

# LONG ASHTON PARISH COUNCIL

## PLANNING COMMITTEE MEETING

19:30 11<sup>th</sup> January 2021  
held remotely over Zoom



Present: Mr O Lloyd-Jones (Chairman)  
Ms L Anderson  
Mr A Cartman  
Mr M Harris  
Ms S Hardingham  
Ms C Fagg  
Mr P Jackson  
Mr C James  
Ms R McAllister Kemp  
Mr A Wilkinson

Absent: Mr C Cave  
Mr A Johnson  
Mr D Johnson  
Ms C Sellars

Also, in attendance – The Clerk: Mr S Jacobs-Lange, minutes: Mrs J Howell and one member of the public.

### Public Participation

*There was none.*

P21.001      Apologies for absence  
Cllrs Cave and D. Johnson sent their apologies.

P21.002      Declarations of Interests and Grant of Dispensations.  
Interests to be declared during the meeting and no dispensations were requested.

P21.003      Minutes of previous meeting  
The minutes of the meeting of the Planning Committee held on the 7<sup>th</sup> December 2020 (previously circulated) were confirmed as a correct record. It was agreed that they should be signed by the Chairman.

P21.004      Matters arising for information  
a) Clerk's recommendations for streamlining future Planning Committee meetings  
The Clerk provided a short update. Having highlighted the level of papers circulated at last Planning Meeting the Clerk outlined an intention to prioritise more heavyweight items. A recommendation was made for the Clerk to work with two to three members to identify and highlight which items require more of the Committee's time.

Cllr Hardingham suggested planning applications for more than one dwelling or change of use will likely require more consideration than for example permitted development / certificates of lawfulness and trees which generally require less committee time. The aim of the changes is to present applications in a way that Committee members are aware which may require more scrutiny in order to

manage time efficiently. Cllrs will still receive links to all applications on the agenda and with their papers.

Cllr Anderson volunteered to develop triage process alongside the Clerk and other members to streamline the process. Discussion took place around the responsibility of the Committee Chairman to triage or delegate the triage as part of the agenda setting process.

It was agreed that the Committee hold a pre-meeting to approve the agenda and triage applications which require additional enquiries. **Cllrs Lloyd-Jones, Anderson and the Clerk will work to develop this process with input from Cllr Harris on items for Leigh Woods.**

b) Longmoor Village

Cllr Cartman provided a brief update.

P21.005 Correspondence

a) Email from Victoria Jones re: 1 Warren Lane

Cllr Cartman has made contact with the applicant and their architect.

It was reported that the Parish Council's view on the resubmission was that it was appropriate for the setting and building materials were considered to be fine. Members agreed the resubmission was a significant improvement to the original application. **Cllr Cartman to liaise with Planning Officers in NSC.**

P21.006 To consider and provide comments to North Somerset Council on the following planning applications affecting property in the parish.

a) **Trees**

Ref. No. (click each to open)	Address	Description
<a href="#">20/P/3073/TRCA</a>	Avonhurst Church Road Leigh Woods Bristol BS8 3PG	Tree. T1 - Bay - Fell
<a href="#">20/P/3188/TRCA</a>	Pine Leigh Church Road Leigh Woods Bristol BS8 3PG	Tree. T1 - Birch - Fell
<a href="#">20/P/3072/TRCA</a>	1 St Martins Long Ashton Bristol BS41 9HP	Tree. T1 -T2 -T3 - Rowan - fell
<a href="#">20/P/2920/TPO</a>	Charlton Abbots Leigh Road Leigh Woods Bristol BS8 3PX	Trees. T1 and T2 - Reduce lateral; spread on SW side only by 2m to a height of 6m from ground level

