

LONG ASHTON PARISH COUNCIL

PLANNING COMMITTEE MEETING

19:30, 12th November 2018, Jubilee Pavilion

Present: Chairman – Miss M Uppington

Mr A Batt

Mr A Cartman

Mr C Cave

Ms S Hardingham

Mr M Harris

Mr N Moorcroft

Mrs J Pullin

Mr M Semple

Mr R Sterland

Mr A Wilkinson

Absent:

Mrs S Hughes

Mr A Johnson

Mr D Johnson

Mrs B Mackwood

Mr I Scoones

Mr J Thomas

In attendance - The Clerk, Dr JE Turp, Tracy Warren, Assistant Clerk (minutes) and two members of the public.

P18.135 - Apologies for absence – were received from Cllrs D Johnson and Scoones.

P18.136 - Declarations of Interests and Grant of Dispensations.

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

P18.137 - Minutes of previous meeting

The minutes of the meeting held on the 15th October 2018 copies having been circulated, were confirmed as a correct record and signed by the Chairman.

P18.138 - Matters arising for information

- a. P18.129 - To consider possible breach of the 28 day rule in Merriots field; update on planning requirements. Information has been found confirming that the Caravan and Motorhome club can certificate five pitch touring sites without planning permission being required. It was agreed to monitor the site and write to the landowners noting that an excess number of vehicles have been seen on site and asking, that as this is the gateway to the village, if the site could be screened in some way.
- b. P18.133 - Response (if any) from Lambridge Place Development re Housing Needs Survey. Lambridge have replied that, as the information is commercially sensitive, its release to the PC will be dependent on the planning application process.
- c. 18/P/3658/FUH - 13 Parsonage Road, BS41 9LL. A resident has made a formal complaint against Cllr Miss Uppington regarding her presentation at North Somerset Council's Planning and Regulatory committee meeting. The Council Chairman has confirmed to the resident that the comments made by Cllr Miss Uppington were those reflecting the opinion of the PC. It was agreed that a letter of support for Cllr Miss Uppington will be sent to the Standards Committee noting that her comments reflected those agreed by the Planning Committee.

P18.139 - Correspondence

- a. From NSC re adoption of North Somerset Landscape Character Assessment 2018 SPD - Noted.
- b. From NSC advising of CIL payment. NSC has advised that the PC that it is due £5,411 as its share of CIL payment made to NSC but because of a mistake an overpayment

had been made which would be taken from future payments. Its expenditure will be discussed at the Council meeting.

P18.140 – Planning applications: It was agreed that the Clerk will submit the following comments on applications affecting property in the parish, to North Somerset Council:

18/P/4381/FUH - Little Bannerleigh, Bannerleigh Road, BS8 3PF - Single story extension is to provide ancillary accommodation for an elderly relative and to provide long term sustainable living with ground floor access for the current owners. In addition, to create one/two additional parking spaces for visitors to Little Bannerleigh. Officer - Annika Lepoittevin. The PC has no objection to this application providing materials match those in the existing property and that a condition is placed on any permission that the extension should not be used as a separate dwelling.

18/P/4533/FUH - 21 Ridgeway Road, BS41 9EY - Conversion of integral Garage to Office & Utility Demolition of existing central chimney. Officer - Ellena Fletcher. The PC has no objection to this application.

18/P/4547/LDP - 2 Willow Close, BS41 9DT - Demolition of original utility and erection of new single 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/4563/FUH - 10 Willow Close, BS41 9DT - Construction of a new entrance porch with pitched roof (2700mm x 1800mm). New porch to have a roof overhang for outdoor seat (1300mm x 1800mm). Existing entrance door re-positioned to accommodate new porch area and re-configuration of garden area. Officer - Jessica Smith. The PC has no objection to this application.

18/P/4569/FUH - 41 Keedwell Hill, BS41 9DP - Proposed loft conversion with extended ridge line and rear flat roof dormer. Officer – Jessica Smith. The PC has no objection to this application as long as all neighbours have been given the opportunity to comment on the application.

18/P/4681/FUH - 1 Bawns Close, BS41 9FN - Proposed Single Storey Rear Extension. Officer – Jessica Smith. The PC has no objection to this application.

Cllrs Mrs Pullin and Moorcroft declared an interest in the following application and took no part in the discussion.

18/P/4458/TRCA - The Alms Houses, Long Ashton Road, BS41 9HW - Lawson Cypress (T1-T2) Reduce the height of the trees by 2m (25%), Western Red Cedar (T4) Reduce height by 3m (30%) Lawson Cypress (T5) Reduce the height by 4m (35%), Holly (T6) Crown lift over the shed roof to maintain a minimum gap of 1.5m. Officer - Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work.

18/P/4459/TRCA - 30 Glebe Road, BS41 9LH - Apple (T1) Crown reduce by approx 1m all round. Thin by 15%. Weeping Silver Birch (T2) Reduce height of the upright stems by 1.5m to maintain weeping habit. Officer – Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work.

