

LONG ASHTON PARISH COUNCIL



PLANNING COMMITTEE MEETING

19:30 12th April 2021

held remotely over Zoom

Present:

Ms L Anderson
Mr A Cartman
Mr M Harris
Ms S Hardingham
Ms C Fagg
Mr P Jackson
Mr C James

Absent:

Mr A Johnson

Also, in attendance: The Clerk: Mr S Jacobs-Lange. Minutes: Mr C O'Doherty.
Dan Angell (Harrow Estates) and Stuart Choak (Calibro)

19:30

Public Participation Dan Angell from Harrow Developments provided information about the proposed 'Sustainable Failand' development and there were follow-up questions put by Councillors and members of the public relating to sustainable travel and traffic associated with the proposed development and levels of engagement in consultations to date.

19:54

P21.036

Apologies for absence

Cllr's: Wilkinson, Lloyd-Jones, Cave, McAllister Kemp and Sellars.

P21.037

Declarations of Interests and Grant of Dispensations.

Interests to be declared during the meeting and no dispensations were requested. Cllr Harris will leave the meeting when we discuss the application relating to Bristol City FC.

P21.038

Minutes of previous meeting

The minutes of the meeting of the Planning Committee held on the 8th March 2021 (previously circulated) were confirmed as a correct.

P21.039

Matters arising for information

P21.017 – Update from Cllr Fagg following discussion with North Somerset Council and the developer regarding footpath resurfacing at [58 Long Ashton Road](#). NSC agreed to carry out a site visit and report back. **Clerk to contact Planning Enforcement to query exact extent of the developer's obligations re. footpath and hedgerow.**

P21.040 To consider and provide comments to North Somerset Council on the following planning applications affecting property in the parish.

a) **Property**

| Ref. No. | Address | Description | Parish Council decision |
|--|--|--|---|
| 21/P/0865/LDP | Riverwood North Road Leigh Woods Bristol BS8 3PN | Certificate of Lawful Development for proposed alterations to include the following: Replacement of existing rooflights to side facing pitched roof, enlargement of existing rear facing window and new metal railings. | RESOLVED – The Parish Council has no objection to this application. |
| 21/P/0837/FUH | 23c Ridgeway Road Long Ashton Bristol BS41 9EY | Demolition of existing single storey rear conservatory and utility room. Proposed erection of a single storey rear extension with storage area below. Demolition of existing front porch and replacement new single storey front porch with mono pitched roof and associated internal alterations. Landscaping and retaining walls to front garden to create a level car parking area. | RESOLVED – The Parish Council has no objection to this application. |
| 21/P/0784/FUH | 60 Rayens Cross Road Long Ashton Bristol BS41 9DY | Proposed erection of a two storey rear extension and associated internal alterations. | RESOLVED – The Parish Council will object to this application: loss of parking re. proximity to G.P. Surgery |
| 21/P/0805/AOC (Cllr Harris left the meeting whilst this item was discussed) | Bristol City Football Training Ground Clevedon Road Failand Bristol BS8 3TN | Request to discharge condition number 19 (LEMP) on planning application 20/P/2761/FUL | RESOLVED – No objections. The Parish Council decided to defer to NSC to assess ecological impact. |
| 21/P/0732/FUL | Agricultural Building Land To the Rear of 149 Long | Retrospective application for the demolition of existing stable block, decking and pergola. Alterations to | RESOLVED – The Parish Council are neutral on this application provided |

| | | | |
|-------------------------------|--|---|---|
| | Ashton Road Long Ashton | existing timber cabin to create a purpose designed preparation, packaging & administration centre for the market garden and erection of a secure store. | that NSC is satisfied. |
| 21/P/0714/FUH | 4 Rownham Hill Leigh Woods Bristol BS8 3PU | Second floor rear extension on part of the existing balcony. | RESOLVED – The Parish Council has no objection to this application. |
| 21/P/0694/FUH | 17 Providence Lane Long Ashton Bristol BS41 9DE | Single storey rear extension with small side return, raised deck and pergola. | RESOLVED – The Parish Council has no objection to this application. |
| 21/P/0693/LDP | 7 Miners Close Long Ashton Bristol BS41 9DE | Certificate of Lawful Development for the proposed erection of a single storey side extension under 4 meters in height. | RESOLVED – Provided that neighbours raise no objections and NSC is content this proposal complies with relevant regulations, the Parish Council has no objections. |
| 21/P/0634/AOC | Land To the East of QEH Sports Club. | Discharge of conditions No.5 (External illumination details) and Condition No.6 (Site Entrance Visibility) of permission 17/P/5424?FUL | RESOLVED – The Parish Council objects. (Concerns regarding Travel Plan, Car parking, Peak time congestion and Sustainability) |
| 21/P/0625/FUH | 4 Fenhurst Gardens Long Ashton Bristol BS41 9AR | Proposed erection of a first floor extension over utility room to the rear of the garage. | RESOLVED – The Parish Council is neutral and suggests NSC visits the site to respond to a concern from a resident regarding light. |
| 21/P/0603/FUH | Barrow Cottage Clevedon Road Flax Bourton Bristol BS48 3RN | Proposed erection of a carport and garden store. | RESOLVED – The Parish Council has no objection to this application. |
| 21/P/0137/FUH | Garden House Burwalls Road Leigh Woods Bristol BS8 3DS | Proposed loft conversion. | RESOLVED – The Parish Council has no objection to this application. |

