

LONG ASHTON PARISH COUNCIL PLANNING COMMITTEE MEETING

19:30, 17th September 2018, Jubilee Pavilion

Present: - Miss M Uppington – Chairman

Mr C Cave

Mr M Harris

Mr N Moorcroft

Mrs J Pullin

Mr I Scoones

Mr M Semple

Mr R Sterland

Mr A Wilkinson

Absent:

Mr A Batt

Mr A Cartman

Ms G Collins

Ms S M Hardingham

Ms S Hughes

Mr A Johnson

Mr D Johnson

Mrs B Mackwood

Mr J Thomas

In attendance: Dr Janet Turp (the Clerk)

P18.109 - Apologies for absence: were received from Cllrs Collins, Hardingham, D Johnson and Thomas and the assistant clerk.

P18.110 - Declarations of Interests and Grant of Dispensations.

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

P18.111 - Minutes of previous meeting

The minutes of the meeting held on the 20th August previously having been circulated, were confirmed as a correct record and signed by the Chairman.

P18.112 - Matters arising

- a) P18.99a Mitigation for areas affected by a general increase in the number of homes – response from North Somerset Council (NSC) to PC letter. The clerk has been contacted by the Manager for Strategic Transport, Policy and Development Management who confirmed that NSC are still looking at future developments at a high level and therefore not in sufficient detail to include the small scale, local mitigation that the PC is asking for. He emphasised that it was important for the PC to take part in the Local Plan and Joint Local Transport Plan consultations and to emphasise these issues then and at any other opportunity.

P18.113 - Correspondence

- a) From Flower and Hayes re advertising board. Flower and Hayes contacted the PC asking for permission to erect an advertising board opposite Wild Country Lane. They were informed that they needed to contact NSC for permission but they were interested in the PC view of the proposed sign. It was agreed to respond that the PC has no objection in principle to the board as long as it is only temporary and well maintained.
- b) From NSC requesting comments on amended plans for 18/P/3658/FUH - 13, Parsonage Road. The amended plans were considered and it was agreed to submit the following comments to NSC. The PC still recommends refusal of this application and its original comments still stand as the PC considers that the amended plans give little improvement over the original and are still unsuitable for the location. The PC shares the concerns of neighbours and supports their comments on the amended plans. If the planning officer is minded to approve this application the PC asks that the application be called in for consideration by the Planning and Regulatory committee.

- c) Pill and Easton Gordano PC copied the PC into their response to the Government consultation on the principle of granting planning permission for non-hydraulic shale gas exploration development through a permitted development right and asking other PCs to also reply. The letter the PC sent to Liam Fox about its concerns with the Government proposals will be sent as the PC's reply to the consultation.
- d) From Troy planning and Design offering planning services. It was agreed to respond that the PC already had someone who could provide these services but would keep their details on file

P18.114 - 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/3308/FUH - 36 Keedwell Hill, BS41 9DR - Proposed porch, single storey rear extension and two storey side extension, following demolition of existing garage. Officer - Jessica Smith. The PC has no objection to this application as long as materials match those in the existing property.

18/P/3976/LDE - 27 Providence Lane, BS41 9DQ - Lawful development certificate for existing rear dormer window. Officer – Lynette Champion. The PC's comments on the original rear dormer application still apply to this application that is to say that the PC recommends refusal of the application 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. However, if the application is judged to be permitted development, the PC asks that a condition should be made to ensure that the windows are non-opening and glazed in obscured glass, as shown in the plans, to protect the living conditions of neighbours.

18/P/4029/FUH - 2 Pear Tree Avenue, BS41 9FF - Proposed Single Storey Side Extension. Officer - Ellena Fletcher. The PC has no objection to this application as long as materials match those in the existing property.

18/P/4048/FUH - 17 Heath Ridge, BS41 9EW - demolition existing garage, new side two storey extension with projecting rear ground floor extension. Officer - Ellena Fletcher. The PC has no objection to this application.

