



LONG ASHTON PARISH COUNCIL

Draft Minutes of the Planning committee meeting held at the Jubilee Pavilion, Long Ashton on Monday 17 March 2023 at 7.30pm

Present: Councillors Barks, Cartman (NSC), Fagg, Hardingham, McAllister Kemp

In attendance: Karen Aniola (Assistant Clerk)

Public Participation

A member of the public attended to enquire about progress on the Epic Healthcare proposed development

P23.032 Election of Chair

Resolved – that in the absence of an elected Chair for 2022-2023 Councillor Harris be appointed Chair for this meeting.

P23.033 Apologies for Absence

Resolved – that apologies were accepted from Councillor Jackson.

Councillor Lilley was absent.

P23.034 Declarations of Interests and Grant of Dispensations.

Councillor Hardingham disclosed pecuniary interest and would exit the meeting for discussion of agenda item 9) planning application 23/P/0056/FUH. Councillor Hardingham disclosed personal interest and would not be allowed to vote on agenda item 9) planning application 23/P/0200/FUH.

P23.035 Minutes of Previous Meeting *LGA 1972, Schedule 12, paragraph 41(1)*

Resolved – that the minutes of the meeting of the Planning Committee held on 20 February 2023 were approved as an accurate record.

P23.036 Greenbelt & NDP Working Group (GBWG) Update

No meetings had taken place since the last Committee, a meeting with Epic had not yet been requested, and NSC had no knowledge of Epic's latest intentions. There was photographic evidence that Epic had laid down tracks on land in the parish for conducting surveys but it was noted that special permission was required to disturb land in the vicinity of badger setts.

Resolved – Cllr Cartman to refer the issue of whether Epic had consent to lay tracks on land in the parish for the purpose of conducting surveys to the Enforcement Team at NSC.

P23.037 Coal Mining Information

A report and map prepared by LANCET was noted, highlighting a new study showing that most Green Belt area around South Bristol and Long Ashton that NSC is considering to release for redevelopment is categorised as Development High Risk as a result of mine workings.

P23.038 Longmoor Development

Resolved – that this issue should now come off the agenda as there was nothing further to discuss.

P23.039 Planning Applications

To consider new planning applications - focussing on new builds, large scale developments, or potentially contentious. Planning applications highlighted at the request of residents are in **bold**.

Ref. No.	Address	Description	Target Date
23/P/0010/FUH	30 Providence Lane Long Ashton North Somerset BS41 9DJ	Proposed erection of a single storey front extension (with partial pitched roof, the remainder will be a flat roof to provide level access to the rear garden); first floor rear extension over the existing single storey extension and new aluminium framed windows & doors. New roof to the main part of the house featuring 3no. Velux roof windows & an array of 12no. photovoltaic panels. Erection of a new summer house outbuilding to the rear garden on roughly the same footprint as an existing dilapidated outbuilding.	Neutral but point to neighbours comments around being overlooked
23/P/0097/TPO	Hillbrow Bannerleigh Road Leigh Woods North Somerset BS8 3PF	T - 1 Fell Monterey Cypress-in decline	Neutral Defer to Tree Officer
23/P/0318/CM2A	Unit A, Estune Business Park Wild Country Lane Long Ashton	Prior approval for change of use of offices (Use Class E) to 18no. residential flats (Use Class C3)	Neutral
23/P/0359/HHPA	32 Birdwell Road Long Ashton North Somerset BS41 9BD	Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 4.0 metres; 2) have a maximum height of 3.7 metres and 3) have eaves that are 2.94 metres high	Neutral Point to neighbours comments Design: materials should match existing Highlight that neighbour's extension is conservatory

23/P/0373/AOC	Gatcombe Farm Gatcombe Lane Flax Bourton North Somerset BS48 3QT	Discharge of Condition No.5 (Windows and Doors), No.7 (Materials) and No.14 (Landscaping Scheme) on application 22/P/0437/LBC	Neutral
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P23.040 Other Planning Applications in Surrounding Areas

There were no new applications of interest in surrounding areas.

P23.041 Parish Councils' Complaint: NSC Planning (*Paper*)

Councillors discussed an invitation from Blagdon Parish Council to join a group of parish councils in submitting a complaint to NSC Planning. It was noted that a peer review of NSC Planning had taken place a year ago, from which some issues had been picked up.

Resolved – that although Long Ashton Parish Council had some minor irritations with the Planning process, there had been no significant issues to warrant a complaint and there was some uncertainty expressed as to whether that was the right tactic.

P23.042 DATE OF THE NEXT MEETING

The date of the next meeting is Monday 17 April 2023 at 7:30pm.

Signed by Chair: _____ Date: _____