

# LONG ASHTON PARISH COUNCIL PLANNING COMMITTEE MEETING

19:30, 10<sup>th</sup> February 2020, Jubilee Pavilion



Present: Mr Lloyd-Jones; Chairman  
Ms L Anderson  
Ms S Hardingham  
Mr M Harris  
Mr P Jackson  
Mr C James  
Ms R McAllister Kemp  
Ms C Sellars

Absent:  
Mr A Cartman  
Mr C Cave  
Ms C Fagg  
Mr A Johnson  
Mr D Johnson  
Mr A Wilkinson

In attendance: The Clerk, Dr Janet Turp, Mrs Tracy Warren, Assistant Clerk (minutes), and 1 member of the public.

P20.010 - Apologies for absence were received from Cllrs Cartman, Cave, Fagg, D. Johnson and Wilkinson.

**19:36** – The meeting was suspended to allow a member of public to speak on application 20/P/0146/FUH - 34 Ridgeway Road.

**19:39** – The meeting was reconvened.

P20.011 - Declarations of Interests and Grant of Dispensations.

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

P20.012 - Minutes of previous meeting

The minutes of the meeting held on the 13th January 2020 (previously circulated) were confirmed as a correct record and signed by the Chairman.

P20.013 - Matters arising for information

- a) P20.004b - Theynes Croft Car Park – the stone from the RBL, which the memorial group want to use, has not been moved and this will be raised at the meeting with the Trust.
- b) P20.005a - Application 19/P/2315/FUL for 58 Long Ashton Rd has been approved.
- c) P20.005b - Breach of planning approval; this has been reported and acknowledged.
- d) P20.008 – Meeting with North Somerset Council's (NSC's) Housing Development and Strategy Manager. It was agreed that the meeting will take place on 26<sup>th</sup> February at 10:00 – 12:00. Those who attend will provide a report at the next meeting.

P20.014 – Correspondence

- a) From MetroWest re acceptance of application – It was noted that the Planning Inspectorate, NSC have accepted the application for the re-opening of passenger services of the railway branch line between Portishead and Pill with works to improve the existing railway line between the Pill, NSC and Ashton, Bristol Junctions. Copies of the documents are available to view online at the Planning Inspectorate's website at: <https://infrastructure.planninginspectorate.gov.uk/projects/south-west/portishead-branch-line-metrowest-phase-1/>
- b) From NSC re appeal for 1 Warren Lane; it was noted that an appeal has been made against NSC's refusal of the application 19/P/1045/FUL.

- c) From NSC re Royal Mail plans for replacement parcel box; it was noted that Royal Mail are to submit a planning application.
- d) From Bristol City Council re Consultation on managing the development of houses in multiple occupation - Draft Supplementary Planning Document; it was agreed that the PC did not need to respond to the consultation.

P20.015 - It was RESOLVED that the Clerk will submit the following comments on applications affecting property in the parish, to North Somerset Council:

19/P/3165/FUH - 32 Theynes Croft, BS41 9NA - New rear extension to existing property. Officer - Anna Hayes. The PC has no objection to this application.

20/P/0073/FUH - 20 Glebe Road, BS41 9LH - Extensions and alterations to existing dwelling. The PC has no objection to this application.

**20:03** – Cllr Lloyd-Jones, having a non-pecuniary interest in the following application left the room. Cllr Anderson took the chair in his absence.

20/P/0146/FUH - 34 Ridgeway Road, BS41 9ES - Removal of outbuilding and construction of double storey rear extension. Widening of driveway and parking area. Officer – Anna Hayes. The PC has no objection to this application provided that neighbours have been fully consulted and any concerns they have addressed.

**20:08** – the meeting was adjourned to allow a member of the public to speak.

**20:11** – The meeting was reconvened; Cllr Lloyd-Jones re-entered the room and took the chair.

20/P/0016/TRCA - 1 Beechfield Close, BS41 9JP - Copper Beech (T1) Crown lift over the adjacent garden by removing the 3 lowest limbs of approx. 50-75mm diameter back to suitable forking points approx. in line with boundary wall. Remove 2 low limbs to clear garage roof. Crown lift the rest of the tree to approx. 3m over grass and parking area. Limbs to be removed marked on attached photos. Yew (T2-T3) Reduce back lateral spread on the east and west sides by up to 2m, to a height of 4m measured from the Beechfield close side of the boundary to reduce overhang of old church and the access driveway. Holly (T4) Fell. Officer – Jason Cox. The PC has no objection to this application provided the Tree Officer is in agreement with the works.

