



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 29th April 2019

Present: Councillors S Budd, P Morgan, & D Somers

Attendees: Donna Simmons (Planning Committee Clerk)

223 Apologies for Absence

Apologies were received from Cllrs J Adams, T Cannard, R Hunt, R Nichols & C Wilkins.

In the absence of Cllr R Hunt it was **Resolved** that Cllr S Budd Chairs this meeting.

224 Public Participation

None

225 Declarations of Interest

No interests were declared at this time.

226 Approval of Minutes of 15th April 2019

It was **RESOLVED** that the minutes of 15th April are approved as an accurate record of the meeting on 15th April 2019.

227 Outstanding Items from Minutes

None

228 Planning Applications

- a) P19/3296/F – David Lloyd Willowherb Road Emersons Green (Installation of 1 No. combined heat and power unit) – It was **RESOLVED** that **No Objection** be raised subject to the provision of a satisfactory acoustic report approved by Environmental Protection, and, the CHP unit meeting all statutory requirements, in particular, those relating to noise emissions.
- b) P19/3624/F – 40 Wadham Grove Emersons Green (Erection of a two storey rear extension to form additional living accommodation) – It was **RESOLVED** that **No Objection** be raised subject to the adequate provision of parking.
- c) P19/3706/F – 51 Wadham Grove Emersons Green (Erection of a first floor rear extension to form additional living accommodation) – It was **RESOLVED** that **No Objection** be raised subject to the adequate provision of parking.
- d) P19/3718/TRE – Dibden Lane Allotments Dibden Lane Emersons Green (Works to crown lift 1no. Oak tree to 6 - 7 metres and reduce lateral spread on the northern (property) side by 2 - 3 metres covered by Tree Preservation Order KTPO 03/91 dated 29/07/1991) – It was **RESOLVED** that **No Objection** be raised.

- e) P19/3739/F – The Village Emerson Way Emersons Green (Removal of 11no short bollard lights and replacing them with 11no LED post lanterns) – It was **RESOLVED** that **No Objection** be raised.
- f) P19/3858/F – 25 Guest Avenue Emersons (Erection of single storey front extension to form WC and porch) – It was **RESOLVED** that **No Objection** be raised.
- g) 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)) – It was **RESOLVED** that **No Objection** be raised.
- h) P19/4027/PDR – 20 Emerson Way Emersons Green (Demolition of existing rear bay window and erection of single storey rear extension to form additional living accommodation) – It was **RESOLVED** that **No Objection** be raised.
- i) P19/4068/PDR – 22 Colliers Break Emersons Green (Erection of single storey rear extension to form additional living accommodation) – It was **RESOLVED** that **No Objection** be raised.
- j) P19/4076/CLP – 114 Westons Brake Emersons Green (Erection of single storey side extension) – It was **RESOLVED** that **No Objection** be raised.

The following applications were received after the publication of the Agenda but due to time constraints were also considered;

- P19/4296/TRE – 1 Thomas Avenue Emersons Green (Works to 2no. Oak trees on Thomas Avenue and 3 no. Oak trees on Baynton Meadow as set out in submitted Schedule of work covered by KTPO 03/91 dated 29th July 1991) – It was **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Tree Officer.
- P19/4315/ADV – Land at The Village Retail Park Emerson Way Emersons Green (Display of 1 no. internally illuminated free-standing totem sign) – It was **RESOLVED** that **No Objection** be raised.
- 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') – It was **RESOLVED** to Raise an **Objection**; Members are concerned that the variation to Condition 3 will lead to an increase of traffic movement onto and off of this site on an already busy road which is very close to the brow of a hill.
- LI19/1705/STB – An application for a Block Renewal Street Trading Consent in South Gloucestershire re: The Lawns of the Bristol and Bath Science Park Dirac Crescent Emersons Green has been received from NotGreedy.Co.Uk.Ltd. The application is for the selling of hot and cold refreshments between the hours of 10.00 – 21.30 on Thursday, Sunday and Monday. Also, between the hours of 10.00 – 23.00 on Friday and Saturday – It was **RESOLVED** that **No Objection** be raised.

229 Planning Decisions for Noting

- a) P19/0638/RM – Bristol And Bath Science Park Dirac Crescent Emersons Green (Construction of new research and development facility (Class B1(b)) to provide Institute of Advanced Automotive Propulsion Systems for the University of Bath,

comprising new building of 13,250 sqm. (GIA), vehicle and cycle parking, landscaping and other associated works (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK13/2502/O)). (Resubmission) – PERMIT (The Town Council did not Object subject to the agreement of acceptance of a landscaping scheme with the South Gloucestershire Council Landscape Officer. Members also reiterated their previous comments with regards to all requirements being met to mitigate any noise pollution).

- b) P19/0763/F – National Composites Centre Bristol and Bath Science Park Units 1 and 2 Feynman Way Central Emersons Green (Erection of extension (B1b use class) to the existing National Composites Centre with associated works) – PERMIT (The Town Council did not Object).
- c) P19/2139/PDR – 44 Homefield Close Emersons Green (Erection of a single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object).
- d) P19/2105/F – 56 Westbourne Road Downend (Erection of two storey side extension to provide additional living accommodation) – PERMIT (The Town Council did not Object).
- e) P19/2499/OHLE – Path next to Barry House Elmleigh Road Mangotsfield (Application for consent under Section 37 of the Electricity Act 1989 to install a new pole in the footpath. The application is made under section 5(2) of The Overhead Lines (Exemption) (England and Wales) Regulations 2009 - Planning Act 2008) – PERMIT (The Town Council did not Object).
- f) P19/2748/F – 79 Westons hill Drive Emersons Green (Erection of a two storey and single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object).

230 Correspondence

None

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

None

232 Date of next meeting – TUESDAY 28 May 2019 at 10.30

The Chairman closed the meeting at 11.35am