

LONG ASHTON PARISH COUNCIL PLANNING COMMITTEE MEETING

19:30, 14th January 2019, Jubilee Pavilion

Present: Miss M Uppington - Chairman
Mr A Cartman
Mr C Cave
Ms S Hardingham
Mr M Harris
Mrs S Hughes
Mr D Johnson
Mr N Moorcroft
Mrs J Pullin
Mr I Scoones
Mr R Sterland
Mr A Wilkinson

Absent:-
Mr A Batt
Mr A Johnson
Mrs B Mackwood
Mr M Semple
Mr J Thomas

In attendance - The Clerk, Dr JE Turp, Tracy Warren, Assistant Clerk (minutes) and 30 members of the public.

At 19.30 before the formal meeting a representative of the RBL war memorial group gave a presentation about the proposed war memorial and a resident spoke to voice his concerns on planning application 18/P/5069/FUL.

P19.001 - Apologies for absence were received from Cllrs Batt and Semple.

P19.002 - Declarations of Interests and Grant of Dispensations.

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

P19.003 - Minutes of previous meeting

The minutes of the meeting held on the 10th December 2018 copies having been circulated, were confirmed as a correct record and signed by the Chairman.

P19.004 - Matters arising for information

- a) Digital mapping – No update
- b) Ashton Gate meeting re development around stadium – Cllr Cave confirmed he will be meeting the Chief Executive Martin Griffiths soon.

P19.005 - Correspondence

- a) From NALC re NDP review. The NALC legal team have replied but as they have not been consulted previously on the review of NDPs were unable to advise the PC as to what other councils have done.
- b) Planning Local and attached toolkits. Noted.
- c) From NSC re appeal against the decision not to allow the extension at 13, Parsonage Rd. Noted.
- d) Two from PCAA re airport planning application – noted and to be considered with item 7.
- e) From NALC re nominations to be entered in draw for Royal Garden Party on 21st May 2019. No Cllrs wished to be nominated.

P19.006 - Planning applications - It was agreed that the Clerk will submit the following comments on applications affecting property in the parish, to North Somerset Council:

It was agreed to consider application 18/P/5069/FUL first.

18/P/5069/FUL - Long Ashton Library, 5-6 Lovelinch Gardens, BS41 9AH - Change of use of ground floor from library (D1) to cafe (A3) and associated works. Officer - Jessica Smith.

The meeting was closed at 20:15 to allow members of the public to speak. The meeting re-opened at 20:21 and the Chairman thanked members of public for attending and their comments.

Cllr Cave reminded members of the public that the PC can only make recommendations to NSC and that these should be based on planning regulations. The decision on the application will be made by NSC.

The PC commended the applicants in trying to bring something to give more interest to the village and whilst there are undoubted concerns about the effect of a café/bar on the living standards of nearby residents, which would need to be mitigated, this should be balanced against the effect of an empty unit on the community. The issues around the application were discussed and the following comments to NSC agreed.

Whilst the PC is pleased to see the retail unit not remain empty, and commend the aims of the applicants to improve the facilities available to residents, it is important that the living conditions of those living close to the application site should be protected and therefore has the following concerns:

The planned opening hours are long and this means that noise generated will have a greater impact on this residential area, including noise from the disposal of bottles and other waste, deliveries, noise from outside seating. The PC believes that these should be mitigated by condition so they only take place during reasonable hours.

The planned development is immediately below residential properties and sufficient sound proofing should be used so that the noise from the premises is not heard in the homes above.

The homes above the retail units in Lovelinch Gardens have terraces to the rear of the properties, the ventilation units used by the café/bar should be of sufficient quality that residents are still able to use these areas without being affected by smells or noise.

Take-away should not be permitted.

Car parking in this area is already difficult and bad parking often results in larger vehicles not being able to pass along the road and residents not being able to exit from their drives. These difficulties may be exacerbated by a café/bar and the Parish Council suggests that double yellow lines on the west side of Lovelinch Gardens would help to reduce the problems.

