ft from height. cut away from pavement to allow access - general maintenance T6 - Lime tree - Thin crown by 15%, Reduce crown by 15%(6ft) - tree has heavy regrowth from previous pruning and a light thin and reduction would allow tree to have some form back and to allow light through crown. Officer – Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

18/P/3008/TRCA - 14 Folleigh Lane, BS41 9JB - T1 - Hornbeam (multi stemmed from ground level) - remove 3 stems by wall, reduce remaining stems by 25% or 3 metres in height T2 - Laurel - fell to ground level T3 - Monterey Cypress - remove 12 low branches growing at around 2 metres to 4 metres from ground level, back to main trunk T4 - Laurel - remove main front limb back to trunk. Officer tba. The PC has no objection to this application providing the Tree Officer is in favour of the work.

18/P/3062/TPO - 9 Folleigh Lane, BS41 9JB - Lime (T1) Fell. Infected with Ganoderma applanatum and Kretzschmaria deusta significant die back within the crown. A replacement laburnum tree has been planted in the lower lawn this past winter. Officer - Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

P18.63 - To note comments made to North Somerset Council by the Clerk under delegated authority, where comments had to be submitted before this meeting.

Comments on amended plans for 18/P/2076/FUL - Gatcombe Farm, Gatcombe Lane, BS48 3QT. *“Long Ashton Parish Council is supportive of the farmers within the Parish and is keen to see that they manage to farm successfully. However, it does have concerns about this application. It notes that the proposed building is very close to one house and would like the planning officer to confirm that the distance between the two meets the guidelines. Although the PC notes that agriculture is part of the green belt it does have concerns about the impact this development will have on the openness of the greenbelt. Given the nature of the expected activities within the proposed development, the PC would expect appropriate conditions to be put in place to ensure adequate drainage to prevent run off onto Gatcombe Lane and into the stream feeding the Land Yeo. The PC would like neighbours comments to be taken into consideration when the decision is made”.* Noted. The committee agreed that as comments on the above application had not closed it would like to draw the planning officer’s attention to the officer’s report on application 16/P/1204/F where it was stated that no new agricultural buildings would be required.

P18.64 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously). Decisions were noted. A comment was made on the effect that the annex in the garden of 27 Glebe Road has had on the street scene and adjacent neighbour and that similar applications should be looked at very carefully.

P18.65 - Feedback from planning workshop

The chairman reported back from the meeting. Information was given about consultation on the local plan, the NPPF review and website issues. From December NDPs would be considered out of date if more than two years old but a review does not necessarily have to make major changes. Going forward NDPs will need to include housing allocation. It was also noted that funding may be available for reviewing NDPs.

P18.66 - Taylor Wimpey Plans for the Vale. The clerk has contacted Barrow Gurney and Dundry PCs re setting up a joint meeting re the Vale. Barrow Gurney PC has responded positively and Dundry will let the clerk know soon. It was agreed that a meeting with both PCs (if Dundry are interested) should be set up. Cllrs Cave, Moorcroft, Sterland, Miss Uppington and Wilkinson were appointed to attend the meeting.

P18.67 - NDP review working group Report and Infrastructure Development Plan. The working group is meeting with NSC officers on the 15th May to discuss the review.

P18.68 - Development until 2036 in and around Long Ashton. Covered previously.

P18.69 - Any other matters for information. None.

Meeting closed at 21:20

Date of the next meeting – Monday 18th June (note changed date)