

LONG ASHTON PARISH COUNCIL PLANNING COMMITTEE MEETING

19:30, 23rd July 2018, Jubilee Pavilion

Present: - Miss M Uppington – Chairman

Mr A Cartman

Ms S M Hardingham

Mr M Harris

Mr N Moorcroft

Mrs J Pullin

Mr M Semple

Mr R Sterland

Mr A Wilkinson

Absent:

Mr A Batt

Mr C Cave

Ms G Collins

Ms S Hughes

Mr A Johnson

Mr D Johnson

Mrs B Mackwood

Mr I Scoones

Mr J Thomas

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

P18.84 - Apologies for absence:

Apologies were received from Cllrs Cave, Collins and Scoones.

P18.85 - Declarations of Interests and Grant of Dispensations.

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

P18.86 - Minutes of previous meeting

The minutes of the meeting held on the 18th June previously having been circulated, were confirmed as a correct record and signed by the Chairman.

P18.87- Matters arising

- a. P18.75a - Mitigation for areas affected by a general increase in the number of homes – response (if any) from NSC to PC letter; a response has yet to be received.
- b. P18.75b - Feedback from meeting with Bristol City Football Club. Cllrs Hardingham, Lansley and Mrs Pullin together with a youth worker from the Youth Club met with representatives of Bristol City Football Club (BCFC). BCFC are happy to engage with the community and in particular to provide sessions for the Youth Club including areas such as career guidance, addiction and anti-racism and this is being followed up. They also offer mental health/fitness/weight programmes but this would require input from other agencies, possibly the Doctor's surgery, but there is an existing 'Kick into Shape' programme in Portishead which could be advertised for residents. The possibility of a s106 contribution towards refurbishment of the Community Centre was raised again but this will be left to the planners. BC Community Trust has talked to the Junior Football Club and arranged a 'Football Day' to be held in Peel Park on 24th July for 6 -12 year olds. A BCFC groundsman has given guidance on the football pitches and confirmed that, whilst there are improvements that could be put in place at a cost of £600, the pitches and drainage are satisfactory. It was noted that the pitch has now been hollow tined and that with the dry weather the considerable extent of the drainage can be seen in the pitches.
- c. P18.61 – It was confirmed that the NDP review group had been unable to reply to the consultation on the local plan before the closing date.

P18.88 - Correspondence

- a. From North Somerset Council (NSC) re appeal against refusal of planning permission - The Gables, Bridge Road, Leigh Woods 17/P/2476/F; Noted.

Cllr Hardingham declared a non pecuniary interest in the application below and would therefore not take part in any vote.

- b. From NSC and residents re amended plans for 18/P/2798/FUL - 58, Long Ashton Rd. The amended plans were discussed. The PC is pleased to see the reduced density of four dwellings but does still have some concerns and it was agreed that the following comments will be made to NSC:
- The PC is pleased to see the reduced density of four dwellings but would like the planning officer to consider the points made by neighbours.
 - As the site falls away quite steeply the PC would ask that the possibility of moving the development further back into the site to reduce the impact on the street scene is considered.
 - The PC is pleased to see that the entrance is now ungated but asks that it is sufficiently wide to allow vehicles to enter and exit the development at the same time
 - The access to the public footpath alongside the development and the width of the pavement in front of it would be improved if rather than a splay the footpath width was maintained at the same width along the front of the development ie the splay is removed and the boundary moved back into the development to give a straight rather than angled wall.
 - The public footpath alongside the west edge of the development is well used and the PC would like to see it restored to its original size and the plant overgrowth removed and if possible improved to make it easier to use.
 - The PC does have concerns that the proximity of the bat house to the footpath may make it vulnerable to vandalism and questions if it should be moved away from the path.
- c. From REM – re arrangements for Balloon Fiesta. It was noted that REM have taken into account issues raised by residents last year and that qualifying residents (including those in Parsonage and Glebe Roads) can apply for parking permits online. However, concern was expressed that at times the only way to get into Bristol will be via the A38.
- d. From NSC re Updated North Somerset Landscape Character Assessment SPD consultation. The PC had been unaware of this document prior to this consultation. The document is extensive and contains much technical detail classifying areas according to those features or combinations of elements that contribute to the character of the landscape, with the threats and strategies for each landscape type and occurrence assessed. It was agreed that this was a useful document that the PC should use and that although the PC did not feel able to comment on the content it was agreed that a response should be made stating the PC's support for the document and that it should be referred to when officers are considering planning applications.

P18.89 - 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 Council:

18/P/3355/LDP - 15 Lodge Drive, BS41 9JF - Certificate of Lawful development for the proposed raised roof line of existing dormer gable to provide headroom internally (Option A). Officer - Jessica Smith. The PC has no objection to this application.

