

LONG ASHTON PARISH COUNCIL

PLANNING COMMITTEE MEETING

19:00 8th February 2021

held remotely over Zoom



Present:
Mr O Lloyd-Jones (Chairman)
Ms L Anderson
Mr A Cartman
Mr M Harris
Ms S Hardingham
Ms C Fagg
Mr P Jackson
Mr C James
Ms R McAllister Kemp
Mr C Cave
Mr A Wilkinson

Absent:
Ms Cait Sellars
Mr A Johnson

Also, in attendance – The Clerk: Mr S Jacobs-Lange. Minutes: Mr C O’ Doherty and one member of the public.

Public Participation

A Presentation about ‘Sustainable Failand’ was provided by Dan Angell.

P21.012 Apologies for absence

None

P21.013 Declarations of Interests and Grant of Dispensations.

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

P21.014 Minutes of previous meeting

The minutes of the meeting of the Planning Committee held on the 11th January 2021 (previously circulated) were confirmed as a correct record after two alterations (Agenda item 9 should read Longmoor and not the Vale, Also Cllr Wilkinson was marked as absent but did attend the meeting). It was agreed that they should be signed by the Chairman after these adjustments had been made.

P21.015 Matters arising for information

- a) Update on leadership of the Planning Committee and development of a triage system. Cllr Lloyd-Jones advised the committee that his work commitments meant it would be necessary to resign as Chair. He offered to continue for two or three more months until a replacement Chair was found. Cllr. Anderson observed that any current or potential councillors who work full time may find themselves in a similar situation so it is important to offer support.

It was agreed that planning applications could be prioritised prior to each meeting. Cllr Lloyd-Jones enquired whether any Cllrs could work with the Clerk to develop this form of triage. Cllr James felt we could identify the planning applications that pose the greatest risk to Long Ashton and focus our time on this. Cllr Anderson felt that the triage system seemed to be the right approach but it still relied on Cllrs finding time ahead of the meetings to do it. Cllr Harris advised the meeting that he had Leigh Woods planning applications well-covered and that he looks at each application in detail. Cllr Cave reminded the committee that we also needed to monitor developments where planning applications hadn't been submitted to ensure this doesn't become an issue.

Cllr Fagg proposed the following action which was agreed:

- a. **All Cllrs who wish to focus on this aim to get together with the Clerk over next two months to agree how we take forward a system to streamline planning applications ahead of Planning Committee meetings.**
- b) Update from Cllr Cartman following his liaison with NSC Planning Offices regarding a development at 1 Warren Lane which. Since the original refusal by NSC the application has been reduced from 4 to 3 houses proposed to be built and the parish council had expressed its support. However, NSC is still minded to refuse. Cllr Cartman (and Cllr McQuillan) can request for the application to be called in if they felt it was the view of the wider parish council. It is a good development although one house is very close to road. Deadline for comment is the 12th February 2021 although this date could be extended. If application wasn't supported the proposer is likely to appeal. Cllr Cartman was unaware of any issues from neighbours and invited input from other parish Cllrs. Cllrs discussed the merits of the planning application. Cllr Cave reminded the committee of previous invitations by NSC for parish councils to suggest possible sites where locally, development would be accepted, however, he was unaware of this specific development. Cllr McAllister-Kemp wanted to know more about the wider community's views about this and other planning applications as this would be useful to consider when reaching a decision. Cllr Wilkinson reminded the committee about prior work on the Neighbourhood Plan where it was felt this site was outside of the area where development was deemed acceptable. Cllr Cartman agreed to reflect on the information shared when considering how to proceed with this application.

P21.016

Longmoor Village. Cllr Cartman advised there had as yet been no meeting with the developer at Longmoor Village. Cllr Cave requested to be involved in any future meetings as they're organised. Cllr Jackson identified two issues: firstly, about the access to the site where ongoing dialogue with developers to aim to get access moved onto South Bristol Link Road; and secondly, the overall volume of traffic in the wider area between Cumberland Basin and the A370/ Nailsea by-pass – collaborative work between two councils to secure govt grant to address this growing problem. Cllr Wilkinson pointed out that traffic modelling approaches had been previously proven to be unreliable. Cllr Cartman was unclear about how to proceed given a formal application hasn't been received – suggest leaving this with the developer and continue liaising with them before involving NSC. Cllr Jackson suggested a follow-up meeting with developer was proposed.

Cllr Cave to provide contact info for the developer to the Clerk so a follow-up meeting can be organised.

P21.017 Correspondence - to consider and respond as appropriate.

- a) Email from Mr John Ives re. footpath LA12/10 by development at 58 Long Ashton Road - surface damaged by roots of trees now removed. Cllr Fagg updated the committee since her visit to the site and photographs were shared. Cllr Anderson felt the developer intended to repair the footpath. Cllr Lloyd-Jones felt this was the case.
- a. Cllr Cave to speak with the developer to ascertain their responsibility/ intentions regarding this footpath and report back.**

P21.018 To consider and provide comments to North Somerset Council on the following planning applications affecting property in the parish.

a) **Property**

Ref (click each to open)	Address	Description	Parish Council discussion / concerns raised
20/P/0168HHPA	14 Bradville Gardens Long Ashton Bristol BS41 9AS	Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 3.4 metres; 2) have a maximum height of 2.95 metres and 3) have eaves that are 2.1 metres high	RESOLVED – That the Parish Council has no objection to this application.
21/P/0123/FUH	36 Fenswood Road Long Ashton Bristol BS41 9BX	Proposed erection of a two-storey side extension following demolition of existing single storey side extension	RESOLVED – That the Parish Council has no objection to this application.
20/P/3229/FUH	45 Providence Lane Long Ashton Bristol BS41 9DL	External insulation and re-rendering of existing house, new tiles to main roof, alterations to fenestration, single storey front extension, single storey side extension, two storey and single storey rear extension and alterations to landscaping.	RESOLVED – That the Parish Council has no objection to this application but would like to comment on parking. Reversing out onto the road could be dangerous.
20/P/3221/FUH	73 Rayens Cross Road Long Ashton Bristol BS41 9DY	Single storey rear extension and garage	RESOLVED – That the Parish Council has no objection to this application.

