

# LONG ASHTON PARISH COUNCIL



## PLANNING COMMITTEE MEETING

19:30, 9<sup>th</sup> November 2020

Held remotely by video conference

Present: Mr O Lloyd-Jones (Chairman)

Ms L Anderson

Mr A Cartman (from 19:40)

Mr C Cave

Ms C Fagg (from 19:36)

Ms S Hardingham

Mr M Harris

Mr P Jackson

Mr C James

Mr D Johnson

Ms R McAllister Kemp

Absent:

Mr A Johnson

Ms C Sellars

Mr A Wilkinson

In attendance: The Clerk, Mr Scott Jacobs-Lange, Dr Janet Turp, and a number of members of the public.

During Public Participation before the meeting a representative of Axis talked about application 20/P/2223/FUL - Rownham House.

P20.099 - Apologies for absence - Apologies were received from Cllr Wilkinson.

P20.100 - Declarations of Interests and Grant of Dispensations

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

P20.101 - Minutes of previous meeting

The minutes of the meeting of the Planning Committee held on the 10<sup>th</sup> October 2020 (previously circulated) were confirmed as a correct record and it was agreed that they should be signed by the Chairman at the earliest opportunity.

P20.102 - Matters arising for information

P20.096 Government Planning Consultations – the response submitted on behalf of the PC was noted. It was also noted that the reference to asking Cllr Cave to assist with the letter to Dr Fox as “if willing” was because he was not present at the meeting. The letter to Dr Fox has yet to be written but Cllrs will draft it and the clerk will issue the letter.

P20.103 – Correspondence

- a) From NSC re amendments to Planning Application 20/P/0389/FUL- Long Ashton Park and Ride. Bristol City Council has asked that this application be expanded to include other sports fixtures, musical performances and other large events. It was agreed that given the parking difficulties in Long Ashton when large events are held at Ashton gate or Ashton Park the PC will support the proposal.
- b) From NSC – Re PC Briefing on the Local Plan “Choices for the Future” consultation – to agree who will attend. It was agreed that Cllrs Anderson and Fagg would attend the briefing on the 20<sup>th</sup> and 16<sup>th</sup> November respectively.

- c) From PCAA re timetable for inquiry. This was noted and it was agreed to add the Airport as a standing item on the agenda.
- d) From resident re possible planning breach – this was noted but as there was no detail no action could be taken.

P20.104 - 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/2097/LBC - 153 Long Ashton Road, BS41 9JQ - Listed building consent to enlarge existing loft hatch access to roof space and install loft ladder; install raised boarding into the existing loft space (c. 15 m<sup>2</sup>) to provide storage area; lay roof insulation across the whole existing loft space. Officer – Janet Jones. The PC has no objection to this application as long as the conservation officer is happy with the works.

20/P/2223/FUL - Rownham House, Rownham Hill, BS8 3PU - Demolition of the existing fire damaged dwelling and rebuilding of new dwelling of the same size and style on same footprint. Officer - Angela Norris. The PC has no objection to this application.

20/P/2339/LDP - 11 Folleigh Drive, BS41 9JD - Lawful Development Certificate for the proposed construction of rear canopy over existing patio. Officer - Charles Cooksley. The PC has no objection to this application.

20/P/2372/FUH - 71 Long Ashton Road, BS41 9HW - Demolition of existing single storey rear projection; proposed erection of a single-storey rear extension and new rear window at first floor level above with Juliet balcony. Officer - Charles Cooksley. The PC recommends refusal of this application, although it acknowledges that modern additions can often work, in this case it believes the design to be out of keeping with the conservation area.

20/P/2444/MMA - 58 Long Ashton Road, BS41 9LE - Minor material amendment to planning permission 19/P/0204/FUL (allowed under appeal APP/D0121/W/19/3242059) (Proposed erection of 4 Semi-detached, 4 bedroom houses) to allow minor amendment to the design of the porch/portico and rear elevation fenestration pattern to introduce bi-fold doors to lower ground floor. Officer – Judith Porter. The PC has no objection to this application as long as the change to the porch doesn't reduce the available parking area.

20/P/2451/LBC - 126 Long Ashton Road, BS41 9LS - Listed Building Consent for the replacement of defective timber elements (structural purlins, rafters, ridge and wall plates). Officer - Janet Jones. The PC has no objection to this application as long as the conservation officer is happy with the works.

20/P/2454/ADV - 65 Weston Road, BS41 9AB - Advertising consent for 2x Illuminated fascia signs, 1 x illuminated projecting sign and 1 x non illuminated fascia sign for estate agents office. Officer - Anna Hayes. Although the PC would support the presence of fascia signage it does not see the need for these to be illuminated in a village setting. It does not support the projecting sign – the building is low and it wouldn't give a lot of clearance, and could be a distraction to drivers turning into Birdwell Lane.

20/P/2460/FUH - Lingfield House, Bridge Road, BS8 3PE - Demolition of raised terrace (upper ground) and replacement with single storey rear extension (lower ground) with roof terrace above (upper ground), construction of new rear external stairs, conversion of derelict greenhouse to small gym, replacement of porch to rear elevation; internal alterations and external landscaping to rear. Officer - Janet Jones. The PC has no objection to this application.

20/P/2522/FUH -14 Fenshurst Gardens, BS41 9AU - Demolition of existing garage and proposed erection of a two storey side extension. Officer - Charles Cooksley. The PC has no objection to this application.

20/P/2574/COA - Unit C Estune Business Park, Wild Country Lane, BS41 9FH - Prior approval for change of use from Class B1(a) (offices) to 24no. residential (C3 use) units. Officer – Judith Porter.

