



LONG ASHTON PARISH COUNCIL

Minutes of the Planning committee meeting held at the Jubilee Pavilion, Long Ashton on Monday 20 February 2023 at 7.30pm

Present: Councillors, 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

P23.019 Election of Chair

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

P23.020 Apologies for Absence

Resolved – that apologies were accepted and approved from Councillors Barks, Harris and Jackson.

P23.021 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 22/P/3065/FUH. Councillor Hardingham disclosed personal interest and would not be allowed to vote on agenda item 9) planning application 23/P/0200/FUH.

P23.022 Minutes of Previous Meeting *LGA 1972, Schedule 12, paragraph 41(1)*

Resolved – that subject to a change to reflect that Councillor McAllister Kemp had been present, the minutes of the meeting of the Planning Committee held on 16 January 2022 were approved as an accurate record.

P23.023 Greenbelt & NDP Working Group (GBWG) Update

It was reported that Epic's contractors had been seen carrying out ground preparation work in the parish for the purpose of conducting surveys, which councillors noted was acceptable at this stage with proposed developments. It was noted that the National Planning Policy Framework consultation (for discussion later on agenda) was ongoing. Further clarification of policy around use of the green belt for economic development vs housing would be required.

Resolved – that Councillor Cartman would make enquiries at NSC regarding progress on their discussions with Epic, and that a date for councillors to meet with Epic should be arranged.

P23.024 Local Green Spaces

A reply from NSC Planning regarding protection of parish locations under policies LC4 and ENV5 of the Long Ashton Neighbourhood Development Plan (NDP) was discussed. It was noted that areas identified in maps 3 (West of Longwood Lane Durnford Quarry; Dawsons Walk and nearby 3 small areas; Reservoir; Yanley Lane-Quarry- Hanging Hill Wood) and 7 (Ashton Hill Plantation, Fenn's Wood, Woods around LA Golf Course; The Ironwood; Hanging Hill Woods and surrounding fields; Leigh Woods North to Nature Reserve) of the NDP received a certain level of protection but in order to be designated Local Green Spaces

in Appendix 3 of the NSC Local Plan, submission of a request for designation providing justification and precise location information was required.

Resolved – that a request for designation of Local Green Space for all locations detailed in map 3 (sites of open space value) and map 7 (areas of value to nature or landscape) of the Long Ashton Neighbourhood Development Plan be submitted to NSC by LAPC with justifications for their designation.

P23.025 Consultation on revising the National Policy Planning Policy Framework (NPPF)

Resolved – that the LAPC would submit a response stressing the importance of protecting the green belt and the standing of Long Ashton Neighbourhood Development Plan.

P23.026 Longmoor Development

There had been no further developments so there was nothing to report.

P23.027 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
22/P/2832/TPO	Telford House North Road Leigh Woods North Somerset BS8 3PP Grid Ref: E 356231 N 173009	T1 - Oak - remove epicormic growth to crown break.	Leave all tree applications to Tree Officer knowledge
22/P/3065/FUH	27 Ridgeway Road Long Ashton North Somerset BS41 9EY Grid Ref: E 354319 N 170481	Proposed Erection of a 2 1/2 Storey extension to the South-East Elevation, single storey link extension between the dwelling and existing garage. Proposed raising of roof ridge height by 0.5m and subsequent loft conversion. Internal and external structural alteration including, installation of 6 No. Velux windows, 5 No. Skylights, Replacement of all external windows and doors and addition of 1 No. new window to the North Elevation at the first floor and creation of a side access door at ground floor level.	Object with comment on lack of parking
23/P/0056/FUH	72 Long Ashton Road Long Ashton BS41 9LE Grid Ref: E 354638 N 170460	Proposed demolition of existing rear conservatory and front porch/balcony. Proposed erection of a replacement single storey rear extension and two storey front extension with gabled roofing above. Internal structural alterations and external cosmetic alterations.	neutral

23/P/0001/FUL	Charters Bridge Road Leigh Woods BS8 3PE Grid Ref: E 356034 N 172756	Proposed demolition of existing dwelling and erection of 1 No. two storey replacement dwelling.	neutral
23/P/0024/TRCA	155 Long Ashton Road Long Ashton North Somerset BS41 9JQ Grid Ref: E 355240 N 171033	Apple (T1-T2) Crown reduce by approx 1.5m all round.	-
23/P/0034/TRCA	3 Folleigh Lane Long Ashton North Somerset BS41 9HZ Grid Ref: E 354772 N 170634	Trees forming hedge at border of shared garden of Number 2 and Number 3 Folleigh Lane, comprising 2no. Portuguese Laurels, 1no. Thorny Olive, 2no. Common Hazels and 3no. Bay Laurels. Crown reduction, height reduced from approximately 6m to 4m.	-
23/P/0136/FUL	Longwood Orchard Clevedon Road Failand BS8 3TN Grid Ref: E 352592 N 171452	Proposed demolition of existing dwelling and erection of 1 No. replacement dwelling and detached garage, including access and front boundary treatment.	neutral
23/P/0200/FUH	79 Providence Lane Long Ashton BS41 9DL Grid Ref: E 353721 N 170783	Proposed removal of existing bay window and side entrance. Proposed erection of a single storey extension to the West elevation and a single storey porch extension to the East elevation. Hip to Gable roof conversion and installation of 2 no. dormers to the East elevation and a flat-roof dormer to the West elevation. Internal structural alterations and rearrangement. Want to ensure consistent reef line Not clear from plans whether any additional height added to bldg., conscious of imposition of privacy on needs re windows...	Object Comment on need for obscured fixed windows
23/P/0170/TRCA	3 Hillside Road Long Ashton North Somerset BS41 9LG Grid Ref: E 354977 N 170643	T - 1 Magnolia crown reduction by 1.5 mtrs. Growing against house T - 2 Ficus carica crown reduction by 2 mtrs. Growing against house T - 3 Bay Laurel crown reduction and lift by 1.5-2mtrs Interfering with cables.	-

P23.028 Planning Applications in Surrounding Areas - Bristol Airport 23/P/0176/AOC

The submitted response by the Parish Councils Airport Association objecting to the planning application was noted.

P23.029 Portishead Neighbourhood Plan Consultation

The 3-week period to comment on proposed revisions to the map of valued employment sites was noted.

P23.030 Healthy Village Analysis

The action arising from November Full Council's Health & Wellbeing working group report was noted, and "now, soon or later" items were identified for reporting back to March Full Council.

Resolved – that Planning Committee's 'Now' activities – maintenance and protection of village identity and sense of community and protection of quality green spaces – and 'Soon/Later' activities – updating of Neighbourhood Development Plan – be reported to March Full Council.

P23.031 DATE OF THE NEXT MEETING

The date of the next meeting is Monday 13 March 2023 at 7:30pm.

Signed by Chair: _____ Date: _____