20/P/3224/FUH	7 Lodge Drive Long Ashton Bristol BS41 9JF	Create ramped and stepped pathway and new terrace area to front elevation, replace existing porch with new pitched roof porch and erection of single storey side (south) extension.	RESOLVED – That the Parish Council has no objection to this application.
20/P/3224/FUH	21 Lyvedon Way Long Ashton Bristol BS41 9ND	Proposed two storey side extension and single storey rear extension including associated demolitions.	RESOLVED – That the Parish Council has no objection to this application

a) Trees

Ref. No. (click each to open)	Address	Description
21/P/0081/TRCA	30 Long Ashton Road Long Ashton Bristol BS41 9LD	T1 - Lime – re-pollard back to previous points 0.5-1m. T2 - Lime – re-pollard back to previous points 0.5m-1m. T3 - Apple - Crown reduce by 2.5m and crown thin by 20%
21/P/0082/TRCA	The Cottage 47 Yanley Lane Long Ashton BS41 9LR	T1 – Birch - Fell
21/P/0016/TRCA	65 Long Ashton Road Long Ashton BS41 9HW	T1 – Copper Beech – Reduce in height by 4m

RESOLVED – The Parish Council make no objections in relation to:
[21/P/0081/TRCA](#), [21/P/0082/TRCA](#), [21/P/0016/TRCA](#)

P21.019

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

Cllr Cave enquired about the mud on road linked to Durnford Quarry and the BCFC Training Ground development. Clerk advised he had written to NSC and heard back from the Highways Officer who was in contact with the quarry about measures to keep mud to a minimum.

Clerk to contact PCSO and NSC Highways again to find out latest update.

P21.020

Bristol Airport – update from PCAA

PCAA has updated that Airport has lodged an objection to the planning appeal. PCAA also looking for a new Chair. Confirm that Cllr Jude D'Alesio will now attend PCAA meetings on behalf of the parish council. The committee wished to thank Cllr D'Alesio for stepping forward.

P21.021

Development until 2038 in and around Long Ashton.

- a) Cllr Cartman shared an update on the NS Local Plan - Green Belt working group to meet to reflect on this to inform future parish council thinking/ decisions re use of Green Belt land as there appears to be a particular risk to Long Ashton's Green Belt. By end of April 2021 NSC will release a 'preferred Spatial Strategy' which we would need to be able to feed into as a council therefore we need to develop our own strategy and tactics quite soon. Cllr Wilkinson asked about a previous exercise conducted by NSC to rate different areas of Green Belt and wondered what the status of that exercise was in relation to deciding upon future developments. Cllr Cave confirmed this exercise was carried out and the parish council expressed its own values as a community during this process. Cllr Cave added that the parish council should consider carrying out another exercise for itself to value the various areas of green belt land so high-value sites can be protected. Cllr Fagg expressed strong support for this activity – highlighting the fact that development pressure now almost encircles Long Ashton.
- b) Sustainable Failand – As discussed at start of meeting during *Public Participation*. Cllr Anderson felt more information was required so the development's commitment to sustainability could be fully understood. Further evidence of meaningful community engagement activity to demonstrate how the community had been involved was also required. Cllr Anderson added that some of the sustainable technologies being proposed could be expensive to run and could make the development quite exclusive.
- c) Green Belt Working Group – no update but group to commence work on identifying and valuing all green belt land around Long Ashton asap. **Cllr Cartman to organise and involve Cllr Cave.** The Clerk asked that the Green Belt WG looked to involve Caroline Tarbuck if community engagement was to be considered during this process. Cllrs agreed that some work was needed ahead of community engagement to ensure that clear information, options and a process could be put forward.

P21.022

Any other items for information

Abbots Leigh, Ham Green, Pill and Easton-in Gordano Neighbourhood Plan
Cllr Harris fed back and felt it was a very good neighbourhood plan. From Leigh Woods perspective, there were no issues. Cllr Anderson reminded the committee that we'd provided input.

Cllr Wilkinson suggested that Long Ashton needed to update its Neighbourhood Plan to take account of the imminent development threats that were now more visible. Cllr Wilkinson reminded the committee that failure to maintain an up-to-date Neighbourhood Plan could pose risks as to whether it was seriously considered in the development process. There were concerns expressed regarding the costs and time required to make changes to our Neighbourhood Plan. Cllr Fagg enquired as to which individuals had the experience of creating the initial Neighbourhood Plan as their input would be valuable. Rod Sterland's name was put forward.

a) **Committee confirmed its desire for a decision as to whether to proceed to be presented at Full Council.**

Cllr Anderson updated the committee that she had been sent a report following the Peer Review of NSC's Planning Service.

b) **Clerk to circulate to all.**

P21.023

Date of the next meeting

The next Planning Committee meeting will take place on Monday 8th March 2021 at 7:30pm, online.

There being no further business at 21:25 hours the Chairman closed the meeting.