| | | | |
|-------------------------------|--|---|--|
| 21/P/3114/FUL | Ashton Hill Farm Weston Road Failand Long Ashton BS8 US | Retrospective application for siting temporary accommodation building to provide additional space for veterinary students and staff working at the site. | RESOLVED – No objections provided that there is no negative impact on green belt and no loss of agricultural land. The Parish Council would also like assurance that there's a genuine need for student accommodation to be located on this site in particular. |
| 21/P/0510/FUL | Bristol Cathedral Choir School Playing Fields Beggars Bush Lane Failand Long Ashton | Conversion of Pavilion building, incorporating a small extension, lobby, plant room, timber cladding and replacement doors and windows, resin play area and other associated works, to provide temporary classroom accommodation for up to two years by Cathedral Primary School to supplement lost classroom space. Upon termination of the temporary use, the proposed classrooms are proposed for use in perpetuity in connection with the established forest school and sports education at the application site. Provision of purpose-built, self-contained changing room facility and associated works. | RESOLVED - Object on grounds that temporary becomes permanent with impact on local access and biodiversity (this item was not on the Agenda but was considered by PC but delegated to Clerk to respond due to timing of application) |

b) Trees

| Ref. No. | Address | Description |
|-------------------------------------|--|---|
| 21/P/087/TRCA | 140 Long Ashton Road Long Ashton BS41 9LS | T1 – Cherry - Crown reduction 2m in height and 1m laterally. Crown lift 1.5m |
| 21/P/0678/TPO | Leigh Cottages 1 Abbots Leigh Woods Bristol BS8 3PX | G1 – Group of ornamental Beech trees – Crown reduction of approx 2.5m Height to bring back to a hedge. |
| 21/P/0642/TRC A | Flat 1 Woodlands Bridge Road Leigh Woods Bristol BS8 3PB | T1 & 2 – Yew – Fell to ground level, no plans to replant as will not detract from immediate environment |
| 21/P/0626/TPO | Red Cottage St Mary Church Road Leigh Woods BS8 3PA | T8 – Oak Crown Lift to 4m. T1 Sycamore, T2 Sycamore, T3 Ash, T4 Silver Birch, T5 Beech, T6 Holly, T7 Oak, T9 Laburnum, T10 Holly. |
| 21/P/0431/TPO | Birchwood House Bridge Road Leigh Woods Bristol BS8 3PA | G1 – Conifers – Remove existing conifer trees due low amenity value and replace with mature laurel hedging. |
| 21/P/2738/TPO | 2 Cypress Gardens Leigh Woods Bristol BS8 3PS | G1 – 3x Poplar – Reduction to previous points (up to 3m) as part of regular maintenance |

RESOLVED – The Parish Council make no objections to the following applications: [21/P/0887/TRC](#), [21/P/0678/TPO](#), [21/P/0626/TPO](#), [21/P/0431/TPO](#), [21/P/2738/TPO](#).

The Parish Council recommends a visit from the Tree Officer re: [21/P/0642/TRA](#).

P21.041 To note North Somerset decisions on earlier planning applications, enforcement and licensing lists.

P21.042 Development in and around Long Ashton

a) Sustainable Failand:

- a. Cllrs asked whether the consultation results be made available. Dan Angel will place the presentation onto the Sustainable Failand website and possibly include an FAQ document to pick up concerns raised at this meeting and elsewhere.
- b. Cllrs raised concerns about the impact of the development on nearby environmental assets, including woodlands and nature reserves which are already experiencing high levels of use.

b) Green Belt Working Group

- a. Cllr Cartman gave a report from the Green Belt Working Group outlining North Somerset Council's local plan process and sharing initial ideas on how the parish council could engage the wider community on a process to value the area's local Green Belt.

- P21.043 PCAA – Cllr D’Alesio.
No update since Cllr D’Alesio provided one at March’s Environment Committee meeting.
- P21.044 Correspondence – to consider and respond as appropriate:
To note comments received from members of the public concerning Gatcombe Court and a possible planning application relating to the riding school. Cllrs agreed to make a site visit before meeting residents concerning the riding centre.
- P21.045 Any other items for information.
Chairmanship by Cllr Lloyd–Jones. The PC will clarify Cllr Lloyd-Jones’ intentions about Charing Planning Committee meetings and thank him for his service at next Full Council meeting.
- P21.046 Date of next meeting.
The next Planning Committee meeting will take place on Thursday 6th May 2021 at 7.30pm. Online.

There being no further business at 21:46 hours the Chairman closed the meeting.