



**EMERSONS GREEN**  
TOWN COUNCIL

## **Minutes of Planning Committee Meeting 30<sup>th</sup> September 2019**

Present: Councillors S Bassett, P Morgan & P Todd

Attendees: Donna Simmons (Planning Committee Clerk)

In the absence of Cllr Somers, it was **RESOLVED** that Cllr Morgan Chairs this meeting. The Chairman welcomed all to the meeting and advised of the evacuation procedure.

### **096. Apologies**

Apologies were received from Cllrs S Budd, R Hunt, R Nichols, D Somers & C Wilkins

### **097. Declarations of Interest**

None

### **098. Public Participation**

None

### **099. Approval of Minutes of 30<sup>th</sup> September 2019**

It was **RESOLVED** that the minutes of 30<sup>th</sup> September are approved as an accurate record of the meeting on 30<sup>th</sup> September 2019

### **100. Outstanding Items from Minutes**

- Blackhorse playing fields – broken fence posts and overgrown boundary hedge – The Committee Clerk has reported both issues to South Gloucestershire but has not yet received a reply.
- Blackhorse Road electricity pole – Western Power have replied to the request for the pole to be relocated to the edge of the footpath. They have confirmed that it may be possible to relocate the pole, however, there would be a significant cost involved, that the Town Council would have to pay. Members **RESOLVED** to note the reply, but not to proceed with any action at this point in time.

### **101. Planning Applications**

- a) P19/11462/RVC – Parcel 27A and 28 Howsmoor Lane Emersons Green (Variation of condition 1 (to amend the conditioned plans) attached to permission PK18/1513/RM-Erection of 140no. dwellings with garages, parking, landscaping and associated works (resubmission of PK16/5607/RM) (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK04/1965/O).  
-Urban extension on 99 hectares of land comprising of :- Residential development

of up to 2550 dwellings; up to 100,000m<sup>2</sup> of B1, B2, B8 and C1 employment floorspace. Up to 2,450 m<sup>2</sup> of small scale A1,A2, A3 A4 and A5 uses. One, 2 - form entry primary school, a land reservation for a second 2 - form entry primary school and a land reservation for a secondary school. Community facilities including a community hall and cricket pavillion (class D1). Transportation infrastructure comprising connections to the Folly roundabout on Westerleigh Road and the Rosary roundabout on the Ring Road and the construction of the internal road network. A network of footways and cycleways. Structural landscaping. Formal and informal open space. Surface water attenuation areas. (Outline) with means of access to be determined) – It was **RESOLVED** that the Council has **No Comment** on the basis that Members do not feel suitably qualified to comment on legal matters in relation to this application.

- b) P19/11878/F – 33 Richmond Road Mangotsfield (Demolition of existing garage. Erection of 1no. detached replacement garage) – It was **RESOLVED** that **No Objection** be raised.
- c) P19/12418/PNH – 12 Newlands Lane Emersons Green (Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.85 metres, for which the maximum height would be 3.1 metres, and for which the height of the eaves would be 2.1 metres) – It was **RESOLVED** that **No Objection** be raised.
- d) P19/12865/PDR – 94 Guest Avenue Emersons Green (Conversion of garage to form living accommodation) – It was **RESOLVED** that **No Objection** be raised.
- e) P19/13218/F – 60 Stockwell Drive Mangotsfield (Erection of a single storey side extension to form additional living accommodation) – It was **RESOLVED** that **No Objection** be raised.

## 102. Planning Decisions for Noting

None

## 103. Correspondence

- a) South Gloucestershire Council – Notice of a Temporary Traffic Order for the temporary closure to vehicles to the following roads;
  - Blackhorse Road Mangotsfield – from its junction with Oak Tree Close to its junction with Richmond Road.
  - Dibden Lane Mangotsfield Road.
  - Westerleigh Road Emersons Green – from the junction with Folly Brook Road to a point 30 metres west of its junction with Westerleigh Hill.

The Order is to allow carriageway patching works to be undertaken and will be operative from 04 November 2019 for a maximum of eighteen months. The closure however may not be implemented for the whole of the period but only when traffic signs are in position and only for so long as necessitated by the works which are anticipated to be of six weeks duration – Noted

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

None

## 105. Date of next meeting – Monday 14 October 2019 at 10.30

The Chairman closed the meeting at 11.00am