

# LONG ASHTON PARISH COUNCIL PLANNING COMMITTEE MEETING

**19:30, 20<sup>th</sup> August 2018, Jubilee Pavilion**

Present: - Miss M Uppington – Chairman

Mr A Batt

Mr C Cave

Ms S M Hardingham

Mr N Moorcroft

Mrs J Pullin

Mr I Scoones

Mr M Semple

Mr R Sterland

Mr A Wilkinson

Absent:

Mr A Cartman

Ms G Collins

Mr M Harris

Ms S Hughes

Mr A Johnson

Mr D Johnson

Mrs B Mackwood

Mr J Thomas

In attendance: Dr Janet Turp (the Clerk), Mrs T Warren (Assistant Clerk, minutes)

P18.96 - Apologies for absence; apologies were received from Cllrs Harris and D Johnson.

P18.97 - Declarations of Interests and Grant of Dispensations.

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

P18.98 - Minutes of previous meeting

The minutes of the meeting held on the 23<sup>rd</sup> July previously having been circulated, were confirmed as a correct record and signed by the Chairman.

P18.99 - Matters arising

- a) P18.87a Mitigation for areas affected by a general increase in the number of homes – response (if any) from NSC to PC letter; the PC is yet to receive a written response. However, the officer has spoken to Cllr Cave to explain that it is only large developments that are being looked at the moment and not in sufficient detail to include the items the PC was asking for. There would be opportunity to comment on the Local Plan and Joint Local Transport Plan when these items can be raised.
- b) P18.88b Cllr Moorcroft reported that the developer believes that NSC is minded to refuse the application for 58 Long Ashton Road. Cllr Cave confirmed that he had not asked for it to be refused.
- c) Comments about the Balloon Fiesta will be considered by full Council, however, it was noted that the fiesta was in general a positive event and seemed to be managed well, though the attendance this year was reduced due to the weather and some Cllrs had received comments from residents re traffic problems. The PC expressed their sadness at the death of a pedestrian in Abbots Leigh in the early hours of Saturday morning.

P18.100 - Correspondence

- a) From the Golf Club re 17/P/5424/FUL Land to the East of QEH Sports Club Clevedon Road, asking if the PC planned to speak at the NSC planning and regulatory meeting on the application. Noted, the PC did not speak at the meeting but the decision on the application has been deferred until after a site visit has been made.
- b) From CPRE (Campaign for the Protection of Rural England) re government proposals to fast-track fracking. It was agreed that the PC will write to the local MP Dr Liam Fox, with a copy to the leader of NSC explaining the PC's position that such decisions should be part of the planning process enabling local residents' opinions to be considered.

- c) From resident re 18/P/3658/FUH and 18/P/3926/FUH; the resident's concerns about these applications were noted and included when the applications were discussed.

P18.101 - 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/3303/FUH - 4 Ridgeway Road, BS41 9EU - Formation of two front dormers and alterations to rear windows. Officer – Ellena Fletcher. The PC has no objection to this application.

18/P/3458/FUH - 13 Ridgeway Road, BS41 9EX – We wish to extend the decking a further 2m from its current extent. Officer – Jessica Smith. The PC has no objection to this application in principle but notes that the decking rises significantly from ground level and asks that neighbours are notified and their comments taken into consideration.

18/P/3658/FUH - 13 Parsonage Road, BS41 9LL - Loft conversion and extension to provide two additional bedrooms, associated internal alterations, and alterations to the existing conservatory. Officer - Annika Lepoittevin. Whilst the PC does not object to extensions in principle it strongly recommends refusal of this application which it considers to be an overdevelopment of the site. The resulting flat roofed two storey dwelling will be out of character not only with the nearby bungalows but other properties in the area and there will be a loss of amenity (including light and privacy) to adjoining properties. It will have a negative effect on the street scene and neighbours have raised objections to the development.

18/P/3714/MMA - 41 Glebe Road, BS41 9LJ - Application to vary condition 2 of to 17/P/1652/F (Erection of a side and rear dormer) to make slight changes to the windows and doors of the approved scheme. Officer – Sam Watson. The PC has no objection to this application.

18/P/3715/MMA - 5 Church Lane, BS41 9LU - Application to vary condition 2 on 17/P/0975/F (Erection of a rear extension, replacement windows and doors, wall cladding and render and the conversion of the existing garage into a workshop and home office) to amend the size and detail of the windows and make other minor external amendments. Officer - Sam Watson. The PC has no objection to this application but is surprised to see that this is considered a minor amendment given the extent of the changes including the raised ridge line on one side. The PC asks that neighbours are notified, and their comments taken into consideration.

18/P/3762/FUH - 27 Glebe Road, BS41 9LJ - Retrospective application for raised platform and balustrade to provide access to annexe. Officer - Anna Hayes. The PC objects to this application and recommends its refusal with the following concerns. The annex is built on rising ground and appears to be higher than consented – this means that the platform and balustrade are at an elevated position in respect to the road and neighbouring property and dominate the adjacent property and people sitting on the platform look out over the road. If NSC is minded to approve this application privacy screening must be provided between the annex and 1 Parsonage Road to protect the living conditions of the neighbours.

18/P/3763/LDP - 5 Catley Grove, BS41 9NH - Certificate of Lawful Development for the Proposed Loft Conversion with rear pitched roof dormers. Officer - Elliott Kelly. The PC has no reason to think that this application is not permitted development.