18/P/4556/TRCA - 7 Long Ashton Road, BS41 9HW - T1 and H2 Leyland cypress – fell. Officer - Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work.

18/P/4557/TRCA - 22A Glebe Road, BS41 9LH - T1 hazel - coppice to gutter height approx. 1.5m from ground level and remove stems leaning over extension roof; T2 fig - crown

reduce by 1.5m. Officer - Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work.

18/P/4558/TRCA - 121 Long Ashton Road, BS41 9JE - Bay, Willow, Laurel (G1) - Fell willow. Reduce laurel and bay by 3m in height; Copper Plum (T2) -Reduce by 2m in height; Laurel (T3) - Fell; Apple (T4-T5) - Reduce by 1.5m all round back to the previous pruning points. Officer - Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work.

18/P/4581/TPO - Redwood Lodge Hotel & Country Club, Beggar Bush Lane, BS8 3TG - T209 (Thuja plicata) - fell; T216 (Pinus sp.) - fell; T222 (Thuja plicata) – fell. Officer - Jason Cox. The PC objects to this application as it believes there are insufficient reasons given to justify felling of the trees and notes that quite a few trees have been lost from the site already. The PC asks the Tree Officer to take this into account when considering this application.

18/P/4668/TRCA - 3 Long Ashton Road, BS41 9HW - Scots pine - remove two limbs overhanging neighbour's boundary. Officer – Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work.

18/P/4670/TRCA - 2 Buttercliffe Rise, Long Ashton Road, BS41 9JA - T1-T3 ash/field maple - crown lift to 3m; T4-T5 ash - crown reduce by 2m and crown lift to 2m. Officer – Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work.

18/P/4691/TRCA - Dawn Lodge, 3 Yanleigh Estate, Yanley Lane, BS41 9LP - T4 cherry and H2 laurel – fell. Officer – Jason Cox. The PC does not have the technical knowledge to determine whether the trees are causing the problem and leaves the decision to the Tree Officer.

18/P/4705/TRCA – Longmoor, 6 Church Lane, BS41 9LU - 2 x Christmas trees – fell. Officer – Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work.

18/P/4706/TPO - Penn House, Bannerleigh Road, BS8 3PF - Birch (T1) - Crown reduce by approx 20% or 2.5m to just above previous reduction points- routine maintenance trees getting too large for situation. Birch (T2) - Crown reduce by approx 20% or 2.5m to just above previous reduction points- routine maintenance trees getting too large for situation. Birch (T3) - Crown reduce by approx 20% or 2.5m to just above previous reduction points- routine maintenance trees getting too large for situation. Birch (T4) - Crown reduce by approx 20% or 2.0m and clear around power cables - getting too large for situation. Macrocarpa (T5) - crown lift to give 6m ground clearance to foliage- tree too large for situation reduction is not feasible lift will allow more light into house and garden. Officer – Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work.

18/P/4725/TRCA - Southwood House Bannerleigh Road BS8 3PF - G1 ash – fell. Officer – Jason Cox. The PC has no objection to this application providing the tree officer is in favour of the work.

P18.141 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously).

Recent decisions were discussed. It was noted that the application from Gatcombe Farm, for the erection of agricultural building for livestock, fodder and machinery storage and creation of hardstanding, track and access has been withdrawn. Cllr Cave believed the applicants were looking at a more appropriate position for the building. It is understood that

pre application advice has been sought for development at 58, Long Ashton Rd. It was noted that where applications have been allowed on appeal the inspector is often unaware of local issues which can lead to a development causing local difficulties.

P18.142 - To consider and agree the Committee's Budget Requirements for 2019/20

Following discussion it was agreed that the committee did not want to increase the amount in the planning contingency reserve beyond the agreed £100,000 cap. It was RESOLVED to request that £1,000 be allocated to cover the committee's requirements when F&GP consider the budget. Proposed by Cllr Uppington and seconded by Cllr Cave. All in favour.

P18.143 - Taylor Wimpey Plans for the Vale – No update.

P18.144 - North Somerset Local Plan 2036 - Issues and Options Consultation; To discuss the circulated draft response and to agree the PC response.

The chairman thanked Cllr Sterland on behalf of the committee for his work undertaken on the draft report, which was discussed and it was agreed to adopt the response without amendment and to pass the comments to NSC.

P18.145 - NDP review working group report; no update

P18.146 - Development until 2036 in and around Long Ashton - to receive any relevant information. No update.

P18.147 - Any other matters for information.

- a. Cllr Cave reported that there Bristol Sport are considering a mixed use development on the land where the new BCFC stadium was planned. The developers have suggested a meeting with the PC and it was agreed that whoever was available from Cllrs Batt, Cave, Moorcroft, Sterland and Miss Uppington would attend.
- b. It was noted that the first bungalow on Warren Lane has been sold and it is expected that the new owner will put in a planning application to build on the plot.

Date of the next meeting – Monday 10th December 2018

Meeting closed at: 20:55