

LONG ASHTON PARISH COUNCIL

PLANNING COMMITTEE MEETING

19:30 7th December 2020

held remotely over zoom



Present:

Mr O Lloyd-Jones (Chairman)
Ms L Anderson
Mr A Cartman
Mr M Harris
Ms C Fagg
Mr P Jackson
Mr C James
Mr D Johnson

Absent:

Mr C Cave
Ms S Hardingham
Ms R McAllister Kemp
Mr A Johnson
Ms C Sellars
Mr A Wilkinson

Also, in attendance – The Clerk: Mr S Jacobs-Lange, Minutes: Mrs J Howell.

[Public Participation](#)

There was none.

P20.111 Apologies for absence

Apologies were received from Ms McAllister Kemp, Mr Cave and Ms Hardingham.

P20.112 Declarations of Interests and Grant of Dispensations.

Cllr M Harris declared an interest in item 7 a) 20/P/2761/FUL (Bristol City Football Club Training Ground) and advised that he would leave the room for this item.

No dispensations were requested/granted.

P20.113 Minutes of previous meeting

The minutes of the meeting of the Planning Committee held on the 9th November 2020 were confirmed as a correct record. It was agreed that they should be signed by the Chairman.

P20.114 Matters arising for information:

- a. Cllr Fagg and Cllr Johnson provided a summary of the main points from a meeting with Dr Liam Fox to discuss the NSC 'Choices for the Future' consultation. Headlines reported included:

White paper:

- strong support amongst MPs to retain the green belt to stop urban sprawl.
- algorithm and housing targets unrealistic for NS based purely on housing and took no account of topography i.e., green belt flood plains, airport exclusion zoon etc.
- NS have never built this number of houses before and lack capacity given infrastructure.

Planning Policy:

- Local housing should be agreed locally (not a government decision). There was also an update on North Somerset and delivery of housing needs. A summary of Dr Liam Fox's view was provided and included: housing numbers must come down; the green belt must be protected and we should avoid building on the and avoid building in the flood plain but investment in Weston welcomed.
- b. NS 'Choices for the Future' consultation Leaflet drop
Cllr Johnson provided an update on Long Ashton Parish Council leaflet to promote awareness of NSC consultation among residents. The leaflet contains key information for residents. Leaflet drop underway and Clerk to liaise to check all residential streets covered.
- c. Longmoor Village
Discussions with NSC about a changing the location of the exit. Cllr Cartman to chase – item deferred to the next meeting.

P20.115 NS 'Choices for the Future' - draft Response to consultation

Members considered the draft report developed by the Green Belt Working Group on

North Somerset's 'Choices for the Future' consultation and discussed the process to agree the council's response before the consultation deadline. The committee went through the draft item by item and comments were invited from members. Amendments were agreed by the Committee.

Members highlighted that the proposals on the NS 'Choices for Future' consultation seems to be The Vale but do not consider somewhere different. The committee agreed that if development must take place on the green belt it would rather a new village rather than a large expansion of Vale or development between LA and The Vale. It seems NS have not given consideration of creating a new rural village within NS.

The committee prefer development of smaller villages to assist with their own amenities / sustainability and support dev / expansion of WSM.

Clerk to update draft and final draft submission to be emailed to council members for final comment before submission.

P20.116 Correspondence

Email from resident: Request to increase size of Conservation Area.

Members discussed and looked at current boundary of conservation area. Assessment of conservation area undertaken. No clear opportunity to extend conservation area. No clear opportunity. Cllr D Johnson suggested review of the village design statement. Part of this could include revisiting the conservation area boundary. Cllr Cartman – in agreement.

Having considered the request and assessed the current boundary members do not feel expansion of conservation area required at this stage. Members agreed it may be a good opportunity to review the village design statement and make sure this is adhered to.

P20.117 Planning

Members were asked to consider and provide comments to North Somerset Council on the following planning applications affecting property in the parish. It was RESOLVED: that the Clerk will submit the following comments, on the planning applications affecting property in the parish, to North Somerset Council:

a) Property

Gatcombe Farm:

[20/P/2556/FUL](#) - Gatcombe Farm, Gatcombe Lane, BS48 3QT - Conversion and part demolition of agricultural building (Unit 7) to create 1no. three bedroom residential dwelling Officer - Annika Lepoittevin.

[20/P/2557/LBC](#) - Gatcombe Farm, Gatcombe Lane, BS48 3QT - Listed Building Consent for the conversion and part demolition of agricultural building (Unit 7) to create 1no. three bedroom residential dwelling. Officer - Annika Lepoittevin.

[20/P/2589/FUL](#) - Gatcombe Farm, Gatcombe Lane, BS48 3QT - Conversion and partial demolition of agricultural buildings (Units 4 & 5) to create a new detached dwelling. Officer - Annika Lepoittevin.

[20/P/2590/LBC](#) - Gatcombe Farm, Gatcombe Lane, BS48 3QT - Listed building consent for the conversion and partial demolition of agricultural buildings (Units 4 & 5) to create a new detached dwelling. Officer - Annika Lepoittevin.

The Parish Council have no objections but concerns about parking and access.

To this point the council have not seen a comprehensive plan around the vision of the site to include:

- How units interact and how they are separate from the operations of the farm.
 - Parking and outside space for residents to use safely separate to farm.
- The council would welcome liaison if future applications are to be submitted in order to fully consider.

[20/P/2394/FUL](#) - 71 Rayens Cross Road, BS41 9DY- Demolition of existing bungalow (including garage and conservatory) and erection of a new two storey dwelling. Officer - Ellena Fletcher.

The Parish Council would prefer the materials in keeping with village design statement.

