

LONG ASHTON PARISH COUNCIL

PLANNING COMMITTEE MEETING

19:30, 10th December 2018, Jubilee Pavilion

Present: Miss M Uppington - Chairman

Mr A Batt

Mr A Cartman (until 19.47)

Mr C Cave

Ms S Hardingham

Mr M Harris

Mrs S Hughes

Mr N Moorcroft

Mrs J Pullin

Mr I Scoones

Mr M Semple

Mr R Sterland

Mr J Thomas

Absent:-

Mr A Johnson

Mr D Johnson

Mrs B Mackwood

Mr A Wilkinson

In attendance - The Clerk, Dr JE Turp, Tracy Warren, Assistant Clerk (minutes) and Cllr Lansley (until 19.47).

Before the meeting formal meeting Jamie McAllister and Cologero (Lee) Bavetta, who hope to take over the lease of the library, and Will Collins, Rackham Planning Ltd, spoke to explain their plans for the site.

19:47 Cllr Cartman, Jamie McAllister, Cologero Bavetta and Will Collins left the meeting.

P18.148 - Apologies for absence were received from Cllrs Wilkson and D Johnson.

P18.149 - Declarations of Interests and Grant of Dispensations.

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

P18.150 - Minutes of previous meeting

The minutes of the meeting held on the 12th November 2018 copies having been circulated, were confirmed as a correct record and signed by the Chairman.

P18.151 - Matters arising for information

- a) P18.138a – Caravan park on Merriots field; a reply has yet to be received.
- b) P18.138c - Complaint against Cllr Miss Uppington – The Committee noted a response has been received from the Standards Committee confirming Cllr Miss Uppington carried out what was expected of her in her role at NSC's Planning and Regulatory committee meeting, and no further action will be taken. Cllr Miss Uppington thanked the Committee for their support.

P18.152 - Correspondence

- a) From PCAA to NSC re noise from the airport – noted.
- b) Planning Local newsletter 10 – noted.
- c) From PCAA re Bristol Airport (BA) planning application (previously circulated) – advising of the timescales for comment. The application will be discussed at the next planning meeting as the application has not yet appeared on the website. The committee notes there will be a short timescale to comment on the PCAA draft

response when received. The PC will support comments on issues around increased traffic, car parking, ground and air noise, potential loss of green belt and greenhouse gases. It was noted that there are already traffic issues on the A38 including difficulty exiting right at Yanley Lane junction, the effect of the traffic lights near to the airport, and numerous late night flights arriving in a short time span. It was agreed that development at Cardiff airport should be encouraged in the response.

- d) From NSC re new TPO for 26 Ridgeway Road - Noted.
- e) From PCAA re draft response to Joint Spatial Plan (JSP) technical Documents Nov 2018 – the response was noted and it was agreed that the PC will write in support of the PCAA comments.

P18.153 - 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/4726/FUH - 1 Heath Ridge, BS41 9EW - Roof extension to the front of current dwelling, roof extension to the rear of current dwelling and proposed new entrance to undercroft of the current dwelling. Officer - Jessica Smith. The PC has no objection to this application.

18/P/4748/FUH - 22 Ryecroft Rise, BS41 9NQ - Partial demolition of garage and erection of two storey side extension and single storey rear extension. Officer – Jessica Smith. The PC has no objection to this application providing materials match those of the existing property.

18/P/4800/ELA - Electricity Substation at Vicarage Road - Proposed ground mounted substation - application for prior approval for design and external appearance. Officer - Annika Lepoittevin. The PC has some concerns about the design of the proposed substation and would like to see something more sympathetic to the conservation area and for screening to be used to lessen the visual impact on the area.

18/P/4812/LBC - 42 Weston Road, BS41 9HH - Listed Building Consent for works to the original lean-to wash house (now master bedroom) including addition of breathable organic insulation to the interior of the external wall sections of the master bedroom; Addition of timber false ceiling at the "natural line" of the current wood beams, plus installation of sheep's wool insulation above; Reinstatement of the original cast iron ventilation grill. Addition of an air brick near the apex and a ventilation grill near the base of the bricked up chimney; Replacement of the two (non-original) windows with bespoke timber frames; Removal of the modern tongue and groove boarding that lines the interior of one external wall; Replacement of the section of black plastic guttering with suitable metal guttering; Removal of the small amount of modern cement pointing repairs from the external walls and replacement with lime mortar and installation of C-cap to chimney. Officer – Annika Lepoittevin. The PC is pleased to see improvements being made to this building and has no objection to this application provided the Listed Building Officer supports the application.

