

LONG ASHTON PARISH COUNCIL



PLANNING COMMITTEE MEETING

19:30, 12th October 2020

held remotely by video conference

Present: Mr O Lloyd-Jones (Chairman)
Ms L Anderson
Mr A Cartman
Ms C Fagg
Mr P Jackson
Mr C James
Ms R McAllister Kemp
Mr D Johnson

Absent:
Mr C Cave
Ms S Hardingham
Mr M Harris
Mr A Johnson
Ms C Sellars
Mr A Wilkinson

In attendance: The Clerk, Dr Janet Turp, Cllr Purkiss and one member of the public.

P20.089 - Apologies for absence were received from Cllrs Cave, Hardingham, Harris, Sellars and Wilkinson.

P20.090 - Declarations of Interests and Grant of Dispensations

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

P20.091 - Minutes of previous meeting

The minutes of the meeting of the Planning Committee held on the 14th September 2020 (previously circulated) were confirmed as a correct record and it was agreed that they should be signed by the Chairman at the earliest opportunity.

P20.092 - Matters arising for information

P20.086a- the PC response to “Changes to the current planning system” consultation; unfortunately it had not proved possible to draft a response to this consultation before the closing date of October 1st.

P20.093 – Correspondence

- a) From NSC re amendments to application 20/P/1435/FUH – Rosemont, Church Road and to note the PC response made under delegated powers. The clerk, following consultation with Cllrs, replied to NSC that the PC had no objection to the amended plans.
- b) From PCAA re Bristol Airport’s Compulsory Purchase order. The PCAA letter to Grant Shapps, Secretary of State for Transport, Aviation Policy & Reform, objecting to the application was noted.
- c) From Planning Local re “Planning for the future consultation” – Andrea Pellegram’s response to the consultation was noted.

P20.094 - It was RESOLVED that the Clerk will submit the following comments, on the planning applications affecting property in the parish, to North Somerset Council:

20/P/2103/FUH - 5 Heath Ridge, BS41 9EW - Raising front facing gable roof by 1.2 metres with new window. Remodelling of east side extension roofs. Re-tiling main roof. Extension of front door with associated conversion of existing front balcony to enclosed bay window. Officer - Ellena Fletcher. The PC has no objection to this application as long as neighbours have been given the opportunity to comment.

20/P/2139/NMA - 42 Pear Tree Avenue, BS41 9FF - Non-material amendment to application 17/P/2466/F (Proposed change of use from nursery to part nursery and part residential with the creation of 2no. two bedroom flats to the first floor and 1no. three bedroom dwelling. Install 6no. rooflights to the east elevation) House (46 Pear Tree Avenue): to change the location of ensuite to the first floor master bedroom, removal of dividing wall in first floor bedroom to create one larger room, ground floor bathroom size reduced to create an ensuite accessed from bedroom two. Flat (44 Pear Tree Avenue): Change in direction and type of staircase. Officer - Charles Cooksley. The PC has no objection to this application.

20/P/2145/FUL - 1 Warren Lane, BS41 9DA - Construction of 3 no. detached houses and demolition of double garage to construct private shared access driveway. Officer - Jessica Smith. The PC recognises that this is an improvement on earlier applications and has no objection to the application as long as conditions are included in any permission that the tree planting is as depicted on the plans as this breaks up the impact of the development on the village gateway, the materials used in the build are as depicted on the artists representations and that Highways have no concerns about the access onto Warren Lane.

20/P/2326/FUH - 73 Rayens Cross Road, BS41 9DY- Proposed attic conversion, rear dormer and alterations. Officer – Janet Jones. The PC has no objection to this application.

20/P/1983/TPO - Leigh Woods House, Church Road, BS8 3PQ - T1 - Ash - Reduce lateral spread on south-east side by 3m. T2 - Cherry - Fell. T3 - Laburnum - Reduce by 2m to edge of grass. T4 - Silver Birch - Fell. Officer – Jason Cox. The PC has no objection to this application as long as the Tree Officer is in favour of the works.

