

LONG ASHTON PARISH COUNCIL PLANNING COMMITTEE MEETING



19:30, 9th March 2020, Jubilee Pavilion

Present: Mr Lloyd-Jones; Chairman
Ms L Anderson
Mr A Cartman
Mr C Cave
Ms C Fagg
Mr M Harris
Mr A Johnson
Ms R McAllister Kemp

Absent:
Ms S Hardingham
Mr P Jackson
Mr D Johnson
Ms C Sellars
Mr A Wilkinson

In attendance: The Clerk, Dr Janet Turp, Mrs Tracy Warren, Assistant Clerk (minutes), Cllr James and two members of public.

Public Participation - Prior to the formal meeting 30 minutes was set aside for public engagement in which two members of public spoke to raise their concerns at the VES works which would result in an increase in the speed limit outside the Girlguiding Headquarters.

P20.023 Apologies for absence

Were received from Cllrs Hardingham, Jackson, D Johnson, and Sellars.

P20.024 - Declarations of Interests and Grant of Dispensations.

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

P20.025 - Minutes of previous meeting

The minutes of the meeting held on the 10th February 2020 (previously circulated) were confirmed as a correct record and signed by the Chairman.

P20.026 - Matters arising for information

- a) P20.013a - Theynes Croft Car Park; the Trustees have said they will try to get the stone removed.
- b) P20.013c - Breach of planning approval – No update at this time.

P20.027 - Correspondence

From NSC re parking review – the review will start on 17th February and Cllr Canniford has written to explain why the Leigh Woods Scheme included in the consultation is not the one that Leigh Woods Cllrs agreed with Highway Officers

It was agreed to take the agenda item on the NSC Parking Review next.

P20.028 - NSC Parking review

- a) Consultation on the Leigh Woods scheme – It was noted that the scheme NSC is consulting on is not that agreed with the Leigh Woods Cllrs and Cllr Cartman. It contains no short term parking bays and a day parking rate of just £4. It was thought that this would encourage rather than alleviate commuter parking issues and make no allowance for short stay visitors to the woodland areas and the Bridge. The aim of a uniform parking scheme over the whole of NS was not thought to be realistic. The LW Parish Cllrs and the NSC ward Cllrs are to meet with the Executive Member, NSC.

The NS Consultation questionnaire was discussed and responses agreed highlighting the PCs concerns that the plan was not as agreed, the need for all stakeholders to be

treated equally and there to be an equal number of residents, long stay and short stay bays, and that the daily parking rate needed to be higher, at least less than the Park and Ride charges and ideally more in line with parking rates in Clifton. It was agreed that the clerk should also write to NSC to emphasise these concerns

- b) Nailsea car parking; Clevedon Road Car long stay and Station Road short and long stay car parks are noted by NSC to be at times, near capacity. This view was not supported by the PC who feel that introducing paid parking may be detrimental to local businesses and that the supermarkets will be forced to introduce paid parking as a result. It was noted that Nailsea serves many outlying villages for which cars and public transport are required. It was considered that charging for long stay parking in the Clevedon Road car park may deter day-parking by nearby office workers and the PC suggests 3hr free parking stay.
- c) Clevedon car parking; no comment on the suggestion.
- d) Portishead car parking; the PC considered that in order to support high street businesses, the current 1 hour parking limit with no charge, could be amended to 30 minutes free parking with a maximum stay of 2 hours.

P20.029 - It was RESOLVED that the Clerk will submit the following comments, on the planning applications affecting property in the parish, to North Somerset Council

20/P/0174/FUH - Southwood Lodge, Bannerleigh Lane, BS8 3PR - Single storey front porch. Officer - Janet Jones. The PC has no objection to this application.

20:33 – Cllr A. Johnson left the room.

20/P/0197/FUH - Dee Why, Keedwell Hill, BS41 9HJ - Proposed First Floor Alterations. Officer - Janet Jones. The PC objects to this application believing it represents overdevelopment of the site and is not in keeping with the street scene.

20/P/0205/FUH - 98 Ridgeway Road, BS41 9HA - Erection of split level, side extension following demolition of the existing garage. Officer - Anna Hayes. The PC has no objection to this application.

20/P/0270/LDP - 71 Weston Road, BS41 9AB - Certificate of Lawful Development for a loft conversion with rear dormer. Officer - Nick Urquhart. The PC has no reason to consider that this application is unlawful development.

20/P/0271/FUH - 82 Ridgeway Road, BS41 9HA - Demolition of lean-to and construction of single storey rear extension with associated works. Officer - Anna Hayes. The PC has no objection to this application.