The meeting was adjourned at 20.17 for a member of the public to speak on the following application, and was reconvened at 20.18;

18/P/3358/FUL - Land Adjoining Broadlands Ridgeway Road, BS41 9ET - Erection of two detached dwelling houses with detached garages and associated parking; hard/soft landscaping; drainage and infrastructure. Officer - Raheel Mahmood. A resolution was proposed by Cllr Hardingham to require the PC to request a planning condition, similar to that granted in the previous outline permission, ensuring that a minimum width of 4.8m is maintained the entire length of the drive but was not agreed. It was therefore agreed that the PC has no objections to this application.

At 20:26 the two members of public left the meeting.

18/P/3380/FUH - 39 Long Ashton Road, BS41 9HW - Two storey side extension, rebuilding of existing single storey garage. Repair / reconstruction of existing wall adjacent to road reusing existing stone and replacing box hedging behind wall with laurel. Replace wall on west boundary of property with fence. Construct wooden bin-store. Officer – Sam Watson. The PC has no objections to this application.

18/P/3425/FUH - Gatcombe Cottage, Gatcombe Lane, BS48 3QT - Demolition of existing extension and erection of new single storey rear extension. Officer - Jessica Smith. The PC has no objections to this application as long as the information requested by Historic England is provided and they are content.

18/P/3453/FUH - 51 Glebe Road, BS41 9LJ - Single storey rear extension. Officer – Jessica Smith. The PC has no objection to this application.

18/P/3523/FUH - 27 Providence Lane, BS41 9DQ - Alteration to existing dormer windows in principal (south) elevation. Erection of single dormer window to rear (north) elevation. Officer – Jessica Smith. The PC has no objection to the alteration to the existing south elevation dormer but strongly recommends refusal of the application to erect the dormer on the rear, north elevation, as it is out of keeping with the rest of the property and will be easily visible as the property is in a prominent position on an elevated corner plot. The dormer will also overlook and have a significant impact on 52 Keedwell Hill.

18/P/3639/FUH - 61 Providence Lane, BS41 9DL - Extension of existing raised rear deck area. Officer – Jessica Smith. The PC has no objection to this application.

18/P/3682/FUH - 11 Folleigh Drive, BS41 9JD - Erection of a double garage with office studio above. Officer – Sam Watson. The PC has no objection to this application.

18/P/3482/TPO - The Penthouse 17 Ardmore, Vicarage Road, BS8 3PH - T1 - Sycamore – Fell. Officer - Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work and other residents of Ardmore do not object.

18/P/3495/TRCA - 153 Long Ashton Road, BS41 9JQ - Walnut (T1) Prune clear of side elevation of adjacent property by 1m. Magnolia (T2) Remove lowest limb. Copper Plum (T3) Reduce overhang of extension by 1m. Lime (H6) Level off the row of trees in the hedge by removing approx 1-2m. Box (T7) Reduce back the crown on the north side of the tree by up to 2m to clear outbuilding roof. Officer - Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work.

18/P/3569/TRCA - 12 Folleigh Lane, BS41 9JB - T1 - Beech - Reduce crown by 25% in height (4m) and spread (3m). T2 - Birch near pool - Fell. T3 - Oak - Reduce height by 4-

5m. Officer – Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work.

18/P/3627/TRCA - All Saints Church Lane - Walnut (T1) Reduce height by 2m and laterally by 2m Portuguese Laurel (G2) Coppice to wall height (approx 1m from ground level) Lime (T3 red tag on tree 01328) Remove the lowest limbs back to the trunk up to a height of 1.8m Crown lift the rest of the tree to 5m (secondary laterals only) Prune clear of the shelter roof to give a minimum of 1.5m clearance. Remove epicormic growth on the trunk up to 5m. Oak (T4) Crown lift to 3m (secondary laterals only). Clearance required over public footpath. Officer – Jason Cox. As this application is on behalf of the PC it is unable to comment.

18/P/3740/TPO - T1 - 4 Broadoaks, Broad Oak, BS8 3PN - Ash – Fell. Officer - Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work but would like to see a native tree planted as a replacement.

18/P/3741/TRCA - 4 Broadoaks, Broad Oak, BS8 3PN - Chamaecyparis lawsoniana fell. Officer – Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work but would like to see a native tree planted as a replacement.

P18.90 -To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously). Noted.

P18.91 - Taylor Wimpey Plans for the Vale

Members of The Vale Working group have met with members of Dundry and Barrow Gurney PCs and a copy of the rebuttal document prepared by the NDP review group provided to them for comment. No comments have been received to date and it understood that Barrow Gurney PC wishes to ensure that it is reflecting its residents' views. The PC agreed to send a further letter to both PCs asking for comments on the document by 13th August 2018 otherwise it would use the document as it is.

P18.92 - NDP review working group report

The working group is still awaiting NSCs views on possible changes to the NDP and the Infrastructure Development Plan.

P18.93 - To agree to renew subscription to Planning Local

The renewal of this subscription was agreed.

P18.94 - Development until 2036 in and around Long Ashton.

No new information.

P18.95 - Any other matters for information. None.

Meeting closed at 20:57

Date of the next meeting – Monday 20th August 2018