

LONG ASHTON PARISH COUNCIL PLANNING COMMITTEE MEETING

19:30, 15th October 2018, Jubilee Pavilion

PRESENT: Miss M Uppington (Chairman)

Mr A Batt

Mr C Cave

Ms S Hardingham

Mrs S Hughes

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

Mr A Johnson

Mr D Johnson

Mrs B Mackwood

Mr J Thomas

In attendance: Dr Janet Turp (the Clerk) and Tracy Warren (Assistant Clerk, minutes)

P18.122 - Apologies for absence – were received from Cllrs D Johnson and Harris.

P18.123 - Declarations of Interests and Grant of Dispensations.

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

P18.124 - Minutes of previous meeting

The minutes of the meeting held on the 17th September had previously been circulated.

Following the correction of Cllr Scones to Scoones in P18.121 the minutes were confirmed as a correct record and signed by the Chairman.

P18.125 - Matters arising for information.

- a. P18.113b – Application 18/P/3658/FUH - 13 Parsonage Road. This application was considered by NSC's Planning and Regulatory (P & R) committee. Cllrs Miss Uppington and Cave spoke against the application and the committee voted to refuse the application.
- b. P18.116 - 17/P/5424/FUL Land to The East of QEH Sports Club Clevedon Road Failand This was also considered by the P & R committee. Despite objectors pointing out that the developer had decided to put the hockey pitch, the source of greatest noise and light nuisance close to residential properties the application was allowed. Some noise mitigation will be put in place but it is likely to be the lighting that will be the main nuisance to neighbours.
- c. P18.114 - 18/P/4029/FUH - 2 Pear Tree Avenue, BS41 9FF. This application has been refused.

P18.126 – Correspondence

NS enforcement has written explaining that GDPR has meant that it has had to change the information it provides and that this information shouldn't be shared outside the PC. Noted.

P18.127 - 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/2481/FUH - 12 Cherry Road, BS41 9DU - Replacement of existing single storey extension with a two-storey extension. Officer - Ellena Fletcher. The PC has no objection to this application as long as materials match those in the existing property.

18/P/3469/FUH - 13 Fenshurst Gardens, BS41 9AU - Proposed two storey side extension and single storey rear extension. Officer - Ellena Fletcher. The PC has no objection to this application as long as materials match those in the existing property and the access road alongside the property is not encroached upon.

18/P/3863/FUL - Estune Business Park, Wild Country Lane - Erection of 7no. Industrial Units for use as B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution). Officer - Andrew Stevenson. Although the PC has no objections in principle to this site being used for employment it has some concerns about the present application. Firstly, given its proximity to residential properties, the PC does not believe the site is suitable for B2 (General Industrial) use. Also, parking is already an issue locally, there are insufficient parking spaces for the users of the existing units adjacent to this site, even with an overflow car park on the application site, cars are parked on local roads causing difficulties for residents. Loss of the overflow car park is, therefore, a significant issue. Depending on the precise use of the new units the planned parking provision may not be sufficient for the planned units.

18/P/3958/FUL - Optimists Cricket Club, Clevedon Road, BS8 3TL - Retrospective application for the importing of builder's rubble, gravel and earth to raise the level of the land to create an extension to the carparking area and associated landscaping. Officer - Julie Walbridge. Although the PC has no objection to this application due consideration should be given to the welfare of the existing trees and it should be conditioned that if any die, because of the development, they should be replaced.

18/P/3985/FUH - 45 Keedwell Hill, BS41 9DP - Erection of a two storey rear extension, solar panels to the front elevation and new pedestrian access ramp to the front garden. Officer - Jessica Smith. The PC has no objection to this application as long as materials match those in the existing property.

Cllr Scoones declared an interest in the following applications and left the room at 20:13.

