

# LONG ASHTON PARISH COUNCIL PLANNING COMMITTEE MEETING

19:30, 11th May 2020  
held remotely by video conference



Present: Mr Lloyd-Jones; Chairman  
Ms L Anderson  
Mr A Cartman  
Mr C Cave  
Ms C Fagg  
Ms S Hardingham  
Mr P Jackson  
Mr C James  
Mr D Johnson  
Ms R McAllister Kemp

Absent:  
Ms C Sellars  
Mr M Harris  
Mr A Johnson  
Mr A Wilkinson

Public Participation – there were no members of public present.

In attendance: The Clerk, Dr Janet Turp and Mrs Tracy Warren, Assistant Clerk (minutes).

P20.038 - Apologies for absence were received from Cllrs Harris and Sellars.

P20.039 - Declarations of Interests and Grant of Dispensations

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

P20.040 - Minutes of previous meeting

The minutes of the meeting held on the 9th March 2020 (previously circulated) were confirmed as a correct record and will be signed by the Chairman at the earliest opportunity.

P20.041 - Matters arising for information

- a) P20.026b - Breach of planning approval – no update.
- b) P20.028 - NSC Parking review – NSC are in the process of looking at the responses. Cllrs noted that parking restrictions in Leigh Woods were originally asked for to mitigate parking issues in Leigh Woods whereas the present plan effectively legitimises car parking. Cllr Cartman confirmed talks are ongoing with NSC to resolve concerns regarding parking around the suspension bridge and the proportion of spaces allocated to residents, long stay and short stay parking.
- c) P20.034 - Satellite dishes in conservation area – It was confirmed that the satellite dish in Church Lane faces the road and it is thought the permission would be required for this in a conservation area. It was agreed that the Clerk write to NSC to advise them of this.

P20.042 - Correspondence

From resident re planning application 19/P/1783/FUH – the resident's concerns were circulated before comments were made to NSC.

P20.043 - 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/0718/FUL and 20/P/0719/LBC - Gatcombe Farm, Gatcombe Lane, BS48 3QT.  
Officer - Conversion and part demolition of agricultural building (Unit 6) to create 1 No.

detached dwelling. Officer Louise Grover. The PC has no objection to these applications in principle but notes that CS11 requires a 4-bedroom property to have 3 car parking spaces and there seems to be no parking spaces identified on these plans. If NSC is minded to approve the application, the conditions in the original permission around Scheduled Monument Consent and the archaeological programme of work and watching brief should be included in this permission.

20/P/0807/ELO - Pavement Outside 45 Weston Road, BS41 9AA – Notification of intention to introduce 1no. new pole in the footpath outside 45 Weston Road. THIS IS NOT A PLANNING APPLICATION. Officer - Anna Hayes. The PC notes that this application does not require planning permission; however, it has concerns that the proposed site of the pole is on a narrow footpath which, being between two retail areas is busy, and asks for the pole to be placed within the boundary of 45 Weston Road.

20/P/0855/FUH - 14 Ridgeway Road, BS41 9EU - Single storey rear extension. Officer - Nick Urquhart. The PC has no objection to this application.

20/P/0857/NMA - 11 Folleigh Drive, BS41 9JD Non-material amendment to application 18/P/3682/FUH (Erection of a double garage with office studio above.) To shift the proposed annexe building by 2.4m. Officer - Anna Hayes. The PC has no objection to this modification.

20/P/0877/FUH - The Gables Bridge Road, BS8 3PB - Proposed demolition of existing boiler room, greenhouse and conservatory. Proposed replacement single-storey conservatory, single-storey greenhouse and utility extensions to the East and West of the property. New flat roof to proposed kitchen with extension of terrace above. Officer – Janet Jones. The PC has no objection to this application as long as the conditions applied to application 19/P/2261/FUH are also applied to this application, that materials match the existing property and that neighbours have been given the opportunity to comment and any concerns addressed.

20/P/0740/TPO - Foye House, Bridge Road, BS8 3PE - T1 - Cockspur Thorn - Remove main trunk of the tree. Leave thin upright stem growing from the base of the trunk to grow on as a replacement. Officer – Jason Cox. The PC has no objection to this application provided the Tree Officer is in agreement with the works.

20/P/0764/TPO - Avon View Cottage, Burwalls Road, BS8 3PT - T1 - Ash - Fell and replace. Officer – Jason Cox. The PC has no objection to this application provided the Tree Officer is in agreement with the works.

20/P/0953/TRCA - 9 Lodge Drive, BS41 9JF - T1 - False Acacia - Reduce crown height by 4m and lateral extent by 2m. T2 - Tree of Heaven - Crown lift by removing the lowest 4 limbs on south side over garden and 2 limbs on west side over patio. Officer – Jason Cox. The PC has no objection to this application provided the Tree Officer is in agreement with the works.