**RESOLVED – The Parish Council make no objections in relation to:**  
[20/P/3073/TRCA](#), [20/P/3188/TRCA](#) [20/P/3072/TRCA](#) and [20/P/2920/TPO](#)

b) Property

Ref (click each to open)	Address	Description	Parish Council discussion / concerns raised
<a href="#">20/P/2996/FUH</a>	29 Kings Croft Long Ashton Bristol BS41 9ED	Demolition of existing conservatory and proposed erection of a two-storey rear extension with roof terrace at first floor level.	<ul style="list-style-type: none"> <li>• Objection from neighbours noted.</li> <li>• Concerns expressed increased noise from roof terrace, loss of light and whether neighbouring properties may be overlooked.</li> </ul>
<b>RESOLVED – That the Parish Council has no objection to this application but wish to expressed concerns made by two different neighbours including that the occupants may suffer increased noise from the roof terrace, loss of light and may be overlooked.</b>			
<a href="#">20/P/2997/FUH</a>	19 Chestnut Road Long Ashton Bristol BS41 9HR	Erection of single storey side extension and conversion of existing garage to habitable space (play room & utility).	<ul style="list-style-type: none"> <li>• Carparking</li> </ul>
<b>RESOLVED – That the Parish Council has no objection to this application but wish to raise carparking as a concern and ask that the Planning Officer consider whether there will be sufficient carparking if the extension is to be approved.</b>			
<a href="#">20/P/2985/FUH</a>	104 Ridgeway Road Long Ashton Bristol BS41 9HA	Demolition of detached garage, proposed 2 storey side extension.	<ul style="list-style-type: none"> <li>• PC would like to check all surrounding residents been consulted – 15-25 Providence Lane.</li> <li>• Traffic at location discussed and consideration given to lines of sight.</li> </ul>
<b>RESOLVED – That the Parish Council has no objection to this application but ask that NS confirm consultation taken place with residents at both Ridgeway Road and Providence Lane including numbers 15-25 Providence Lane. If the Planning Officer is minded to approve this application, the Parish Council would request the extension is built in matching materials to original house.</b>			

P21.007 To note North Somerset decisions on earlier planning applications, enforcement and licensing lists.

a. List of NSC planning decisions December 2020.

The Clerk reported that quite a few decisions have not been made yet despite deadlines passing. Members noted the decisions received.

P21.008 Bristol Airport – to receive any updates:

a. 20/P/2896/APP/CON Intention to appeal planning decision: 18/P/5118/OUT  
The intention to appeal the planning decision was noted.

P21.009      Development until 2038 in and around Long Ashton.

a. Plans for Longmoor Village - update and to consider any action required.

Members discussed concerns relating to traffic overloading existing area. Members asked whether the slip road that takes buses to the Park and Ride could be used but it was reported developers have previously advised this was never designed to take general road traffic.

Members highlighted the junction by David Lloyd as a significant issue and asked what can be done by NSC to alleviate the problem.

Cllr Cartman reported that at this stage no application has been submitted and outlined the process that NS Planning Officers will go through in conjunction with Highways once any application is received.

In summary, members agreed the two separate issues relate to:

- Existing traffic problem - backing up onto the bypass.
- Access to the estate and high level of traffic onto the bypass which will likely be exacerbated by a new estate.

The Parish Council wish to enquire whether there is an opportunity for NSC to consider options to alleviate the traffic giving consideration to both the current situation and what impact the new development may have on it.

**RESOLVED – That the Parish Council raise access to the Vale with the developers at the next meeting.** Cllr Cartman to make enquiries with NSC in relation to options for alleviating traffic - considering current volume and potential future impact of the Vale.

An issue with the exit just past The Ashton PH was raised - this has been discussed at the Environment Committee and referred to Highways.

b. Green Belt Working Group.

The Green Belt Working Group await results from the recent consultation. There is broad agreement that there should be no building on the Green Belt and we should not have an urban focus. Detailed briefings expected February 2021 and the Working Group will meet once consultation responses arrive.

P21.010      Any other items for information

No new items raised.

P21.011      Date of the next meeting

The next Planning Committee meeting will take place on Monday 8<sup>th</sup> February 2021 at 7:30pm, online.

There being no further business at 20:37 hours the Chairman closed the meeting.