20/P/0317/NMA -13 Parsonage Road, BS41 9LL - Non Material amendment to application 18/P/3658/FUH (Loft conversion and extension to provide two additional bedrooms, associated internal alterations, and alterations to the existing conservatory) to allow alterations to North Elevation to allow a simpler roof shape. Officer - Anna Hayes. The PC has no objection to this amendment.

It was agreed that the Clerk write to the Planning Officer to note that the PC was disappointed to note that in the discharge of conditions NS has given permission for grey roofing tiles to be used for this extension. This is not the colour of the original roof, nor the colour of the roof of the adjoined semi and the original permission stated that the building was to be done according to plans which said the tiles would match existing. This will look incongruous against next doors roof.

20/P/0227/TPO – Avonhurst, Church Road, BS8 3PG - T1 - Pine - Remove the lowest two lateral branches. T2 - Pine – Fell. Officer - Jason Cox. The PC has no objection to this application provided the Tree Officer is in agreement with the works.

20/P/0279/TPO - Pulham House, North Road, BS8 3PL - T1 - Beech - Crown reduce lowest three major limbs on south west side towards Bracken Hill House by approx 2.5m and crown lift lower secondary branching up to 4.5m. Officer - Jason Cox. The PC has no objection to this application provided the Tree Officer is in agreement with the works.

20/P/0325/TRCA - 2 St Mary's Road, BS8 3PY - nG1 - 5 x Ash - re-pollard to previous points. Officer - Jason Cox. The PC has no objection to this application provided the Tree Officer is in agreement with the works.

20/P/0350/TRCA - 5 Long Ashton Road, BS41 9HW - T1 - Scots Pine - Remove single low limb (as per photo). T2 - Apple - Reduce by 1.5m. T3 & T4 - Beech - Crown lift to 3m. Officer - Jason Cox. The PC has no objection to this application provided the Tree Officer is in agreement with the works.

20/P/0352/TRCA - Yanley House, 3 Yanley Lane, BS41 9LQ - T1 - Cherry - Reduce by 1m. G2 - Leyland Cypress - Fell. G3 - Hazel - Crown lift to clear carport and shed roof by 1.5m. Remove single hazel stem clear the corner of the house. Officer - Jason Cox. The PC has no objection to this application provided the Tree Officer is in agreement with the works.

20/P/0382/TRCA - 75 Long Ashton Road, BS41 9HY - T1 - Bay - Crown reduce to 3m (gutter height of out building). T2 - Bay – Fell. Officer - Jason Cox. The PC has no objection to this application provided the Tree Officer is in agreement with the works.

20/P/0416/TRCA - 159 Long Ashton Road, BS41 9JQ - T1 - Eucalyptus - Crown reduce by up 3m. Crown thin by 20%. Crown lift by removing the smallest diameter single stem that emerges from fork at base of the tree. Officer - Jason Cox. The PC has no objection to this application provided the Tree Officer is in agreement with the works.

P20.030 – To note decisions made by North Somerset before the committee had considered them

20/P/0280/NMA - Penn House, Bannerleigh Road, BS8 3PF - Non Material amendment to application 19/P/1723/FUH (Single storey timber orangery to south front elevation) to allow the removal of the orangery. Officer - Janet Jones. Approved - noted.

P20.031 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists – noted.

P20.032 - Report of meeting with NSC's Housing Development and Strategy Manager
Cllrs who attended the meeting reported it to have been very useful with discussions, amongst other things, about housing needs surveys and community led housing developments. Planning permission may be given for small community-led developments (which could include shared ownership) on land where commercial development would not be given permission. NSC would provide support for a housing needs survey to assess the need for affordable housing. Development is normally carried out in partnership with a housing association. The Green Belt working group will consider whether this should be part of their remit when they draft their terms of reference.

P20.033 - Development until 2036 in and around Long Ashton

- a) To receive any relevant information – No further update at this time.
- b) Taylor Wimpey Plans for the Vale – No update at this time.
- c) The Greenbelt Working Group – No report at this time.

- d) BCFC Ashton Gate development – Cllrs attended the consultation event held at the stadium and it was noted that a further consultation is to be held. The main concern that the PC has with the proposed development is that the access would be on the David Lloyd roundabout. The PC believes it should be onto the link road. The developers are aware of the PC's views.

P20.034 - Satellite dishes in conservation area

Cllr Anderson agreed to view the property in Church Lane.

P20.035 - Phone Box – This is now owned by the PC and needs some general tidying up. The Community Engagement working group is looking at the best way of deciding its future use.

P20.036 - War Memorial - planning application update

NSC have given landlord permission to erect the memorial and in the event the lease needs to be terminated by NS discussions will be held with the PC regarding the retention of the War Memorial.

P20.037 - Any other items for information – none.

Meeting closed at: 21:19