[20/P/2456/LDE](#) - Keepers Cottage, Gatcombe Mill Lane, BS48 3QU - Certificate of Lawful development for the existing use of the outbuilding as an independent dwelling.

No objections.

[20/P/2529/FUH](#) - 46 Yanley Lane, BS41 9LR - Conversion of detached garage to create ancillary home office/studio, including single storey extension and balcony over. Officer Janet Jones.

No objections providing it does not become an independent dwelling and is in-keeping with the conservation area.

[20/P/2729/FUH](#) - 23 Short Lane, BS41 9EH - Replacement roof to existing garage. Officer - Nick Urquhart

No objection.

[20/P/2751/ADV](#) – The Co-op, 59-63 Weston Road, BS41 9AA - Advertising consent for 2 No. illuminated fascia signs, 5 No. non illuminated signs, 1 No. non illuminated projecting sign and 4 No. non illuminated wall mounted ancillary signs. Officer - Anna Hayes.

No objection.

[20/P/2761/FUL](#) - Bristol City Football Club Training Ground, Clevedon Road, Failand, BS8 3TN - Removal of conditions 5 (External illumination details) and Condition 6 (Site Entrance Visibility) of permission 17/P/5424/FUL (Proposed football training facility including the erection of a new pavilion building, formation of grass pitches and associated site recontouring, provision of flood lighting columns, the erection of a groundsman's store, the provision of a new access to the B3128, landscaping works, car parking and other ancillary development) and Variation of condition 2 (approved plans) with the submission of revised drawings. Officer - Lee Bowering.

Cllr Harris declared an interest in this item and The Clerk removed Cllr Harris in the waiting room.

Neutral with comments - on the basis of concerns made by Wraxall and Failand Parish Council.

The council understands the reasons for the application but if conditions are moved completely there is no further protection for any change of lighting plan, or new scheme for additional lights in the future

Cllr Harris was readmitted to the meeting at 21:26 hours

[20/P/2829/FUH](#) - 22 Providence Lane, BS41 9DJ - Proposed erection of a single-storey rear extension with balcony and associated internal alterations. Officer - Ellena Fletcher.

No objection.

[20/P/2837/NMA](#) – Bungalow, Buttercliffe Farm, Long Ashton Road, BS41 9JQ - Non material amendment to application 17/P/1421/F (Erection of a two storey side and rear extension including raising the ridge height) for double glazed upvc windows in lieu of timber, existing window to rear elevation retained in lieu of new sliding doors as the approved elevations. Dormer windows amended. Stainless steel twin walled chimney flue in lieu of stone chimney & new flue added for feature fire to dining room. Officer - Janet Jones.

No objection - subject to conservation officers' considerations.

[20/P/2853/FUH](#) 18 Keedwell Hill Long Ashton Bristol BS41 9DR | Demolition of existing garage, erection of a two storey side extension, porch and associated internal and site works.

No objection provided neighbours consulted and no adverse impact raised and parking spaces not lost.

Cllr James left meeting 21.36 hours.

b) Trees

[20/P/2265/TPO](#) - 37 Kings Croft, BS41 9ED -T1 - Walnut - Crown reduce by 4-5m.

[20/P/2637/TRCA](#) - 1 Lodge Drive, BS41 9JF - T1 - Liquid Amber - Crown reduce by 1.5m.

[20/P/2537/TRCA](#) – Woodfalls, North Road, BS8 3PL - G1 - Leylandii - Fell.

[20/P/2638/TRCA](#) - 62 Long Ashton Road. BS41 9LE - T1 - Apple – Fell.

[20/P/2777/TRCA](#) - Maybank Bridge Road, BS8 3PB - T2 - Amelanhier - Crown reduce by approx. 1.5m. T4 - Silver Birch - Crown reduce by approx. 2.8m. T6 & T7 - Norway Maple - Crown reduce by approx. 2.8m. T8 - Laurel - Fell. T9 - Holly - Crown reduce by 1.5m T10- Laurel - Fell.

The Parish Council leave to the decision of the NS Council Tree Officer: Jason Cox.

P20.118

Members noted the North Somerset decisions on earlier planning applications, enforcement and licensing lists.

P20.119

Longmoor Village

Cllr P Jackson raised position of the junction with developers. Other concerns junction at bypass and whether the council should try to encourage debate with NSC around Cumberland basin onto the bypass. Cllr Ash Cartman to chase with NSC: additional traffic measures funding.

The Council remains concerned about traffic because of the roundabout and would like options be considered. Cllr Cartman to raise within NSC highways and some liaison with BCC may be required. BCC wishes to redevelop Cumberland basin; the Parish Council would support dialogue with NSC and BCC around redevelopment of Cumberland basin.

Clerk to review Cllrs who were liaison with BCC.

P20.120

Bristol Airport

[20/P/2896/APPCON](#) Intention to appeal planning decision: 18/P/5118/OUT Plan to appeal noted. Letter from PCAA received.

Clerk to publish consultation on FB and website encourage residents to respond.

P20.121

Development until 2038 in and around Long Ashton

Taylor Wimpey Plans for the Vale – item covered during the consultation item.

P20.122 Consider and decide on Clerk’s proposed changes to the preparation/ circulation of papers for Planning Committee meetings.

Members of the committee were in agreement that Cllrs should work together to streamline process. Cllr’s Lloyd-Jones, Anderson, Jackson, Harris and the Clerk to liaise.

P20.123 Any other items for information.

Reminder to members: Extraordinary Parish Council Meeting:
7pm Monday 14th December

Date of the next meeting – Monday 11th January 2021

There being no further business at 22:00 hours the Chairman closed the meeting.