

LONG ASHTON PARISH COUNCIL PLANNING COMMITTEE MEETING

19:30, 17th August 2020

held remotely by video conference



Present: Mr O Lloyd-Jones (Chairman)

Ms L Anderson

Mr C Cave

Ms C Fagg

Ms S Hardingham

Ms R McAllister Kemp

Mr P Jackson

Mr D Johnson

Ms C Sellars (from 19:37)

Absent:

Mr A Cartman

Mr M Harris

Mr A Johnson

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

P20.067 - Apologies for absence were received from Cllrs Harris and Wilkinson.

P20.068 - Declarations of Interests and Grant of Dispensations

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

P20.069 - Minutes of previous meeting

The minutes of the meeting of the Planning Committee held on the 20th July 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. Proposed by Cllr Anderson and seconded by Cllr Jackson. All in favour.

P20.070 - Matters arising for information – none.

P20.071 - Correspondence

- a) From Planning Inspectorate re update on the Portishead Branch Line – noted.
- b) From Bristol Airport confirming that it intends to appeal against NSC's decision to refuse its application to increase its passenger capacity – noted.

19:37 – Cllr Sellars joined the meeting.

P20.072 - 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/1035/FUL - 18 Providence Lane, BS41 9DJ - Section 73 application to vary the conditions of planning permission and 19/P/1900/FUL (Demolition of existing building and erection of a new dwelling in its place, with associated works) by removing conditions 3 (Construction Method Statement) and 8 (Surface Water Details) by submission of the relevant information and amending condition 2 (approved plans) to allow for a minor material amendment of the scheme by the addition of a two storey extension. Officer – Jessica Smith. The PC has no objection to the changes to the design of the proposed house but has real concerns about the Construction Methods Statement which it believes not to be adequate. The PC notes that it is planned to have construction vehicles parking on Providence Lane, however the road is very narrow at that point and parking of any construction vehicles would block the road and prevent access and cause considerable congestion and so the PC objects to this and the proposed temporary access off Providence Lane. The PC would also like to see the hours of operation specified for

construction restricted to 08:00 to 17:30 Monday to Friday, to limit disruption to neighbours.

19:57 - meeting suspended for members of the public to speak on the following application.

20:16 - meeting reconvened.

20/P/1547/OUT - Land To The South Of Warren Lane, North Of Weston Road - Application for outline planning permission for the erection of up to 35no dwellings, allotments and associated access, parking, drainage infrastructure and landscaping, with new access off Weston Road for approval and appearance, layout, scale and landscaping reserved for subsequent approval. Officer – Sally Evans.

The PC objects to this application and strongly recommends refusal noting the following:

- The Housing Needs Survey, relied on by the developer, was carried out on behalf of the developer and was not initiated, requested, or carried out on behalf of the PC. The PC has not been permitted to see the full results of the survey and so cannot comment on the accuracy or the veracity of the reported conclusions. The PC is not a party to the development and it is not community led housing and so the PC does not believe that the development meets the criteria to be classed as a rural exception site.
- The site is in the Green Belt and no exceptional circumstances that would allow the development apply.
- The site is outside the settlement boundary and was not included in the NDP.
- The site is part of a scheduled ancient monument, and any development must meet fully the requirements of Historic England and NSC archaeologist to preserve the archaeology. It would appear that further information is required to do this.
- The site is good quality arable land.
- The infrastructure and services in the village are already stretched and would struggle to support the additional housing. In particular local secondary schools are predicted to reach capacity.
- Long Ashton already has problems caused by the volume of traffic on the main road and additional vehicle journeys generated by the development will exacerbate this. There is concern that the proposed entrance to the development is not well sited and too near to the junction with Wild Country Lane.
- The site has a history of flooding and drainage issues; there is concern that mitigation for this will push surface water onto neighbouring land which is used by a business to grow flowers organically. Because of the underlying clay base this is likely to cause flooding which may result in the loss of the business.
- The development will have a detrimental visual impact on the entrance to the village.

A request will be made to NSC Ward Cllrs to call in the application if NSC Officers are minded to approve it.

20/P/1598/FUH - The Wood House, Valley Road, BS8 3PZ - Single storey side/rear extension and proposed loft conversion. Officer – Janet Jones. The PC has no objection to this application.

20/P/1604/FUH - 112 Weston Road, BS41 9BZ - Erection of a timber garden room in the front grounds of the property. Officer - Nick Urquhart. 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.

20/P/1665/COA - Unit A, Estune Business Park, Wild Country Lane, BS41 9FH - Prior approval for change of use of offices (Use Class B1 (a)) to 18no. flats (Use Class C3) Officer - Ellena Fletcher.

20:23 – meeting suspended for a member of public to clarify use of the business park.

20.24 - meeting resumed

The PC recommends refusal of the application. It is PC policy to retain employment opportunities within the parish and Policy PLE2 of the NDP (Retention of businesses and employment within the Parish) states that *Planning permission for conversion of business premises, (Classes B1, B2 and B8) to residential use will not be granted unless there are exceptional circumstances. Any claim that the business is not viable should be supported by documentary evidence to show that the current use is no longer viable, alternative business uses have been seriously considered and adequately marketed.* There is no supporting documentation provided to show that the current use is no longer viable so the PC objects to the application. It is noted that the original planning permission conditioned the level of employment that needed to be provided by the Business Park and it is unlikely that this will now be met.