It was noted that development management policy DM68 is relevant to this application and the application should be considered in light of this.

It was agreed that the Lovelinch Gardens retail area should be included in the next phase of the VES.

20:33 – All members of the public except two left the meeting.

18/P/4798/FUH - 13 Highlands Road, BS41 9EN - Retrospective application to extend the roof to the side of the property by approximately 1.3m linking the house and garage, after demolition of an existing lean-to roof. Officer - Jessica Smith. The PC has no objection to this application.

18/P/5008/FUH - 26 Pear Tree Avenue, BS41 9FF - Single Storey Side Extension. Officer - Jessica Smith. The PC has no objection to this application.

18/P/5051/FUL - 1 Providence Lane, BS41 9DG - Demolition of existing buildings and redevelopment of site to provide 9 No. residential (Use Class C3) units and associated works including parking provision and refuse/recycling stores. Officer - Mike Cole.
The PC, whilst accepting there will be some development on site and pleased to see the retention of the existing stone wall, recommends refusal of this application as it believes that the current plans represent overdevelopment of the site. There are too many properties for the space and their proposed height means that they will dominate the street scene and be overbearing on properties adjacent and opposite. The PC believes that the height should be restricted to two storeys. Though the plans show how a car can turn within the plot there is concern that cars in other parking spaces will not be able to turn and will need to reverse out of the site which would be hazardous as egress onto Providence Lane is close to a busy junction and on a steep hill. There is no parking provision for visitors and no on street parking on that part of Providence Lane. The PC notes that the development would put an increased burden on the retaining stone wall.

18/P/5098/FUH - 1 Ryecroft Rise, BS41 9NQ - Single storey rear extension to detached house including excavation and provision of retaining walls to form patio area, plus a porch to the front elevation. Officer - Jessica Smith. - The PC has no objection to this application in principle providing materials match those of the existing property but given the position of the porch, asks NS to verify that there is space for two cars to be parked at the front of the property.

18/P/5106/FUH - 2 Willow Close, BS41 9DT - Demolition of existing side extension and erection of new single storey side extension. Officer - Jessica Smith. The PC has no objection to this application but given the neighbour's comments would ask the planning officer to assess the effect of the development on the neighbour's property.

18/P/5108/FUH - 18 Pear Tree Avenue, BS41 9FF - Garage conversion, extension and internal remodelling. Officer - Jessica Smith. The PC has no objection to this application.

18/P/5228/FUH - 2A Kempes Close, BS41 9ER - Demolition of conservatory and construction of upper ground floor flat roof extension and external steps to Lower ground floor. Officer – Jessica Smith. The PC has no objection to this application provided materials match those in the existing property.

18/P/5101/TPO - Woodleigh Cottage, Vicarage Road, BS8 3PH - 1 x lime tree - reduce crown by 2.5m and thin crown by 10%. Officer - Jason Cox. The PC has no objection to this application providing the Tree Officer is in favour of the work.

P19.007 – Planning applications - It was agreed that the Clerk will submit the following comments on applications affecting residents in the parish, to North Somerset Council:
18/P/5118/OUT - Bristol Airport, North Side Road, Felton, BS48 3DP - Outline planning application (with reserved matters details for some elements included and some elements reserved for subsequent approval) for the development of Bristol Airport to enable a throughput of 12 million terminal passengers in any 12 month calendar period, comprising: 2no. extensions to the terminal building and canopies over the forecourt of the main terminal building; erection of new east walkway and pier with vertical circulation cores and pre-board zones; 5m high acoustic timber fence; construction of a new service yard directly north of the western walkway;

erection of a multi-storey car park north west of the terminal building with five levels providing approximately 2,150 spaces and wind turbines atop; enhancement to the internal road system including gyratory road with internal surface car parking and layout changes; enhancements to airside infrastructure including construction of new eastern taxiway link and taxiway widening (and fillets) to the southern edge of Taxiway GOLF; the year-round use of the existing Silver Zone car park extension (Phase 1) with associated permanent (fixed) lighting and CCTV; extension to the Silver Zone car park to provide approximately 2,700 spaces (Phase 2); improvements to the A38; operating within a rolling annualised cap of 4,000 night flights between the hours of 23:30 and 06:00 with no seasonal restrictions; revision to the operation of Stands 38 and 39; and landscaping and associated works. Officer – Neil Underhay.