20/P/1985/TRCA - 153 Long Ashton Road, BS41 9JQ - T1 - Box - Reduce by 0.25m. T2 - Cherry - Crown reduce by 1.5-2m. T3 - Walnut - Crown reduce by 0.5m. T4 - Crown reduce by 1.5-2m. T5 - Fell and replace. T6 - Magnolia - Crown reduce by 0.5m. Officer – Jason Cox. The PC has no objection to this application as long as the Tree Officer is in favour of the works.

20/P/2079/TPO - The Lodge House, Bracken Hill, North Road, BS8 3PL - T1 - Japanese Maple - Reduce by approx 3m. T2 - Hornbeam - Crown reduce by 1.5 - 2m. T3, T4 & T5 - Pitsporum - Crown reduce by 3m. Officer - Jason Cox. The PC has no objection to this application as long as the Tree Officer is in favour of the works.

20/P/2200/TRCA - 63 Long Ashton Road. BS41 9HW - T1 - Copper Plum – Fell. Officer – Jason Cox. The PC has no objection to this application as long as the Tree Officer is in favour of the works.

20/P/2272/TPO - 38 Perry Road, BS41 9FE - T1 & T2 - Hornbeam - Crown reduce by up to 2m. Officer - Jason Cox. The PC has no objection to this application as long as the Tree Officer is in favour of the works.

P20.095 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously)

These were noted.

P20.096 - Government Planning Consultations

A draft response to the “Planning for the future” consultation had been prepared by Cllr D Johnson and circulated to Cllrs. He noted that the white paper was very controversial and had little support across a wide political spectrum. The draft responses to each question in the consultation were considered and changes made as appropriate. It was agreed that the amended answers will be used to respond to the consultation.

It was agreed that it is important that residents are aware that the Parish Council is responding to issues like this on their behalf. A post will be put on Facebook reminding residents of the consultation and a summary prepared for the next newsletter. It was also

considered vital that Liam Fox, as the constituency MP is also made aware of the strength of the Parish Council's feeling before the paper is discussed in parliament. A letter will be sent from the PC to Dr Fox offering him a meeting to discuss the issues. Cllrs D Johnson, James and Cave (if he is willing) will draft the letter to be sent by the clerk.

P20.097 - Development until 2038 in and around Long Ashton

- a) To receive any relevant information – the next stage of the consultation on NSC's local plan will take place in November.
- b) Taylor Wimpey Plans for the Vale - no update at this time.
- c) The Green Belt Working Group – the working group has not met since the last meeting and will next meet to consider the local plan consultation.

P20.008 - Any other items for information

NSC have written to inform the PC that amended plans have been received for application 20/P/0892/MMA (Land Adjacent To Kingstone Lodge Bridge Road– Minor material amendment condition 2 (list of approved drawings) of permission 17/P/0059/F (Erection of 2 No. dwelling houses in place of 4 No. previously demolished garages) for the re-position of the new dwellings, insertion of new rooflights and stone boundary wall) and asking for comments by the 30th October. Cllrs expressed the opinion that they had no objections to the rooflights and are pleased to see the reduction of height of the stone wall, though they still believe it should be of a minimum height to ensure road safety, however, their comments on the initial plans still stand namely that the PC objects to the application as it believes the changes go beyond those of a minor material amendment. In particular that the PC sees no justification for the repositioning of the arches and notes that will make the already very small frontage smaller and reduce the space available for parking. It will increase the impact of the development on the conservation area. The wall behind the Laurel hedge was a condition of the planning permission but a 2.5 m wall is too high and out of keeping with the area - if the hedge fails the wall would be completely inappropriate. It needs to be of a minimum height consistent with its highways safety role. The clerk will take these comments into account when replying to NSC under delegated authority.

Meeting closed at: 21.35

Date of the next meeting – Monday 9th November 2020 by zoom.