

LONG ASHTON PARISH COUNCIL PLANNING COMMITTEE MEETING

19:30, 15th June 2020

held remotely by video conference



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

Absent:
Mr C Cave
Mr M Harris
Ms R McAllister Kemp
Mr A Johnson
Mr A Wilkinson

Public Participation – there were no members of public present to address the council.

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

P20.048 - Apologies for absence were received from Cllrs Cave, Harris, McAllister Kemp and Wilkinson.

P20.049 - Declarations of Interests and Grant of Dispensations

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

P20.050 - The minutes of the previous meeting

The minutes of the Planning meeting held on the 11th May 2020 (previously circulated) were confirmed as a correct record and it was agreed that they could be signed by the Chairman at the earliest opportunity.

P20.051 - Matters arising for information

- a) P20.041a - Breach of planning approval; no update.
- b) P20.041b - NSC parking review; the review has been concluded but widespread implementation is likely to be delayed due to the effects of the pandemic. It is possible that the Leigh Woods scheme may go ahead on its own as it is widely supported locally.
- c) P20.041c – Satellite dish in conservation area; this has been reported to the NSC enforcement team and acknowledged.
- d) P20.047 – Planning workshop; no update.

P20.052 - Correspondence – none.

P20.053 - 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/0530/FUL - Ashton Hill House, Weston Road, Failand, BS8 3US - Erection of new dwelling. Creation of new vehicular access and erection of new garage for existing dwelling. Officer - Ellena Fletcher

The PC recommends refusal of this application. The site is in the Green Belt and no exceptional circumstances apply. It does not believe the Dartford ruling is relevant to this application, but North Somerset planning officers are best placed to make that decision.

20/P/0633/FUL - 149 Long Ashton Road, BS41 9JQ - Construction of a temporary outbuilding in garden for mixed office use and accommodation. Officer - Janet Jones. The PC has no objection to this application in principle provided that a condition is placed on any permission that the outbuilding should be ancillary to the main building and not used as a separate dwelling. The PC does have concerns about the use of the building as accommodation as there is only limited parking on-site which will not accommodate additional vehicles and asks that the concerns of neighbours are considered and addressed.

20/P/0892/MMA - Land Adjacent To Kingstone Lodge Bridge Road - Minor material amendment condition 2 (list of approved drawings) of permission 17/P/0059/F (Erection of 2 No. dwelling houses in place of 4 No. previously demolished garages) for the re-position of the new dwellings. Officer - Julie Walbridge. The PC objects to this application as it believes the changes go beyond those of a minor material amendment. In particular the PC sees no justification for the repositioning of the arches and notes that will make the already very small frontage smaller and reduce the space available for parking. It will increase the impact of the development on the conservation area. The wall behind the Laurel hedge was a condition of the planning permission but a 2.5 m wall is too high and out of keeping with the area – if the hedge fails the wall would be completely inappropriate. It needs to be of a minimum height consistent with its highways safety role.

20/P/1001/FUH - Beech House, Church Road, BS8 3PG - Proposed first floor side extension and heightening of roof together with proposed carport and internal alterations. Officer - Janet Jones. The PC has no objection to this application.

20/P/1017/FUH - 23A Ridgeway Road, BS41 9EY - Dormer to front elevation, part first floor side extension and detached store building in front garden. Officer - Anna Hayes. The PC has no objection to the modifications to the existing building. The store building should only be allowed if sufficient parking area remains to meet NSC's parking requirements.

20/P/1076/FUH - 38 Parsonage Road, BS41 9LN - Proposed first floor extension over existing garage and single storey room to the side elevation of the house. Proposed alterations to flat roof porch to create a single pitched roof with gable ends. Officer - Anna Hayes. The PC has no objection to this application.

20/P/0974/TPO - Overton Court, 3 Bracken Hill. North Road BS8 3PL- Rhododendron (T1) - reduce by approx 1.5m and remove climber Cherry (T2) - remove climber Pitisporum (T3) - reduce by approx 1.5m Acer(T4) - remove 2 split out limbs lying on lower branching Spruce (T5) - remove 3 dead lower limbs Macrocarpa (T6) - remove multi-stem dead limb Oak (T7) remove 3 dead limbs Oak (T8) - remove 5 dead limbs Beech (T9) - remove dead limb Sorbus (T10) - remove 5 dead limbs Lime (T11) - remove 5 dead limbs Oak (T12)- remove 4 dead limbs Oak (T13) - remove 2 dead limbs. Officer - Jason Cox. The PC has no objection to this application provided the Tree Officer is in favour of the works.

20/P/1026/TRCA - The Old Vicarage, Vicarage Road, BS8 3PH - T1 - Holly – Fell. Officer - Jason Cox. The PC has no objection to this application provided the Tree Officer is in favour of the works.

20/P/1073/TRCA – Littlecote, Burwalls Road, BS8 3PT T1 - Hawthorn - Fell & Replace. Officer - Jason Cox. The PC has no objection to this application provided the Tree Officer is in favour of the works.

20/P/1172/TRCA - The Briary, Church Road, BS8 3PG - T1 & T2 - Oak - Crown lift to first fork (8m). Crown reduce by 2m. Officer - Jason Cox. The PC has no objection to this application provided the Tree Officer is in favour of the works.

20/P/1180/TRCA - 128 Long Ashton Road, BS41 9LS - T1 - Lawson Cypress - Fell. T2 - Hazel - Coppice to wall height. T3 - Hazel - Reduce overhang of the wall by 2 -3 metres back to the boundary. Officer - Jason Cox. The PC has no objection to this application provided the Tree Officer is in favour of the works.

20/P/1181/TRCA - 8 Glebe Road, BS41 9LH - T1 Lawson Cypress - Reduce height by 2m. Officer - James McCarthy. The PC has no objection to this application provided the Tree Officer is in favour of the works.

P20.054 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously) – noted.

P20.055 - Development until 2036 in and around Long Ashton

- a) To receive any relevant information – none at this time.
- b) Taylor Wimpey Plans for the Vale – no update at this time.
- c) The Greenbelt Working Group – members of the group met with Cllr James Tonkin NSC Executive member for planning and transport; the informal meeting was considered positive with Cllr Tonkin welcoming input from parish councils and community groups. He outlined the proposed challenges document which identifies six main areas for thought. The WG felt that greater clarity of the overall vision and strategy was needed along with in-depth consultation with Parish Councils. Following consultation on the Challenges document a Choices document will be prepared within the next 12 months and consulted on. The Local Plan is expected to be issued in early 2023.
- d) North Somerset Consultation on their Local Plan to 2038 - The consultation on the Challenges document is due to start late June/early July and will be discussed at the next Planning meeting. Depending on the nature of the consultation the PC will aim to involve local groups in deciding the response. In the longer term organisations such as NS Together and the LA Coronavirus CIC could be involved in discussion of strategic planning issues but this would augment and not replace consultation with PCs who are elected representatives of their communities.

20:36 – Cllr Sellars left the meeting.

P20.056 - Any other items for information.

- a) Cllr Cartman noted a resident enquiry on the permission needed to place a gate in a wall in a conservation area – it was thought that permission may be required but the resident should check with NSC. It was noted that the village design statement supports protecting the stone walls in the Long Ashton.
- b) A recent article in Bristol Post reported 14 COVID19 deaths in March, April and May in the aggregated Long Ashton and Gordano area which includes Wraxall and Failand; the article could have been interpreted as meaning that there were 14 deaths in Long Ashton and also in Gordano. However, this is not the case and it is understood that there have been no COVID19 related deaths in Long Ashton.

Meeting closed at: 21:06

Date of the next meeting – Monday 20th July 2020