18/P/4061/FUL - Gatcombe Farm, Gatcombe Lane, BS48 3QT - Conversion and part demolition of agricultural buildings (Units 1, 6, 7, 9 and 10) to create 5no. dwellings. Officer – Louise Grover

18/P/4153/LBC - Gatcombe Farm, Gatcombe Lane, BS48 3QT - Application for Listed Building Consent for conversion and part demolition of agricultural buildings (Units 1, 6, 7, 9 and 10) to create 5no. dwellings. Officer – Louise Grover

The PC notes that planning permission is already in place for a similar development; however, it has concerns about these applications. If development is allowed it should be a condition that remaining agricultural buildings should not be displaced elsewhere. To ensure that the new buildings are not taller than the existing buildings accurate height measurements of the existing buildings should be required and verified. It is possible that, as the proposed buildings are two storey, that the original footings will be insufficient and will need to be more substantial, this will require further archaeological studies and monitoring.

Cllr Scoones returned to the room at 20:24

18/P/4081/FUH - Three Gables, Valley Road, BS8 3PZ - Replacement of boundary wall with new stone wall with metal railings and entrance gates. Officer - Annika Lepoittevin. The PC has no objection to this application as long as natural stone is used for the wall.

Cllr Batt declared an interest in the following application and left the room at 20:30.

18/P/4288/FUH - 5 Lyvedon Way, BS41 9ND - Two storey side extension, loft conversion, front canopy and single storey side extension to form store. Officer - Jessica Smith. The PC has no objection to this application as long as materials match those in the existing property.

Cllr Batt returned to the room at 20:35.

18/P/4279/TRCA – Burwalls, Burwalls Road - Oak - remove the low overhanging limbs to lift the crown 2m above wall and remove dead wood, crown thin by 15%. Officer – Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work.

18/P/4317/TRCA - 63 Long Ashton Road, BS41 9HW - T1 grey 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/4330/TPO - 159 Long Ashton Road, BS41 9JQ - T3 - Indian bean tree - prune back single lateral limb extending towards the house by approximately 2.5m to suitable growth point at fork. Officer - Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work.

18/P/4332/TRCA - Dormer Cottage, Yanley Lane, BS41 9LR - T1 and T2 apple - clear from neighbour's property by up to 2m; T5 beech - reduce lateral spread on west side by up to 3m; T9 willow - re-pollard. Officer - Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work.

18/P/4385/TRCA, 159 Long Ashton Road, BS41 9JQ - T1 Norway maple - remove 2 limbs infected with mistletoe, remove significant deadwood; T2 magnolia - crown lift to 2m, thin crown by 15%; T4 bay - reduce height by 2m. Officer - Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work.

P18.128 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously). Noted

P18.129 - To consider possible breach of the 28-day rule in Merriots field.

The landowner has informed the PC that there is a caravan site on the field which is certified by the Motorhome and Caravan Club and that the necessary planning requirements were completed by the club. As the PC has no record of an application it was agreed that NSC will be asked to confirm that planning consent is in place (or that it is not required) and whether if permission was given there any conditions.

P18.130 - Taylor Wimpey Plans for the Vale;

Maps showing the extent of the TW plans for the Vale were displayed at the Apple Day and generated a reasonable interest. It was noted that this could be further highlighted and it was agreed that the PC will ask permission from LACA to put up display boards in the entrance to the Village Hall and in the LACA café.

P18.131 - North Somerset Local Plan 2036 - Issues and Options Consultation

Cllr Sterland has identified those issues within the document that may affect the parish and has circulated these to the NDP review working group. He will collate the comments on this list and other aspects of the consultation from the group and will present these at the next planning meeting.

P18.132 - NDP review working group report

There has been no recent meeting. Issues around the difficulty in updating the NDP were discussed and it was agreed that the PC will write to NALC highlighting the difficulties and asking for advice or comment.

P18.133 - Development until 2036 in and around Long Ashton.

The PC noted that they have not been informed of the results of the housing needs survey carried out last year on behalf of Lambridge Place Development Ltd. It was agreed to write to Lambridge to request the results of their survey.

P18.134 - Any other matters for information.

Cllr Cave noted that pre-application advice for the field west of Warren Lane has been sought by a developer. Cllr Cave will ask to be kept informed of the application.

Meeting closed 21:13.

Date of the next meeting – Monday 12th November