

LONG ASHTON PARISH COUNCIL PLANNING COMMITTEE MEETING

19:30, 20th July 2020

held remotely by video conference



Present: Ms L Anderson (acting Chairman)
Ms C Fagg
Ms S Hardingham
Mr M Harris
Mr P Jackson

Absent:
Mr A Cartman
Mr C Cave
Mr C James
Mr A Johnson
Mr D Johnson
Mr O Lloyd-Jones
Ms R McAllister Kemp
Ms C Sellars
Mr A Wilkinson

Public Participation – there were no members of public present.

In attendance: The Clerk, Dr Janet Turp and Mrs Tracy Warren, Assistant Clerk (minutes).

P20.057 - Apologies for absence were received from Cllrs Cartman, Cave, D Johnson, McAllister Kemp, Lloyd-Jones, Sellars and Wilkinson.

P20.058 - Declarations of Interests and Grant of Dispensations

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

P20.059 - Minutes of previous meeting

The minutes of the meeting held on the 15th June 2020 (previously circulated) were confirmed as a correct record and it was agreed that they could be signed by the Chairman at the earliest opportunity. Proposed by Cllr Jackson and seconded by Cllr Fagg. All in favour.

P20.060 - Matters arising for information

- a) P20.051a - Breach of planning approval – NSC have undertaken a site visit and the outstanding works have been done so the case is now closed.

P20.061 - Correspondence

- a) A resident has written with concerns about the materials being used in the extension being built following permission given for application 19/P/3124/FUH as they do not seem to match those specified in the planning permission. Specifically the use of brown window frames (rather than white) and the painted black house bricks which are not in keeping with the existing property or houses of the area. The resident has informed NSC and it was agreed that the PC would also write to NSC noting the resident's concerns.
- b) Pill and Easton in Gordano PC has sent a copy of their draft Neighbourhood Plan to the PC for comment by 12th September 2020 at the latest. A soft copy of the plan will be requested and circulated to Cllrs. It was agreed that Cllrs Anderson and Harris will review the document and bring any comments to the next Planning Committee meeting for consideration.
- c) From NSC explaining how further written comments could be made to the inspectorate with regards to the appeal against refusal of planning application 20/P/0640/PIP

Builders Yard, Weston Road. It was agreed that the PC's comments on the application are unchanged and no further comment is needed.

- d) NSC has confirmed that the development on the former British Legion site in Providence Lane will be named 'Legion View'.

P20.062 - 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/1117/NMA - 71 Rayens Cross Road, BS41 9DY - Non-material amendment to application 18/P/4305/FUH (Extension of first floor area with raising of roof and external walls to accommodate extension. Ground floor plan revised. Conservatory removed.) Change to proposed floor plans impacting the position of some external windows and doors. Officer – Ellena Fletcher. The PC has no objection to this application.

20/P/1179/FUH - 5 Heath Ridge, BS41 9EW - Single storey rear extension. Raising front facing gable roof with new window. Remodelling of east side roofs. Re-tiling main roof. Officer – Janet Jones. The PC has no objection to this application.

20/P/1194/FUL - 42 Pear Tree Avenue, BS41 9FF - Proposed change of use and conversion of Day Nursery to Three self-contained Apartments with associated car parking and external works. Officer – Judith Porter. The PC still has concerns about the loss of nursery provision within the village as there are many young families living in Long Ashton. If NSC is minded to allow the change of use the PC has no objection to the conversion of the building in principle, however, as it is a landmark of visual significance at the entrance to the village the PC request that if the application is allowed that a condition is placed so no garage, shed or other structure is allowed within the curtilage of the dwellings. Additionally parking is an issue in that area and the PC would like the planning officer to check that there will be sufficient parking spaces for residents and visitors and that they are large enough and positioned so that they can be easily used.

20/P/1267/FUH - 39 Long Ashton Road, BS41 9HW - Two storey side extension, rebuilding of existing single storey garage. Repair/reconstruction of existing wall adjacent to road reusing existing stone and replacing box hedging behind wall with laurel. Replace wall on west boundary of property with fence. Construct wooden bin-store. Officer – Ellena Fletcher. The PC has no objection to the extension but does object to the mechanised metal framed gate which it believes to be out of keeping with a historic building in a conservation area.

20/P/1435/FUH – Rosemont, Church Road, BS8 3PG - Demolition of rear extensions, conservatory and garage, and replacement with a two-storey rear extension with basement and associated external alterations. New vehicular access from Church Road and blocking of existing entrances with matching stone. Erection of a car port. Officer – Anna Hayes. The PC has no objection to this application.

20/P/1442/FUH - 5 Lodge Drive, BS41 9JF - Proposed erection of a raised balcony platform with staircase access to private garden. Formation of a new door opening from exiting kitchen & dining room to access the new balcony. Officer – Janet Jones. The PC has no objection to this application provided that the neighbours, including those at 4 Lodge Drive, have been given the opportunity to comment and any concerns addressed.

20/P/1480/LDE - Land In Between Ashton Court Golf Hub and the Miniature Railway, Ashton Court, BS41 9JN - Lawful development certificate for the existing use of the temporary overflow car park for 25 - 28 days a year. Officer – Julie Walbridge. The PC has no objection to this application on the understanding that permission is granted for use as a temporary car park for a maximum of 28 days in a year.

20/P/1487/FUH -10 Parsonage Road, BS41 9LL - Demolition of scullery and proposed single storey side extension. Proposed staircase and dormer extension to create two new bedrooms with en-suite within the roof space. Officer – Charles Cooksley. The PC has no objection to this application.

