



LONG ASHTON PARISH COUNCIL

Draft Minutes of the Planning Committee meeting held in the Jubilee Pavilion, Community Centre, Long Ashton on Monday 13 January 2025 at 6.30pm

Present: Councillors Smith (Chair), Fenton, Lilley
In attendance: Ruth McAllister (Admin & Committee Clerk), North Somerset Council District Councillors Cartman and McQuillan, Hilary Burn for the Parish Councils Airport Association and 8 members of public

P25.001 Apologies for Absence

Noted – apologies received from Councillors Barrett, Wilkinson, Harris, Barks, Andrews

P25.002 Declarations of Interests and Grant of Dispensations.

Noted – there were none.

P25.003 Minutes of Previous Meeting LGA 1972, Schedule 12, paragraph 41(1)

Resolved – that the minutes of the meeting of the Planning Committee held on 11 March 2024 were approved as an accurate record and signed by the Chair.

P25.004 Epic Proposed Development Planning Application 23/P/2185/FU2

- i. **Noted** NSC decision to be made on the Epic application (ref 23/P/2185/FU2) will be made by North Somerset Council's Planning & Regulatory Committee on Wednesday 15th January 2025
- ii. **Noted** The Covering Letter from Planning Potential regarding the s106 agreement, plus the advice from Legal Counsel regarding the 'green land/green wedge' covenant was submitted to NSC for their consideration.
- iii. **Noted** Advice from NSC Planning Officer had confirmed that securing an alternative Nature Reserve site would NOT meet s106 criteria.

Meeting suspended to invite resident to comment on letter to NSC Councillors. Resident expressed the opinion that the letter was comprehensive and includes new aspects captured by the public protest meeting on 11 Jan 2025. Resident suggested that the letter be published. Resident suggested that a covering summary should be included with the letter and that the letter should be read out at the NSC Planning & Regulatory Committee meeting on 15 Jan 2025. Meeting resumed 7.24pm

- iv. **AGREED** that the Chair (Cllr Dan Smith) would send the agreed email to the members of the North Somerset Planning committee to remind them in the strongest possible factual terms of the Parish Council's opposition to the Epic Planning Application with an additional covering note that summarises document.

P25.005 Neighbourhood Development Plan

Advice being sought as to whether now is the time to update our NDP, with consideration to the increase in housing targets as set out in the revised National Planning Policy Framework (NPPF) and looking at the [Strategic Housing Land Availability Assessment](#) (SHLAA) for North Somerset. **Noted and AGREED** to refer to Green Belt & NDP Working Group

P25.006 Response to Bristol Airport Masterplan

AGREED that LAPC should adopt the PCAA’s approach in its response, utilising the PCAA’s detailed draft response, suitably amended to reflect Long Ashton’s context, as LAPC’s official response to the Bristol Airport Masterplan. **Noted** that Cllr Amanda Barrett to provide draft response to be delegated for approval via email to meet consultation response deadline of 31 January 2025

New planning applications were considered - focussing on new builds, large scale developments, or potentially contentious, with planning applications highlighted at the request of residents in **bold**.

Ref. No.	Address	Description	Deadline
22/P/2073/OUT	Land To The East (Builders Yard) Of The Guide Hut , Weston Road, Long Ashton	Outline planning application for the erection of up to 7no. detached dwellings and garages with associated access and parking following demolition of existing buildings. Access, layout and scale for approval; appearance and landscaping reserved for subsequent approval. An appeal has been made to the Planning Inspectorate against our decision to refuse to grant planning permission. AGREED to repeat PC’s previous comment on original application, therefore take no action as original comment will be forwarded to appeal.	22 January 2025
24/P/2674/FUH	15 Keedwell Hill Long Ashton BS41 9DP	Proposed loft conversion including the creation of a rear flat-roof dormer and installation of 2no. rooflights to the front elevation.	13 February 2025
24/P/2684/AOC	Rownham House Rownham Hill Leigh Woods Bristol BS8 3PU	Request to discharge condition numbers 7 (Construction Method Statement), 11 (Written Scheme of Investigation), 16 (Confirmation of Natural England License) and 19 (Construction Environmental Management Plan) on application 23/P/1015/FUL	14 February 2025
24/P/2724/FUH	19 Glebe Road Long Ashton BS41 9LJ	Proposed erection of a single storey rear extension.	18 February 2025
24/P/2612/FUL	50 Lampton Road Long Ashton BS41 9AN	Proposed erection of 1no. 3 bedroom dwelling. AGREED PC to comment that planning application must include	5 February 2025

		adequate and appropriate parking spaces for new dwelling due to proximity of school and that access to parking must be safe.	
24/P/2619/FUL	Ardmore Vicarage Road Leigh Woods BS8 3PH	Replacement curtain walling and associated external steps and balustrades to north elevation to both blocks of apartments at Ardmore (1 - 9 (Block A) and 10 - 17 (Block B)).	6 February 2025
24/P/2642/MMA	67 Ridgeway Road Long Ashton BS41 9EZ	Minor material amendment to permission 24/P/1000/MMA (Minor material amendment to 22/P/2968/FUL (Demolition of existing dwelling and erection of 1no. Replacement dwelling, including alterations to access with associated works) to allow for: External changes: 1) Approved standing seam roof covering to pitched roof gable projection replaced with tiles to match roof tiles used elsewhere on the proposed design. This change will also generate a more pronounced eaves line and verge; 2) A small roof light is proposed on each roof slope (east and west) of the gable projection; 3) A door to the utility is proposed at ground floor level on the west elevation; 4) An obscure glazed window is proposed on the west elevation serving a second floor bathroom; 5) The approved front curtilage arrangement is to be landscaped differently to accommodate an improved layout for the parking and bin and bike storage, and to accommodate a shallow ramp from the pavement to the dwelling entrance; and Internal changes: 6) Some alterations to the layout of the floor plans	10 February 2025

P25.008 Date of Next Meeting

To note the date of the next meeting – Monday 10 March 2025 at 6:30pm

Signed by Chair: _____ Date: _____