18/P/4831/FUH - 2 Bourton Mead, BS41 9LZ - To remove existing window and wall below and fit a white PVCu Tilt & Turn window and Infinity Juliet Balcony. Officer - Annika Lepoittevin. The PC has no objection to this application.

18/P/4893/FUH - 7 Chestnut Road, BS41 9HR - Proposed conversion of existing attached garage & single storey rear extension to form new annexed accommodation. Officer - Ellena Fletcher. The PC has no objection to this application providing materials match those of the existing property.

18/P/4939/FUL - 1 Warren Lane, BS41 9DA - Erection of 4no. detached houses, with associated access driveway, bin store and landscaping, within an existing large garden site. Officer - Terry Karampini. The PC objects to this application and recommends its refusal with the following concerns:

- The site is at the gateway to Long Ashton and is on rising ground elevated above the road so there will be a significant visual impact at the entrance to the village and the plan is not in keeping with neighbouring properties.
- The proposal of four houses is considered inappropriate not only because of the density but also the impact on the street scene and loss of amenity for existing neighbouring properties. Three, single storey homes would be more appropriate.
- The site abuts an ancient monument and the PC requests an archaeological survey be carried out before the application is considered..
- The access into the development is close to the junction of Warren Lane with a busy main road and there are concerns about its safety.
- The bin store is located close to the junction with Weston Road and the PC has concerns about the safety of residents using it. Surface water runs down Warren Lane and will affect the bin store and the development may make the run off worse. It is noted that run-off after rainfall already silts up the drains in the area.

18/P/4703/TPO – Woodside, Bridge Road, BS8 3PA - T1 apple - fell and replant. Officer – Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

18/P/4825/TPO - Flat 2 Woodlands, Bridge Road, BS8 3PB - T1 laurel - fell; T2 holly – fell. T2 - Holly, fell, tree is interfering with wall and needs removing. Officer - Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

18/P/4867/TRCA - Fernhill House, Folleigh Lane, BS41 9JB - T1 beech – fell. Officer - Jason Cox. It is noted that the tree is not to be felled but to be crown lifted to 4m. The PC has no objection to this application providing the tree officer is in favour of the work but notes the comments from a neighbour re ownership and believes that this should be resolved.

18/P/4868/TRCA - 8A Folleigh Drive, BS41 9JD - T1 apple - crown reduce by 2m, thin crown by 20%. Officer – Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

P18.154 - To note comments made to North Somerset Council by the Clerk under delegated authority, where comments had to be submitted before this meeting.

18/P/4817/NMA - 5 Church Lane, BS41 9LU - Amendment to application 18/P/3715/MMA to allow bi-fold doors to be changed to sliding frame. Officer - Sam Watson. The committee noted that a comment, that the PC had no objection to the application, was made to NSC.

P18.155 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously). Noted.

P18.156 - Taylor Wimpey Plans for the Vale - No update

P18.157 - NDP review working group report: No update.

P18.158 - To consider whether the PC should have a pre application protocol.

The Committee discussed Andrea Pelligram's pre-application engagement toolkit. It was agreed that Cllr Miss Uppington would produce a draft protocol for comment at the next planning committee. This could then be passed to NSC to encourage them to notify the PC

of all pre-applications allowing early consultation.

P18.159 - Digital mapping, to note the NALC toolkit and to discuss what digital mapping may offer the PC.

The PC is has signed up to the public sector mapping agreement and is able to use NSC's digital maps and also has digital maps (of the burial ground and parish) provided by Pear Technology. These systems are not used to their full advantage at present for example GIS could be used to map trees, PC assets, gullies etc. to link with the Pear Technology map. It was agreed the Clerk will look at the toolkit in more detail and ask Pear Technology about what additional features and the costs of the GIS handsets and links and training courses and report at a future planning meeting.

P18.160 - Development until 2036 in and around Long Ashton. No update.

P18.161 - Any other matters for information

- a. Ashton Gate – The Committee noted the invitation to Cllrs to the consultation meeting on 11th December regarding proposed development on the area around the stadium.
- b. S106 monies – NSC have informed the PC that there is £48,500 of s106 money for outdoor sports facilities, play areas, improvement of public open spaces for Long Ashton that was overlooked and needs to be spent (or committed) by April 2019. Cllrs Hardingham, Sterland and the clerk will meet with NSC and LACA to discuss how the money might be spent and also to check whether there are other s106 monies outstanding.

Date of the next meeting – Monday 14th January 2019

Meeting closed at: 21:10