



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 14th October 2019

Present: Councillors S Bassett, S Budd, P Morgan, D Somers & C Wilkins

Attendees: Donna Simmons (Planning Committee Clerk)

The Chairman welcomed all to the meeting and advised of the evacuation procedure.

106. Apologies

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

107. Declarations of Interest

None

108. Public Participation

None

109. Approval of Minutes of 30th September 2019

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

110. Outstanding Items from Minutes

- Blackhorse playing fields – broken fence posts and overgrown boundary hedge – The Committee Clerk reported that a reply had not yet been received from South Gloucestershire. Members **RESOLVED** to make further enquiries to South Gloucestershire Council requesting an update on any planned action/repairs to the bollards.

111. Planning Applications

- a) P19/13444/F – 5 Viola Way Emersons Green (Erection of a first-floor side extension to form additional living accommodation) – It was **RESOLVED** that **No Objection** be raised.
- b) P19/13488/F – 106 Long Road Mangotsfield (Erection of a two-storey side extension to form additional living accommodation. Erection of a detached double garage and workshop) – It was **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Transport Officer.
- c) P19/13852/PNH – 104 Emerson Way Emersons Green (the erection of a conservatory which would extend beyond the rear wall of the original house by 3.2 metres, for which the maximum height would be 3.15 metres, and for which the

height of the eaves would be 2.5 metres) – It was **RESOLVED** that **No Objection** be raised.

- d) P19/13857/RVC – 163 Willowherb Road Emersons Green (Removal of condition 2 attached to planning permission PK13/2648/RM for House 163 Willowherb Road only.

Erection of 86 residential units with associated road, landscape and parking (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 100,000m² of B1, B2, B8 and C1 employment floorspace. Up to 2,450 m² 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** to raise an **Objection**; Members are in agreement with the comments of the South Gloucestershire Council Landscape Officer.

- e) P19/13868/F – 5 Westons Hill Drive Emersons Green (Erection of two storey side extension to form additional living accommodation) – It was **RESOLVED** that **No Objection** be raised.
- f) P19/13912/PNH – 24 Lulworth Crescent Downend (The erection of a conservatory which would extend beyond the rear wall of the original house by 4.26 metres, for which the maximum height would be 3.72 metres, and for which the height of the eaves would be 2.6 metres) – It was **RESOLVED** that; Members have noted that both the application form and plans indicate that the proposal is an extension as opposed to a conservatory as per the description. Members do **Not Object** to the proposed extension.
- g) P19/13930/CLP – 235 Badminton Road Downend (Installation of rear and side dormer to facilitate loft conversion) – It was **RESOLVED** to make **No Comment**.

112. Planning Decisions for Noting

- a) P19/10235/F – 56 Westons Brake Emersons Green (Erection of two storey front and side extension with single storey rear extension to form additional living accommodation) – PERMIT (The Town Council raised an Objection based on the overdevelopment of the site and the negative impact this would have on neighbouring properties).
- b) P19/10926/F – 86 Westbourne Road Downend (Erection of a two storey side and rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object subject to the adequate provision of parking).
- c) P19/11816/PDR – 38 Home Field Close Emersons Green (Erection of rear conservatory) – PERMIT (The Town Council did not Object).

113. Correspondence

- a) LI19/4034/STM – A renewal application for a Mobile Street Trader license from Sandwi Ltd to trade throughout the South Gloucestershire area – Noted

- b) LI19/4084/STM – a renewal application for a Mobile Street Trader license from Grub's Up Ltd to trade throughout the South Gloucestershire area. The application is for the selling of hot and cold refreshments Monday to Friday between the hours of 9am and 1pm – Noted

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

Cllr Wilkins gave her apologies for the next meeting on 28 October 2019

115. Date of next meeting – Monday 28 October 2019 at 10.30

The Chairman closed the meeting at 11.20am