18/P/3806/LDP - Fenswood Farm, Wild Country Lane, BS41 9EB - Application for Certificate of Lawful Development for the proposed installation of a mezzanine floor for use as offices and research facilities. Officer - Mike Cole. The PC has no objection to this application.

18/P/3881/LDP - 31 Rayens Cross Road, BS41 9EA - A hip-to-gable roof extension/loft conversion with rear dormer to include a Juliet Balcony, window & 3x roof lights. Officer - Elliott Kelly. The PC notes that the plans sent with the application suggest that the proposed development is higher than the existing ridge line. If this is the case the application would not be permitted development and so the PC recommends refusal.

18/P/3926/FUH -13 Parsonage Road, BS41 9LL - Shed in rear garden. Officer - Annika Lepoittevin. The PC strongly objects to this retrospective application and recommends refusal with the following concerns: The shed is very large – it is tall and is the size of 3 normal garden sheds and no attempt has been made to mitigate the effect it has on the amenity of neighbouring properties. It has been built on scaffold poles elevating it and making it more obtrusive than necessary. It dominates the neighbour's garden. The shed resembles beach huts and is not suitable for a semi-rural environment – it can be seen from a near-by footpath.

18/P/3727/TRCA - 140 Long Ashton Road, BS41 9LS - Ash (T1-T2) Reduce lateral spread over the garden/lawn by 2m to full height. Reduce lateral spread over pavement by 1m back in line with boundary wall to full height. Officer - Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work.

18/P/3760/TRCA – Greensleeves, Bridge Road, BS8 3PE - T1 - Ash – Fell. Officer - Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work

18/P/3764/TPO - 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/3785/TRCA - 24 Glebe Road, BS41 9LH - T1 - Field maple – Fell. Officer – Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work. It was noted that the PC should consider the change in the street scene with removal of trees.

18/P/3891/TRCA - 63 Long Ashton Road, BS41 9HW - Catalpa (T1) Remove the two lowest limbs on the east side of the tree growing towards and into the house. Prune back the other limbs on the same side to maintain a minimum clearance of 2m. Officer – Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work.

P18.102 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously). Noted.

P18.103 - 17/P/5424/FUL Land to The East of QEH Sports Club Clevedon Road Failand – update.

The PC noted that the NSC decision on the application has been deferred until a site meeting has been held. It will be considered at the Planning and Regulatory (P & R) committee meeting in September.

Cllr Hardingham reported that in the planning officer's report to the P&R committee the sections about community engagement suggested a level of engagement that the PC did not recognise and that BCFC's facilities were already being used by the Junior Football Club and this would continue. At their meeting with the PC BCFC stated that the opportunities for community use at the new facilities would be limited. It was agreed that the use of the area by the football club would be checked and that a letter would be drafted by Cllr Hardingham for the Clerk to send to the officer correcting the inaccuracies in the report. It was agreed that if community use facilities cannot be provided at the new site in line with Sport England's recommendations, then a contribution should be made to other facilities within the Parish.

The PC still has concerns about the 500 seater stadium, the volume of traffic, the effect of the fencing on bat movements and the amount of floodlighting in the area. Cllr Cave confirmed he will be attending the P & R meeting. It was noted that an earlier application for a similar stand by Bristol Grammar School had been refused.

P18.104 - Revised National Planning Policy Framework (NPPF) – to note and to raise any aspect of interest.

The new framework document was noted. Andrea Pelligram has helpfully provided very useful comments on the document and has also helpfully indexed it.

P18.105 - Taylor Wimpey Plans for the Vale; to consider the response from Dundry and Barrow Gurney PCs to the draft Vale document and to discuss and agree next step

Replies from both PCs were discussed, noting that neither PC had provided comments on the draft Vale rebuttal document nor had confirmed their consent to the statements being published under all three council names, but were happy to cooperate.

Concern was expressed that although the three PCs were not threatened by the Joint Spatial Plan as it stood this could change and the PC needs to be able to be in a position to take action as there will be pressure from developers for some development in the area and there is no certainty as to what view a planning inspector may take on an application. There was a preference to work in alliance with the other two PCs especially as there is the NS villages alliance supporting the Vale.

It was agreed that, given the length of time since the draft document was compiled, the PC should write again to the other two PCs confirming that we would like to be able to use the statements in the document to challenge Taylor Wimpey statements as they appear, under the signatures of all three councils and asking if they are happy for this to happen.

It was suggested that, to raise awareness, the PC gives information about The Vale on its stand at the Apple Day on 7<sup>th</sup> October. This will be on the Council agenda.

P18.106 - NDP review working group report

Cllr Sterland reported that no working group meeting has taken place recently but a response from NSC about possible changes to the NDP had been received. NSC will interpret the definitions of different types of changes very strictly, and only very minor changes were likely not to require inspection or a referendum on the amended plan. It was agreed that the minor changes will be made so it was seen as having been reviewed. The need for inspection or a referendum on all but the most minor changes means that it is difficult maintain the NDP as a living document. Under the new NPPF the NDP needs to be less than two year old if it is to be used to argue against developments. NSC have considered the PC's draft Infrastructure Development Plan and have not asked for any changes so it was agreed that it should be put to the next meeting of full Council for adoption.

P18.107 - Development until 2036 in and around Long Ashton. No new information.

P18.108 - Any other matters for information. None

Date of the next meeting – Monday 17<sup>th</sup> September 2018

Meeting closed at 21:12