



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 24th June 2019

Present: Councillors S Bassett, S Budd, P Morgan.

Attendees: Donna Simmons (Planning Committee Clerk) and a member of the public who wished to observe the meeting.

023. Election of Chair

The Committee Clerk reported that Cllr Somers has indicated that he would like to re-join the Planning Committee and would also consider the position of Chair of the Committee. He will bring the matter to Full Council for their consideration at the next meeting on 11 July 2019.

It was **RESOLVED** that Cllr Budd would chair this meeting and the Committee will elect a Chairman at the Committee meeting on 22 July 2019.

024. Apologies

Apologies were received from Cllrs R Hunt, R Nichols, P Todd & Wilkins.

025. Declarations of Interest

No interests were declared at this time.

026. Public Participation

None.

027. Approval of Minutes of 10th June 2019

It was **RESOLVED** that the minutes of 28th May are approved as an accurate record of the meeting on 28th May 2019.

028. Outstanding Items from Minutes

None.

029. Planning Applications

- a) P19/6288/PDR – 50 Adderly Gate Emersons Green (Erection of rear conservatory to provide additional living accommodation) – It was **RESOLVED** that **No Objection** be raised.
- b) P19/6293/F – 36 Tunbridge Way Emersons Green (Erection of a first floor side extension and a single storey rear extension to form additional living accommodation) – It was **RESOLVED** that **No Objection** be raised.

030. Planning Decisions for Noting

- a) P19/2762/F – 36B Westbourne Road Downend (Change of use from ground floor offices (Class B1a) to Hair and Beauty Salon (Class A1) as defined in the Town

and Country Planning (Use Classes) Order 1987 (as amended)) – PERMIT (The Town Council did not Object).

- b) P19/3624/F – 40 Wadham Grove Emersons Green (Erection of a two-storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object subject to the adequate provision of parking).
- c) P19/3930/RM – Land to the rear of 25 and 27 Blackhorse Road Mangotsfield (Erection of 4 no. semi-detached dwellings with appearance, landscaping and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission PK18/4981/O)) – PERMIT (The Town Council did not Object).
- d) P19/4505/RVC – Orchard Farm Pomphrey Hill Mangotsfield (Variation of condition 3 attached to P99/4287 to read 'site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 Planning Policy for Travellers Sites') – PERMIT (The Town Council raised an Objection; Members felt that the variation to Condition 3 would lead to an increase of traffic movement onto and off the site which is on an already busy road and close to the brow of a hill).
- e) P19/4784/PDR – 35 Wadham Grove Emersons Green (Erection of a single storey rear extension to form additional living accommodation) – Permit (The Town Council did not Object).
- f) P19/5202/F – 22 Patch Court Emersons Green (Installation of 1 no. rooflight and 1 no. dormer window to the front elevation and 1 no. dormer window bay to the rear roof elevation to facilitate loft conversion (Resubmission of application P19/2433/F)) – REFUSE (The Town Council raised concerns that the overlooking aspect may infringe on neighbouring properties).

031. Correspondence

- a) COM/19/0462/BOC – Land between Avon Ring Road and Folly Brook Emersons Green. Notification from South Gloucestershire Council of enforcement complaint regarding the breach of Condition 13, attached to PK18/3918/RVC (working outside of permitted hours) - Noted
- b) COM/19/0471/UNT – 90 Blackhorse Road Mangotsfield. Notification from South Gloucestershire Council of an enforcement complaint regarding hardcore and rubbish in the garden and an unfinished extension, covered with plastic sheeting - Noted
- c) COM/19/0472/BUS – 14 Bampton Close Emersons Green. Notification from South Gloucestershire Council of an enforcement complaint regarding the trading of cars from the premises - Noted
- d) COM/19/0480/OD – Parcel 27A and 28 Howsmoor Lane Emersons Green. Notification from South Gloucestershire Council of an enforcement complaint regarding the working outside of permitted hours - Noted

032. Items to report (no decisions can be made at this time)

None

033. Date of next meeting – Monday 08 July 2019 at 10.30

The Chairman closed the meeting at 10.45am