



LONG ASHTON PARISH COUNCIL

Minutes of the Planning committee meeting held at the Village Hall, Long Ashton on Monday 21st February 2022 at 7.30pm.

Present: Councillors A Cartman, J D'Alesio, C Fagg, M Harris, S Hardingham and R McAllister Kemp

In attendance: Hannah Harwood (Deputy Clerk).

P22.010 **Apologies for Absence LGA 1972 s85 (1)**
Apologies were received and accepted from Councillor: P Jackson, C Cave and C James

P22.011 **Declarations of Interests and Grant of Dispensations.**
Noted – There were no declarations of interests and dispensations.

P22.012 **Minutes of Previous Meeting**
Resolved – THAT the minutes of the meeting of the Planning Committee held on the 31st January 2022 are approved as a correct record and signed by the Chairman. LGA 1972, Schedule 12, paragraph 41(1).

P22.013 **NSC request for further information**
To review additional comments from North Somerset Council in regards to the following:

Ref. No. (click to access documents online)	Address	Description	Further Response
Application link: 21/P/2208/FUL	60 Providence Lane Long Ashton BS41 9DN	<p>Change of use of former scout hut to a four bedroom family dwelling. Works to include raising of part of existing roof to match adjacent roof line, rebuild of rear two storey extension, alterations to windows and doors, addition of roof lights and construction of decking and balcony to south east elevation.</p> <p>NSC have requested the following:</p> <p>“Paragraph d of DM68 advises that a building within community use can be considered surplus to requirement if (amongst other criteria) the following applied ‘the local planning authority, through consultation with relevant Council departments, town/parish councils, service providers and voluntary groups, etc. is satisfied that there is no demand for any appropriate form of community facility in the vicinity.</p>	<p>Response from meeting held on the 31st January 2022:</p> <p>The Parish Council strongly objects due to loss of privacy, the lack of parking and the possible effect on a conservation area.</p> <p>Response from meeting held on the 23rd February 2022:</p> <p>In response to the specific</p>

		<p>So, we were hoping the PC could advise on need for community assets in the local area?"</p>	<p>question "could the Parish Council advise on the need for community assets in the local area?". The Councils response is as follows:</p> <p>As consent has already been granted for an alternative scout hut in the village, we consider the need for community assets to be satisfied.</p>
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P22.014 Planning Applications

To consider the applications below:

Ref. No. (click to access documents online)	Address	Description	Target Date	Response
Application link: 21/P/3484/TPO	Street Record Rownham Hill Leigh Woods North Somerset	T1 - Oak - Reduce tree to lower crown forming as part of natural retrenchment process. Ash Groups - Various ash trees within groups - Ash tree removal due to ash dieback.	17 March 2022	The Council has no objection to this application.
Application link: 22/P/0086/FUL	43 Weston Road Long Ashton North Somerset BS41 9AA	Proposed change of use from retail shop (Class E) to a single residential dwelling (Class C3) and associated external works to include the erection of a single storey rear extension.	21 March 2022	The Council strongly opposes this application. The Long Ashton neighborhood development plan (PLE1) states that this area of shops should be protected. The reasons for objection include: That no documentary evidence has been received to show that the current use is no longer viable or that alternative business uses have been considered and adequately marketed.

				If the application was successful, there would not be adequate retail provision for the area. This also goes against North Somerset CS21 core strategy policy.
Application link: 22/P/0102/MMA	Rosemont Church Road Leigh Woods North Somerset BS8 3PG	Minor material amendment to permission to permission 21/P/1779/MMA (Minor material amendment to permission 20/P/1435/FUH (Demolition of rear extensions, conservatory and garage, and replacement with a two-storey rear extension with basement and associated external alterations. Conversion of loft into living accommodation with the addition of 2no. dormer windows and 2no. rooflights. New vehicular access from Church Road and blocking of existing entrances with matching stone. Erection of a car port) to create a lightwell to basement with the erection of railings and revised fenestration to the ground floor; and the erection of 2no. dormer windows to North East elevation	14 March 2022	The Council has no objection to this application.
Application link: 22/P/0125/TPO	Foye House Bridge Road Leigh Woods BS8 3PE	T1 - Ash - Fell due ash dieback.	17 March 2022	The Council has no objection to this application.
Application link: 22/P/0175/AOC	Springhill Bridge Road Leigh Woods Bristol BS8 3PB	Request to discharge condition number 4 (type of rooflights) on application 21/P/0555/FUH	21 March 2022	The Council has no objection to this application.
Application link: 22/P/0209/LDP	9 Copford Lane Long Ashton North Somerset BS41 9NF	Certificate of Lawful Development for the proposed conversion of the existing internal garage area into habitable accommodation.	25 March 2022	The Council has no objection to this application.

Application link: 21/P/3504/LBC	Unit 9, Gatcombe Farm Gatcombe Lane Flax Bourton Somerset BS48 3QT	Listed building consent for the installation of corrugated steel cladding in lieu of larch cladding approved by permission 21/P/0073/LBC (for the conversion of agricultural building (Unit 9) to create 1no. four bedroom dwelling)	24 March 2022	The Council would like to defer to the opinion of the North Somerset conservation officer.
Application link: 21/P/3505/MMA	Unit 9, Gatcombe Farm Gatcombe Lane Flax Bourton Somerset BS48 3QT	Minor material amendment to permission 21/P/0072/FUL (Conversion of agricultural building (Unit 9) to create 1no. four bedroom dwelling) to allow change from larch cladding to corrugated steel cladding	24 March 2022	The Council would like to defer to the opinion of the North Somerset conservation officer.
Application link: 22/P/0126/TRCA	Foye House Bridge Road Leigh Woods BS8 3PE	G2 - Leyland Cypress - Fell row of trees planted as hedge	2 March 2022	The Council has no objection to this application.
Application link: 22/P/0219/MMA	Gatcombe Farm Gatcombe Lane Flax Bourton Somerset BS48 3QT	Minor material amendment to permission 20/P/2556/FUL (Conversion and part demolition of agricultural building (Unit 7) to allow changes to the approved drawings comprising: revised fenestration; revised car parking space, revised boundary treatment and landscaping; re-positioning of cycle store and new shed/store	25 March 2022	The Council has no objection to this application.

P22.015 **Greenbelt Working Party**

Noted- A verbal update was received from the Greenbelt working party.

Noted - A public Q&A meeting with North Somerset Council with a provisional date of the 31st March 2022 to be finalised. A Cartman to finalise the details.

Noted – Councilor A Cartman to provide a report to the Full Council meeting in March to detail any additional spending required for this meeting.

Resolved – That up to £500 can be spent on flyers and distribution to advertise the Q&A sessions. *This expenditure will come out of EMR 329 Planning contingency (Local Government Act 1972 s 142) as per minute point P21.053.*

P22.016 **DATE OF THE NEXT MEETING**

The date of the next meeting is Monday 28th March 2022.

The meeting ended at 20.30

Signed: Date: (Chairman)