The PC supports the comments of the PCAA, objects to this application and recommends its refusal with the following concerns:

- Traffic congestion is already a problem so the existing cap on numbers should remain until such time as vast improvements have been made to all the main access roads. The PC notes that the majority of people travelling to the airport do so by car, therefore transport in the surrounding village lanes are severely overloaded; any increase in vehicles will lead to gridlock and residents in these villages should not be expected to accept further increases in vehicles. Local communities are already experiencing many inconveniences and this should not be increased.
- Greenbelt boundaries should be maintained and there should be no further extension of car parks into the greenbelt.
- The approved multi-storey car parks should be constructed before any further extensions are agreed.
- Increased carbon emissions will be detrimental to the environment.
- Any rescheduling of night flights is unacceptable.
- Underdevelopment of other nearby regional airports and removal of the bridge tolls to Wales may further increase usage and thus traffic to/from Bristol airport.
- Expansion of airport is not included in the Joint Spatial Plan

P19.008 – 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/4776/NMA - 48 Keedwell Hill, BS41 9DR - Non-material amendment to application 18/P/2354/FUH to allow for the side wall to be built nearer to the boundary line and to have the flush and straight roof front wall. Officer - Ellena Fletcher. *The PC notes that there are no amended plans available for this NMA which makes it difficult to comment and that NS preference is for an extension to be subservient to the existing building. The PC notes that the original application shows the extension very close to the boundary and provided that neighbours have been consulted and are happy with the new position, has no objection to this application and is happy for the officer to make a decision.* It was noted that the application has been withdrawn.

18/P/5013/TRCA - 6 Folleigh Drive, BS41 9JD - T1 damson plum – fell. Officer - Jason Cox. *The PC has no objection to this application as long as the tree officer is in favour of the work.*
Noted

P19.009 – To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously). Noted

P19.010 – Response to JSP technical Documents Nov 2018 (circulated). It was RESOLVED that the response to the consultation made under delegated powers accurately represents the PCs views. Proposed by Cllr Uppington and seconded by Cllr Cave. All in favour.

P19.011 – To consider the draft pre-application protocol (circulated), to agree any modifications and to adopt the protocol.

The draft protocol was discussed and with minor amendments was adopted. It was agreed that a copy should be sent to NSC with a request that they should make it available to developers seeking pre-application advice.

P19.012 – DEFRA Biodiversity net gain consultation – to agree if and how the PC wishes to respond to the consultation. (see <https://consult.defra.gov.uk/land-use/net-gain/>)

The PC welcomed the consultation, noting its opportunity for improvement but significant issues need to be overcome in its desired operation. It was agreed that Cllr Sterland will draft a response for the clerk to submit and will include reference to the SBL and also that any surveys should be carried out by an independent body, ideally by local authorities on any land identified for development before planning permission is requested to prevent the degradation of land before permission is sought.

P19.013 – Taylor Wimpey Plans for the Vale – It was noted that an article about the Vale recently appeared in The Bristol Post.

P19.014 – NDP review working group report. No update

P19.015 – Development until 2036 in and around Long Ashton. No update

P19.016 – Any other matters for information.

18/P/4939/FUL - 1 Warren Lane - The developer has placed a response on the case file to the PC's comments on the application. It was noted that Historic England recommends that a new heritage statement is produced including an archaeological study.

MEETING CLOSED AT: 21:14

Date of the next meeting – Monday 11th February 2019