

# LONG ASHTON PARISH COUNCIL

## PLANNING COMMITTEE MEETING

### 19:30, 13<sup>th</sup> January 2020, Jubilee Pavilion

Present: Mr O Lloyd-Jones; Chairman  
Ms L Anderson  
Mr A Cartman  
Mr C Cave  
Ms C Fagg  
Ms S Hardingham  
Mr P Jackson  
Mr D Johnson  
Ms R McAllister Kemp

Absent:  
Mr M Harris  
Mr A Johnson  
Mr A Wilkinson

In attendance: The Clerk, Janet Turp, Assistant Clerk, Mrs Tracy Warren (minutes, from 19.38), Cllr Sellars, and 7 members of public.

P20.001 - Apologies for absence were received from Cllrs Harris and Wilkinson.

P20.002 - Declarations of Interests and Grant of Dispensations

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

P20.003 - Minutes of previous meeting

Following the removal of Cllr Sellars from the list of those present the minutes of the meeting held on the 9<sup>th</sup> December 2019 having been circulated, were confirmed as a correct record and signed by the Chairman.

P20.004 - Matters arising for information

- a) P19.150a – Public call box removal – the questions asked by the PC have been answered and the document will be brought to the next Full Council meeting for signing.
- b) P19.150b - Theynes Croft Car Park – the stone has yet to be relocated, it was agreed the clerk would contact the monument committee again.

P20.005 - Correspondence

Cllr Hardingham declared a non-pecuniary interest in the following application and could therefore not take part in any vote.

- a) From NSC re amendments to application 19/P/2315/FUL - 58 Long Ashton Rd.  
The committee was pleased to see that the amended plans take into consideration the Conservation Officer's comments on the original application and noting that the site should be developed it was RESOLVED to support the application. Proposed by Cllr Cave and seconded by Cllr Lloyd-Jones. All in favour.
- b) From resident re possible breach of planning approval. This letter raised concerns about the development at 38 Ridgeway Road where the property had been occupied despite the car parking having not been completed, adjoining pavements not being returned to a good state and damage to a neighbour's property not being repaired. Although it was noted that some work on the driveway had been completed it was agreed that the PC would refer the development to NSC Planning Enforcement.
- c) From resident re conservation area – a resident had requested the PC's opinion on a satellite dish erected on 2 Church Lane which is a historic property in a conservation area. It was agreed that the Clerk would contact NSC, to ask if there are guidelines relating to dishes in conservation areas. Cllr Fagg volunteered to visit the site.

- d) From Wraxall and Failand PC re 19/P/1863/FUL – asking for the PC comments on the application to be passed to them.
- e) From resident suggesting that the PC considers only commenting on applications for more than 10 properties. It was noted that the committee has previously discussed and agreed how it considers applications. Although planning officers cannot always support PC comments they do influence decisions. The PC is best placed to provide the essential local perspective and residents are able to talk to the PC easily so the committee will continue to look at all applications.
- f) From a resident requesting clarity on the War Memorial planning application. Cllr Cave explained that the second application was submitted in order to avoid the memorial being built on land retained by NS Highways. The application alters the positioning by 180 degrees so the memorial itself will now be outside the retained land and therefore not be at risk by any possible highway works, only the memorial garden. The annotation 'by others' with reference to the garden of remembrance on the planning application, is not meant to suggest that any responsibility would rest with the PC. The trust has not asked the PC for any funding.

Cllr Hardingham declared a non-pecuniary interest in the following application and could not, therefore, take part in any vote.

- g) NSC has informed the PC that an appeal has been made against NSC's decision to refuse planning permission for 19/P/1888/FUL for 58, Long Ashton Road. It was agreed to comment to the inspector that the PC has is pleased to see that new plans have been submitted for this site which meet the Conservations Officer's objections to this application and would therefore support the latest application which fits better within the conservation area than the application being appealed.
- h) From Ashton Gate re meeting – the Ashton Gate team have asked to meet with Ward and Parish Cllrs re proposed stadium and Cumberland Village developments. It was agreed that some members of the Vale Working Group will attend the meeting with Cllrs Anderson, Cave, Cartman and Fagg particularly interested. It was noted that the PC has objected to the proposed access to the Cumberland Village onto the David Lloyd roundabout.
- i) From My Neighbourhood Plan re their services – this was noted and would be revisited if a review of the NDP takes place.

20:03 – 2 members of the public left the room.

P20.006 - It was RESOLVED that the Clerk will submit the following comments, on the applications affecting property in the parish, to North Somerset Council

19/P/1863/FUL - Ashton Hill House, Weston Road, BS8 3US - Erection of dwelling located to the side of Ashton Hill House with re-location of existing garage. Officer - Terry Karampini.

20:03 - The meeting was adjourned to allow 2 members of the public to comment.

20:11 – meeting reconvened

20:12 – 1 member of the public left the meeting.

The PC objects to this application as the site is in the green belt and there are no exceptional circumstances that apply

19/P/2398/MMA - 65 Providence Lane, BS41 9DL - Amendment to condition No. 2 on application 19/P/1612/FUH (Raise height of garage roof by 1.2 m with insertion of window to north east elevation.) to allow the increase in height to be reduced to 0.85m. Officer – tbc. The PC has no objection to the modification.

19/P/2875/FUL - 59-63 Weston Road, BS41 9AA - Proposal to redecorate shop front window & door frames, fascia boards and bollards, re-position existing ATM and trolley bay and installation of new external lighting. Officer - Anna Hayes. The PC has no objection to this application subject to the comments from the Access Officer being complied with.