18/P/4095/FUH - 2 Highlands Road, BS41 9EN - Conversion of existing garage into kitchen dining room and utility. Single storey extension at front of property. Officer – Elliott Kelly. The PC has no objection to this application as long as materials match those in the existing property.

18/P/4054/TRCA - 117 Long Ashton Road, BS41 9JE - T1 goat willow – fell. Officer - Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work.

18/P/4056/TRCA - Browns Court, Long Ashton Business Park, Yanley Lane, BS41 9LB - Willow (T1) Reduce large limb extending over the drive back by 5m so it is in line with the fence. Re-pollard the rest of the tree back to the previous pruning points (3m); Poplar (T2) Fell dead tree midway along the drive; Lime/Poplar (G3) Crown Lift trees along the drive to 5m Ash/maple/poplar (G4) Crown lift trees around the main car park to 3m; Leyland Cypress/Ash (G5) Reduce overhang of parking spaces by 2m to the full height of the trees. Officer – Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work.

18/P/4183/TRCA - 3 Folleigh Drive, BS41 9JD - T1 willow - re-pollard by aprox 6m; T2 Amelanchier – fell. Officer - Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work.

18/P/4253/TPO - 12 Warren Close, BS41 9FB - T1 oak - prune to clear cables by up to 1m. Officer - Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work.

P18.115 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously). Noted.

P18.116 - 17/P/5424/FUL Land to The East of QEH Sports Club Clevedon Road Failand . This application was considered by NSC's Planning and Regulatory (P & R) committee at its meeting on the 12th September. Cllrs Miss Uppington and Cave spoke against the application. However, the Golf Club having reached an agreement with BCFC about their concerns had withdrawn their objections to the application and it was approved.

It was agreed that in future the Junior Football Club and the Youth Club will be the points of contact for their dealings with BCFC and the PC will continue to raise other issues as appropriate. It would be useful if the JFC and Youth Club kept the PC informed about what BCFC or its community trust are doing for the groups. The PC is disappointed that not only are BCFC not minded to make a financial contribution to sports facilities within the village but that such a contribution is unlikely to be included in any s106 agreement.

P18.117 - 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

The clerk has yet to receive a response from her email to Dundry or Barrow Gurney PCs asking them to confirm they were happy for statements in the document to be used to challenge Taylor Wimpey statements as they appear under the signatures of all three councils. It was agreed that as TW are active in putting out media statements it is necessary for these to be challenged and the PC would issue rebuttal statements drawn from the document under its sole signature. All councillors should look out for items relating to The Vale in the media and inform the clerk of them. The information would be passed to Cllrs Wilkinson and Miss Uppington (or Cave in the absence of either Cllr) who would then draw up a response based on the agreed document as quickly as possible.

P18.118 - North Somerset Local Plan 2036 - Issues and Options Consultation – to agree how to reply to consultation.

The consultation on the issues and options document is open until the 10th December. It was agreed that members of the NDP review working group would draft the PC's response to the consultation for consideration at the November planning committee meeting.

P18.119 - NDP review working group report

NSC has been informed that the PC has adopted the Community Infrastructure Development Plan and has been sent a copy. They have also been sent the list of minor changes that the PC would like to make to the NDP. It was agreed that it is important that the fact the NDP has been reviewed is recorded and necessary that the process by which the amendments is understood. Although a list of the more substantial changes the PC would like to make, but are not necessary at the current time, cannot be included within the NDP itself it could be included on the PC's website.

P18.120 - Development until 2036 in and around Long Ashton. No new information.

P18.121 - Any other matters for information.

Cllr Cave informed the meeting that he had called in application 18/P/2593/FUL from QEH as he still has concerns about the impact on neighbours of the hockey pitch and floodlighting in their current location. The school have arranged a meeting with local residents and Cllrs will be welcome to attend.

Cllr Scoones has met with Wessex Water re the drains at the top of Providence Lane.

Date of the next meeting – Monday 15th October 2018

Meeting closed at 20:52