21.07 The meeting was adjourned to allow a member of the public speak about this application.

21.10 The meeting was resumed.

The PC objects to this application. The provision of employment was a condition of the planning permission for the estate and with permission already being given for change of use on Unit A there will be very little employment left on the site. The PC policy is 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. "

If NSC is minded to approve the application the PC notes that the bin store is located very close to neighbouring residential properties and the PC would ask that it is moved away from homes.

20/P/2190/TPO - The Almshouses, 13 Long Ashton Road, BS41 9HW - T1 - Blue Atlas – Fell. Officer - Jason Cox. The PC would like to see this tree retained but given the damage to the tree recognises that it needs the expertise of the tree officer to make the decision.

21.16 Cllr Harris declared an interest in the following application and left the meeting.

20/P/2310/TPO - Nightingale House, Valley Road, BS8 3PZ - T1 & T2 - Ash – Fell. Officer - Jason Cox. The PC has no objection to this application as long as the Tree Officer is in favour of the works.

21.17 Cllr Harris returned to the meeting.

20/P/2354/TRCA - The Orchard, Bridge Road, BS8 3PE - T1 - Quince - Reduce height by 2m, sides by 1m. T2 - Leyland Cypress - Reduce by 2m. G1 - Mixed - Reduce away from property by 0.5 feet. Officer - Jason Cox. The PC has no objection to this application as long as the Tree Officer is in favour of the works.

20/P/2366/TRCA -1 Long Ashton Road, BS41 9HW - T4 - Willow - Fell. T5 - Cherry - Fell, H5 - Lawson Cypress - Reduce height by 1.5m. Officer - Jason Cox. The PC has no objection to this application as long as the Tree Officer is in favour of the works.

20/P/2393/TPO - St Ambrose, North Road, BS8 3PW - T5 - Maidenhair tree - Remove secondary stem. T7 - Apple - Fell. T8 - Apple - crown lift to gain 1.8m clearance above ground level. T9 - Judas tree - Reduce crown stems back to live growth. T10- Oak - crown lift over footpath for 2.4m clearance. G1 - Yew - Crown lift by 2-2.4m. Crown reduce by 1m. G2 - Yew - Fell and remove. G6 - Lawson Cypress - Reduce to previous points. H1 - Yew - Reduce height to 3.5m. Reduce side closest to building to 1m. Remove ash. H2 - Cherry Laurel – Fell. Officer – Jason Cox. The PC has no objection to this application as long as the Tree Officer is in favour of the works.

20/P/2413/TPO – Rosemont, Church Road, BS8 3PG - T1 & T2 - Thuya - Crown lift to 4m. Officer - James McCarthy. The PC has no objection to this application as long as the Tree Officer is in favour of the works.

20/P/2433/TRCA -18 Glebe Road, BS41 9LH - T1 - Holly - Fell. T2 - Crown reduce by up to 0.5m. T3 - Goat Willow - Re-pollard to 3m. T4 - Willow - Fell. T6 - Leylandii - Fell. T7 - Leyland Cypress – Fell. Officer – Jason Cox. The PC has no objection to this application as long as the Tree Officer is in favour of the works.

20/P/2442/TRCA - 5 Church Lane, BS41 9LU - T1 - Ash - Fell. T2 - Willow – Fell. Officer - Jason Cox. The PC has no objection to this application as long as the Tree Officer is in favour of the works.

P20.105 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously)  
These were noted.

P20.106 To consider and agree the Committee's Budget Requirements for 2021/22  
It was RESOLVED to request a budget of £1,000 to meet the needs of the planning committee. Proposed by Cllr Cave and seconded by Cllr D Johnson. All in favour.

P20.107 To agree process to respond to NSC's Local Plan "Choices for the Future" consultation.

It was noted that Cllrs could watch the recorded of a session and it was agreed that following the briefing sessions the green belt working group would meet to draft the PC response to the consultation which would be considered at the next planning committee meeting. There then followed a wide ranging discussion about the best way to engage residents and encourage them to respond to NSC's consultation. It was agreed that in the letter to Dr Fox the PC would ask him to encourage support for the PC's position and that the Community Engagement working group will be asked to arrange a social media and poster campaign to encourage responses to the consultation and also a leaflet to be printed and delivered to homes in the Parish. These can reflect the PC already stated position of opposition to building in the green belt and to maintaining the identity as a village. It was RESOLVED to delegate to the clerk in consultation with the chairman the arrangement of the printing and delivery of a leaflet up to a cost of £500.

P20.108 Longmoor Village - to receive report on meeting held with Ashton Gate and to agree any actions required.

Cllrs Cartman, Fagg and Jackson attended the meeting which concentrated on the proposed Longmoor Village development. The main issue for the PC is that the developers are still planning to have the exit from the development close to David Lloyd, despite lobbying from the PC for it to be onto the South Bristol Link Road. A junction by David Lloyd would cause significant congestion around the area causing problems for those trying to enter or leave Long Ashton from Bristol. It was agreed that the PC needs to continue to work at getting the exit re-sited. Cllr Cartman will discuss the issue with NS planning and highways officers.

P20.109 Development until 2038 in and around Long Ashton

- a) To receive any relevant information covered under earlier agendas items.
- b) Taylor Wimpey Plans for the Vale - update and to consider any action required – no update available.
- c) The Green Belt Working Group has not met since the last planning committee meeting.

P20.110 Any other items for information.

Cllr Cave informed the meeting that NSC's application to join the West of England Combined Authority had been blocked by Bristol City Council.

Meeting finished 22:03

Date of the next meeting – Monday 7<sup>th</sup> December 2020

DRAFT