20/P/0046/TRCA - Woodlands Cottage, Vicarage Road, BS8 3PH - T1-T4 - Leylandii – Fell. Officer – Jason Cox. The PC has no objection to this application provided the Tree Officer is in agreement with the works.

20/P/0141/TRCA - The Red Lodge, Abbots Leigh Road, BS8 3PX - T1 - Mulberry - Reduce height by 1m. Reduce up to 1.5m away from building and reduce remaining lateral growth by 1m. Crown thin by 20%. Officer – Jason Cox. The PC has no objection to this application provided the Tree Officer is in agreement with the works.

P20.016 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously) – noted

**20:15** – the meeting was adjourned to allow a member of public to speak.

**20:15** – the meeting was reconvened.

P20.017 - Development until 2036 in and around Long Ashton

- a) To receive any relevant information – none.
- b) Taylor Wimpey Plans for the Vale – no update at this time.
- c) The Vale working group; Cllr Cartman had prepared the following report:

As a group we met to discuss the implications of the recent rejection of the Joint Spatial Plan by North Somerset Council. We recognised that this previous plan had included no building on the Green Belt and as such did not impact upon Long Ashton. The rejection of the JSP coincided with much greater public awareness of climate change issues. These two factors together mean that the threat to the green belt is real. Indeed James Tonkin, the Executive Member for planning on NS Council, has indicated that a green belt review will be undertaken. The group agrees that the opening up of the greenbelt could threaten the individual character of Long Ashton as village, particularly if Bristol was allowed to sprawl southward to eventually incorporate us. The group accepts that more housing is needed and we as a country face a severe lack of homes. In that regard we are 'for' appropriate development. Being faced with this threat, we agreed we would rename ourselves to be the 'Green Belt Working Group' as the challenges we are likely to face will undoubtedly reach beyond the Vale.

It was RESOLVED to change the name of the working group to 'The Greenbelt Working Group'. Proposed by Cllr Jackson and seconded by Cllr Anderson. Carried, with 1 abstention.

#### P20.018 - Satellite dishes in conservation area

The planning requirements for these are available on the Planning Portal and it was noted that they should not be on a road facing elevation. It was agreed that this information should be forwarded to the resident who made the enquiry, and Cllrs will view the property to see that it complies with the criteria.

#### P20.019 - Phone Box

The signed contract and payment has been sent to BT who has acknowledged receipt. Once the telephony has been removed, the Clerk will add this asset to the PC's insurance policy. Discussion on how to decide future use took place and it was RESOLVED to ask the Community Engagement working Group to obtain ideas for the use of the phone box from the community, with a poll to follow to decide which suggestion to adopt. Proposed by Cllr Anderson and seconded by Cllr Sellars.

#### P20.020 - War Memorial

Planning Application - planning permission for the memorial has been granted and the Clerk has written to NSC to ask how to receive landlord permission. It was noted that the use of the term "retained highway" in the minutes of the last meeting, refers to the strip of land within the Theynes Croft car park that is included in the lease to the PC but has been identified by NS Highways as land that they might want to use for widening the Theynes Croft junction. There is a break clause in the lease which allows NSC to terminate the lease at any time on 12 months' notice if they want to claim back the land for Highways works. The lease of the whole car park would be terminated in this instance meaning that all of the leased ground, including the car park, has to be handed back to NS in a clear and clean condition. The PC lease extends over the area where the War Memorial and Garden of Remembrance are planned.

#### P20.021 - NSC Car Parking review

The Consultation launch has been delayed until 17<sup>th</sup> February. The consultation will be open between 17<sup>th</sup> February and 16<sup>th</sup> March and can be viewed at [www.n-somerset.gov.uk/carparkingreview](http://www.n-somerset.gov.uk/carparkingreview). It will be discussed at the next meeting.

P20.022 - Any other items for information. None.

Date of the next meeting: Monday 9th March 2020

Meeting closed at: 20:29