19/P/2894/FUH - 59 Rayens Cross Road, BS41 9DY - Demolition of the existing single storey garage and utility side extensions. Erection of a new 2-storey side extension and single storey rear extension. Officer - Anna Hayes. The PC has no objection to this application provided that the parking issues raised by Highways, NSC are resolved.

19/P/2959/FUL - 42 Pear Tree Avenue, BS41 9FF - Proposed change of use and conversion of Day Nursery to Six Self-Contained Apartments with associated car parking and external works. Officer – Judith Porter. The PC recommends refusal of this application as there is no justification given for the change of use and it has concerns about the impact of losing the nursery provision. The PC also has concerns about the parking provision and the safety of entrance on the Weston Rd/Wild Country Lane junction.

19/P/3058/FUH, Little Bannerleigh, Bannerleigh Road, BS8 3PF - Single-storey extension to north-west of dwellinghouse with glazed link to create garden room and guest bedroom. Officer - Janet Jones. The PC has no objection to this application.

20:38 – 1 member of the public left the room.

19/P/3119/FUH - 39 Long Ashton Road, BS41 9HW - Two-storey side extension, replacement garage, new proposals for south and west boundary treatments, including new sliding entrance gate. Associated works. Officer – tbc. The PC has no objection to this application.

19/P/3124/FUH - 3 Lovelinch Gardens, BS41 9AH - Demolish side garage. Single storey rear extension and two storey side extension. Officer – tbc. The PC objects to this application as it believes it to be overdevelopment of the site and has concerns that the number of parking spaces has been reduced given that highway parking is difficult in that area and 2 Lovelinch Gardens has a window which will face the side wall and its light will be affected.

19/P/2978/TPO - Beech House, Church Road, BS8 3PG - T1 - Yew - Reduce crown and spread. Officer – Jason Cox. The PC has no objection to this application provided the Tree Officer is in agreement with the works.

19/P/2987/TPO – Oakleigh, Bridge Road, BS8 3PB - T1 - Magnolia - Reduce limb over drive by 1.5m. Officer – Jason Cox. The PC has no objection to this application provided the Tree Officer is in favour of the works.

19/P/3048/TRCA - Overton Court, 3 Bracken Hill, North Road, BS8 3PL - T1 - Rowan - Fell. T2 - Rowan – Fell. Officer – Jason Cox. The PC has concerns about the felling of these trees but, given the nature of the application, is content to accept the Tree Officer's decision.

19/P/3050/TRCA - 128 Long Ashton Road, BS41 9LS - T1 - Western Red Cedar - Remove lower limb on South side. T2 - Yew - Reduce by 0.5m. T3 - Strawberry Tree - Reduce by 1.5m. T4 - Box Elder - Reduction from power lines by 2m. Officer – Jason Cox. The PC has no objection to this application provided the Tree Officer is in favour of the works.

19/P/3116/TRCA - Milton Lodge, Bridge Road, BS8 3PE - Leyland Cypress - Remove low 2 branches to second crown brake Prunus – Remove Maple - Reduce height by 2.5m, reduce spread by 2m to shape, crown raise by 2m to clear the road and path. Officer – Jason Cox.

The PC has no objection to this application provided the Tree Officer is in favour of the works

19/P/3128/TRCA – Rosemont, Church Road, BS8 3PG - T21 - Laurel - Fell. T22 - White Poplar - Fell. T23 - Robinia - Reduce height by 3 - 4 metres. T24 - Magnolia - Lift lower growth off wall & Shorten overlong side. T25 - Cherry - Reduce top growth by 3 metres. T26 - Yew - Lift by 3 metres. T27 - Yew - Lift by 5metres and reduce length of leaning limbs by 4-5m. T28 - Cypress - Reduce height by 4-4.5metres. T29 - Cypress - Reduce height by 44.5metres. Officer – Jason Cox. The PC has concerns about the felling of the White Poplar but has no objection to the other works provided the Tree Officer is in favour of them.

19/P/3177/TRCA - 8A Folleigh Drive, BS41 9JD - T1 - Lawson Cypress - Reduce by 1.5m to gain clearance of side elevation of property. Officer – Jason Cox. The PC has no objection to this application provided the Tree Officer is in favour of the works

P20.007 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously) – noted.

P20.008 - Development until 2036 in and around Long Ashton

- a) To receive any relevant information – none at this time.
- b) Taylor Wimpey Plans for the Vale – no update at this time.
- c) The Vale working group – The group has recently met and agreed that its objective will be to ‘maintain the identity of Long Ashton as a village’. Cllr Anderson will provide a report of the meeting. Cllr Cartman confirmed that NSC is to carry out a Green Belt review. It was suggested that the working group should review the areas around the parish currently included in the Green Belt to consider their value to the parish. It was agreed that air quality should be included in the criteria for inclusion in the green belt. The working group will invite NSC’s Planning Policy Manager to a future meeting. NSC’s Housing Development and Strategy Manager has responded positively to the committee’s invitation to meet with them to discuss Housing Needs Surveys, rural exception sites and similar matters. A meeting will be arranged to be attended by interested Cllrs. Cllrs Fagg, Hardingham, Jackson, D. Johnson and Lloyd-Jones would like to attend.

P20.009 - Any other items for information - none

Meeting closed at: 21:23

Date of the next meeting – Monday 10th February 2020