20/P/1209/TRCA - The Old Vicarage, Vicarage Road, BS8 3PH - T1 - Oak - Crown thin by 10%. T2 & T3 - Beech - Crown thin by 15%. T4 - Ash - Reduce crown height by 1.5 - 2 metres. Reduce lateral growth by 2 - 2.5 metres. Officer – Jason Cox. The PC has no objection to this application provided the Tree Officer is in agreement with the works.

20/P/1306/TPO - The Orchard, Bridge Road, BS8 3PE - T1 - Leylandii - Reduce height by 1m. T2 - Cherry - Crown reduce by 2.5m. T3 - Yew - Reduce back from garden by 15cm. T4 - Ash - Remove 3 low limbs. G1 - Apple - Crown reduce by 3.5m on 3 larger trees. Crown reduce by 0.5m on 2 smaller trees. G2 - Laurels - Reduce spread by 3m to fence line. Officer – Jason Cox. The PC has no objection to this application provided the Tree Officer is in agreement with the works.

20/P/1327/TPO - The Gables, Bridge Road, BS8 3PB - T2 - Cherry - Remove stem from root stock & crown reduce by up to 1.5m. T4 - Cherry - Crown reduction by 1m. T5 - Thuja - Crown lift to approx 4m. T6 - Holly - Fell. T10 - Bay - Crown reduce by 3m. T12 - Thuja - Crown lift to approx 4m. T16 - Plum - Fell. T17 - Magnolia - Crown reduce by approx 1.5m. T18 - Rhododendron - Reduce by approx 3m. Officer – Jason Cox. The PC has no objection to this application provided the Tree Officer is in agreement with the works.

20/P/1384/TRCA – Treehaven, Rownham Hill, BS8 3PU - T1 - Sycamore - Fell. T2 & T3 - Lawson Cypress – Fell. Officer – Jason Cox. The PC has no objection to this application provided the Tree Officer is in agreement with the works.

20/P/1402/TRCA - 1 Cypress Gardens, BS8 3PS - T1 - Cypress – Fell. Officer – Jason Cox. 20/P/1461/TRCA - 159 Long Ashton Road, BS41 9JQ - T1 - Portuguese Laurel - Crown reduce by up to 1m. Officer – Jason Cox. The PC has no objection to this application provided the Tree Officer is in agreement with the works.

20/P/1462/TRCA - 63 Long Ashton Road, BS41 9HW - T1 - Copper Plum - reduce by 2.5m. Officer – Jason Cox. The PC has no objection to this application provided the Tree Officer is in agreement with the works.

20/P/1463/TRCA - 70 Long Ashton Road, BS41 9LE - T1 - Cherry – Fell. Officer - Jason Cox. The PC has no objection to this application provided the Tree Officer is in agreement with the works.

20/P/1483/TRCA -14 Lodge Drive, BS41 9JF - T1 - Bay - Reduce by 3m. T2 - Yew - Reduce by 1m. T3 - Crab - Reduce away from roof by 1m. T4 - Crab - Crown reduce by 3m. T5 - Cherry - reduce back to boundary. Officer – Jason Cox. The PC has no objection to this application provided the Tree Officer is in agreement with the works.

20/P/1506/TRCA – Towerhurst, Church Road, BS8 3PG - T1 - Yew - Crown reduce by 1.5m. Thin by 20%. T2 & T3 - Yew - Crown reduce by 2m. Officer - Jason Cox. The PC has no objection to this application provided the Tree Officer is in agreement with the works.

20/P/1513/TRCA - 36 Long Ashton Road, BS41 9LD - T1 - Birch – Fell. Officer - Jason Cox. The PC leaves it to the judgement of the Tree Officer as to whether this tree needs to be felled.

20/P/1528/TRCA - Bowley House, 6 Hillside Road, BS41 9LG - T1 - Western Red Cedar – Fell. Officer - Jason Cox. The PC has concerns about the felling of this tree as there is no justification given for the works.

20/P/1554/TPO - Stretton House, Rownham Hill, BS8 3PU - T1 - Prunus – Fell. Officer – Jason Cox. The PC leaves it to the judgement of the Tree Officer as to whether this tree needs to be felled as it would appear that pruning could solve the problem.

P20.063 - To note North Somerset decisions on planning application made before the PC considered them.

20/P/1300/NMA - 2 Miners Close, BS41 9DE - Non material amendment to application number 19/P/2501/FUH (Installation of Velux window and two light tunnels to front roof elevation) to allow proposed increase in size small bedroom above the garage area by opening up the existing roof void and creating a small mezzanine floor linked via a Minstrels Gallery and stair. Granted. Noted

P20.064 - To note North Somerset decisions on earlier planning applications, enforcement and licensing lists (circulated previously). – Noted.

P20.065 - Development until 2038 in and around Long Ashton

- a) To receive any relevant information – no updates at this time.
- b) Taylor Wimpey Plans for the Vale – no update at this time.
- c) The Green Belt Working Group – no update at this time.
- d) North Somerset Consultation on their Local Plan to 2038 – It was noted that the consultation on the Challenges document due to start late June/early July has been delayed.

P20.066 - Any other items for information.

- a) It was noted at the Environment Committee workshop that there is some overlap with the planning committee's work.

Meeting closed at 20:35

Date of the next meeting – Monday 17th August 2020 – to be held virtually by zoom.