20/P/1704/FUL - Longwood Orchard, Clevedon Road, BS8 3TN - Creation of second vehicular entrance and driveway following the demolition of the boundary wall and erection of wall and gate Officer - Ellena Fletcher. The PC has no objection to this application.

20/P/1785/NMA - 58 Long Ashton Road BS41 9LE - Non material amendment to application 19/P/2315/FUL (Demolition of gable wall of Forge Cottages and remaining boundary structures, development of four semi-detached houses with associated access, infrastructure and improvements to PROW LA12/10/10 & adjacent footpath.) to allow a revision to approved design treatment for portico/porch. Officer – Judith Porter. The PC has no objection to this amendment but notes that application 19/P/2315/FUL was for one pair of 2.5 storey (from the front) houses and one pair of 1.5 storey houses and the plans accompanying this NMA appear to show two pairs of identical semis.

20/P/1796/FUH - 40 Rayens Cross Road, BS41 9DZ - Demolish rear single storey extension and conservatory. Proposed erection of a two-storey rear extension; demolition of a small section of wall to the front boundary to allow for two off street parking spaces. Officer - Anna Hayes. The PC has no objection to this application provided that neighbours have been given the opportunity to comment and any concerns addressed.

20/P/1803/LDP - 2 Heath Ridge, BS41 9EW - Lawful development certificate for the proposed erection of a timber framed shed in rear garden less than 2.5 meters high for use as an office/art studio. Officer - Nick Urquhart. The PC has no objection to this application in principle providing 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.

20/P/1591/TRCA - 28 Glebe Road, BS41 9LH - T1 - Birch - reduce height by 2m and laterals by up to 1m. Officer - Jason Cox. The PC has no objection to this application provided the Tree Officer is in favour of the works.

20/P/1625/TRCA - 55 Long Ashton Road, BS41 9HW - T1 - Bay - Fell. Officer - Jason Cox. The PC has no objection to this application provided the Tree Officer is in favour of the works.

20/P/1631/TPO - 3 Ridge View, BS41 9EQ - T1 - Sycamore - Crown reduce by 2.5m. Officer - Jason Cox. The PC has no objection to this application provided the Tree Officer is in favour of the works.

20/P/1745/TPO – Parklands, Abbots Leigh Road, BS8 3PX - T1 - Cherry plum - Crown lift to 3m. Reduce side growth over garden by 3m. Reduce height by 2-3m. T2 - Cypress - Reduce height of 2 of the 4 stems by 2-3m. Remove lower limb resting on gate post. Officer - Jason Cox. The PC has no objection to this application provided the Tree Officer is in favour of the works.

20/P/1801/TPO - Oakleigh Cottage, Vicarage Road, BS8 3PH - T1 - Birch - Fell and replace. T2 - Laburnum - Remove large stem over neighbours parking area. Crown reduce by 1.2m. T3 - Ash - Fell and replace. Officer - Jason Cox. The PC has no objection to this application provided the Tree Officer is in favour of the works.

20:37 – One member of the public left the meeting.

P20.073 - To note North Somerset decisions on earlier planning applications, enforcement, and licensing lists (circulated previously) – noted.

P20.074 - North Somerset Consultation on their Local Plan to 2038; to consider and respond – It was agreed that it is important for the PC to fully engage in this and future stages of the consultation and it should consider the following issues in its response to the Challenges document:

- Sustainable housing needs.
- The importance of the Green belt as a buffer between Long Ashton and Bristol.
- The environmental impact of transport, transport needs and that roads into Bristol especially the bypass are already above capacity.
- Supporting employment outside Bristol including working from home.
- The impact on air quality and noise pollution.

As the consultation due to close on 2nd September it was agreed that the Green Belt working group will meet at 14:00 on 24th August to draft a response and circulate it to all Cllrs for comment. All Cllrs would be welcome to attend the meeting. If, as expected, the closing date is extended, the draft response will be brought to the Council meeting on 7th September for approval.

P20.075 – Abbots Leigh, Ham Green, Pill and Easton in Gordano draft Neighbourhood Plan – Cllrs Harris and Anderson have reviewed the draft NP. They noted that the issues raised were similar to those in the LA NDP, that the village hub had been well considered and the A369 traffic issues addressed appropriately. It was noted that provision for housing in anticipation of NSC's local plan had been considered with three alternative options offered allowing for minor adjustments to the Green Belt boundaries offered. It was agreed that the Clerk responds thanking them for the opportunity to comment, to commend them on their draft NDP and wish them good luck on taking it forward.

P20.076 - Government Planning Consultations - To agree how the PC will make its responses to the following consultations:

- a) "Planning for the future" - closing date 29th October. It was agreed to discuss this consultation at a meeting to be held after the next planning committee meeting.
- b) "Changes to the current planning system" – closing date 1st October - It was agreed to hold an additional meeting at 19:00 prior to the next planning meeting, to discuss a response to this consultation. It was agreed that the PC seek NSC's views on this consultation.
- c) "Transparency and competition: a call for evidence on data on land control" – closing date 30th October. It was agreed to discuss this consultation at a meeting to be held after the next planning committee meeting.

P20.077 - Development until 2038 in and around Long Ashton

- a) To receive any relevant information – none.
- b) Taylor Wimpey Plans for the Vale – no update currently.
- c) The Green Belt Working Group – no update. The next meeting is due to be held on 24th August at 14:00.

P20.078 - Any other items for information – none.

Meeting closed at: 21:06

Date of the next meeting – Monday 14th September 2020 by zoom.