P20.044 - To note comments made to North Somerset Council by the Clerk under delegated authority, where comments had to be submitted before this meeting

Noted as follows:

19/P/1783/FUH - The Red Lodge, The Red Lodge, Abbots Leigh Road, BS8 3PX - Amended plans. Long Ashton Parish Council recommends refusal of the application. The PC agrees that the applicant has made significant changes in drawing up the new plans including the inclusion of car parking spaces. However, Leigh Woods is a conservation area and in the green belt and, therefore, every effort should be made to maintain spaciousness and privacy which is one of the main identifying features of the conservation area. This means that it is inappropriate to squeeze in out-of-scale developments onto

plots. The site is triangular in shape between two roads and already contains a very *substantial house and the proposed new development is too large an addition for the site. In particular, the “overlay” plan shows the proposal to be significant in size and overbearing for the position on the site and proximity to the neighbouring house. The PC still has concerns re the effect on trees and hedges and would ask a tree officer to review the site and make recommendations. So in conclusion the PC is of the view that the plans represent overdevelopment of the site and are inappropriate in the conservation area and green belt.*

20/P/0534/TRCA - Lake House, Vicarage Road, BS8 3PH – Long Ashton Parish Council has no objection to this application provided the Tree Officer is in agreement with the works.

20/P/0707/AGA - Land At Fenswood Farm Wild Country Lane - Long Ashton Parish Council notes that this application is for an agricultural building in the green belt and asks NSC to check that it meets the necessary conditions. To minimise the visual impact of the barn, if the application is granted, the PC would like to see tree planting on its north and east sides.

20/P/0683/TRCA - Eastward, 5 Folleigh Lane, BS41 9HZ - Long Ashton Parish Council has no objection to this application provided the Tree Officer is in agreement with the works. 20/P/0680/TPO – Rosapenna, Abbots Leigh Road, BS8 3PX - Long Ashton Parish Council has no objection to this application provided the Tree Officer is in agreement with the works.

20/P/0640/PIP - Builders Yard, Weston Road – Long Ashton Parish Council strongly objects to planning in principle agreement being given for these works. The site is outside the settlement boundary, in the green belt and was not included in the NDP. Additionally, the 2017 certificate of lawfulness only provided for “builders yard” on one part of the site; this was where the outline consent was obtained for one house only in 2018. This permission was granted on the basis that the new dwelling had a similar footprint to the builder’s yard buildings that it was replacing and, therefore, would not be more intrusive in the green belt than the existing buildings. This would not be true if more than one dwelling was built.

20/P/0602/FUH - 85 Fenshurst Gardens, BS41 9AR – Long Ashton Parish Council has no objection to this application.

20/P/0585/ADV - Audley Redwood, Beggar Bush Lane, BS8 3TF - Long Ashton Parish Council has no objection to this application.

20/P/0564/RM - Longwood Orchard, Clevedon Road, BS8 3TN - Long Ashton Parish Council has no objection to this application as long as the plan has been assessed against the NDP particularly Policy LHN 1 (Provision of well-designed energy efficient buildings and places) and that neighbours have been given the opportunity to comment and their concerns addressed.

20/P/0561/TRCA - 136 Long Ashton Road, BS41 9LS - Long Ashton Parish Council has no objection to this application provided the Tree Officer is in agreement with the works.

20/P/0558/TRCA - Browns Court, Long Ashton Business Park, Yanley Lane, BS41 9LB - Long Ashton Parish Council has no objection to this application provided the Tree Officer is in agreement with the works.

20/P/0491/FUH - 77 Rayens Cross Road, BS41 9DY- Long Ashton Parish Council has no objection to this application.

20/P/0445/FUH - 101 Long Ashton Road, BS41 9JE - Long Ashton Parish Council has no objection to this application.

20/P/0389/MOD - Long Ashton Park And Ride, Ashton Road. BS3 2HB – Long Ashton Parish Council supports this application and hopes that it may mark a relaxation of planning restrictions so the Park and Ride site can for example be used for Ashton Gate concerts and festivals in Ashton Court.

P20.045 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously) – these were noted and it was highlighted that the appeal against NSC’s refusal of 19/P/1045/FUL – 1 Warren Lane has been dismissed.

P20.046 - To Development until 2036 in and around Long Ashton

- a) Taylor Wimpey Plans for the Vale – No further information at this time the committee’s concerns are unchanged.
- b) The Greenbelt Working Group – the group has not met recently so there is no report. It was noted that concerns have been previously raised regarding the impact of the Barrow Hospital development on the flood risk in Long Ashton.
- c) NSC Consultation on their Local Plan to 2038 – Cllr Cartman confirmed that the draft consultation paper was rejected by NSC’s Executive and an alternative process will take place. Two documents will be produced the first an issues paper which will provide the information necessary to draw up the options paper which will provide various scenarios. It was agreed that the Greenbelt Working Group would lead on drafting a response for consideration by the full Council. It was further agreed that Cllr Cartman should invite Cllr Tonkin, Exec Member, Planning and Transport, to meet with the working group within the next two weeks to help shape the issues document. Cllr Cartman will draft an agenda and forward this to all Cllrs and Cllr Tonkin.
- d) Housing Development plan – there is a proposal to build five 5 – 9 storey blocks of flats on the former railway depot off Clanage Road.

20:49 – Cllr Cave left the meeting

P20.047 - Any other items for information.

The clerk has received an email from NSC’s Building Control and Service Development Manager confirming that the Planning workshop due to be held on 21<sup>st</sup> May has been cancelled. In response to his questions as to whether Cllrs would be willing to take part in a virtual workshop and if Microsoft Teams would be an acceptable platform, Cllrs confirmed they are happy to attend a virtual meeting but that zoom would be their preferred platform.

Meeting closed at: 20:57

Date of the next meeting – Monday 15th June 2020