



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 25th November 2019

Present: Councillors P Morgan, D Somers (Chairman), & C Wilkins

Attendees: Donna Simmons (Planning Committee Clerk)

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

136. Apologies

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

137. Declarations of Interest

None

138. Public Participation

None

139. Approval of Minutes of 11th November 2019

It was **RESOLVED** that the minutes of 11th November are approved as an accurate record of the meeting on 11th November 2019

140. Outstanding Items from Minutes

- Blackhorse playing fields – The overgrown part of the boundary hedge has now been cut.
- Overgrown trees and shrubs alongside the combined foot and cycle path between Blackhorse Garage and the Town Office on Westerleigh Road – The Committee Clerk reported that a reply had been received from South Gloucestershire Council confirming that works to cut back the vegetation and clear leaves will be undertaken shortly.

141. Planning Applications

- a) P19/15032/PNRR – 28 Westbourne Road Downend (Prior notification of a change of use of the rear of the property from shop (Class A1) to 1no bedsit (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)) – It was **RESOLVED** that **No Objection** be raised to the proposed conversion, however, Members have serious concerns over the lack of provision

for parking and would seek the comments of the South Gloucestershire Council Transport Officer.

- b) P19/15189/F – 1 Mangotsfield Road Mangotsfield (Creation of new vehicular access and driveway) – It was **RESOLVED** that Members have serious concerns that an additional egress/driveway on this busy main road, with access to nearby shops, pub and bus stop will cause safety issues to both pedestrians and vehicles alike. Members would seek the comments of the South Gloucestershire Council Transport Officer. Members note that the proposal will leave little usable amenity space.
- c) P19/16165F – 19 Emet Lane Emersons Green (Erection of a two-storey side and single storey rear extension to form additional living accommodation) – It was **RESOLVED** that **No Objection** be raised subject to the adequate provision of parking. Members have noted that the size of the proposed garage may not meet the South Gloucestershire Council Residential Parking Standards, and that no other parking arrangements have been demonstrated.
- d) P19/16524/F – Land at Lyde Green Emersons Green (Creation of vehicular access onto Lyde Green Road (Class C highway), widening works to Lyde Green Road and installation of pedestrian footpath) – It was **RESOLVED** to raise an **Objection**, Members strongly object to any reduction in Common Land, and note that no information has been provided as to where the required alternative Common Land with the associated rights will be provided.

The following application was received after the publication of the Agenda but due to time constraints was also considered by Members;

P19/14429/PDR – 8 Berkeley Way Emersons Green (Installation of 1no rear dormer to facilitate loft conversion. Amended plans dated 22 November 2019) – It was **RESOLVED** that **No Objection** be raised.

142. Planning Decisions - Noted

- a) P19/09457/F – 53 Westerleigh Road Downend (Creation of a new vehicular access) – PERMIT (The Town Council raised an Objection on the basis that; 1) parking is provided at the rear of the property, 2) this is a very busy road with no parking restrictions, additional access would make it dangerous).
- b) P19/8573/F – Happy Days Nursery Willowherb Road Emersons Green (Installation of 1 No. condenser unit) – PERMIT (The Town Council did not Object subject to the adequate maintenance of the equipment).
- c) P19/8577/ADV – Happy Days Nursery Willowherb Road Emersons Green (Display of 1no. non-illuminated fascia sign and 1no. non-illuminated free standing direction sign) – PERMIT (Members sought the views of the South Gloucestershire Council's Conservation Officer concerning the possible negative effect on the nearby Listed Buildings).
- d) P19/13444/F – 5 Viola Way Emersons Green (Erection of a first floor side extension to form additional living accommodation) – PERMIT (The Town Council did not Object).
- e) 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) – PERMIT (The Town Council did not Object).

- f) P19/14061/F – 8 Elmleigh Avenue Mangotsfield (Erection of a single storey rear extension to form additional living accommodation. Erection of a porch and access ramps) – PERMIT (The Town Council did not Object).
- g) P19/15229/PNH – 23 Charnhill Ridge Mangotsfield (The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5 metres, for which the maximum height would be 4.5 metres, and for which the height of the eaves would be 3.4 metres) – REFUSE (The Town Council made No Comment).

143. Correspondence

- L119/4749/STS – An application for a Renewal Street Trading Consent from Mikes Kebab Van to trade in Folly Brook Road (Lay By) Emersons Green. The application is for the selling of hot food and soft drinks Monday to Thursday between the hours of 18.30pm and 12.00am, and, Friday to Sunday 18.30pm and 01.00am – Noted
- South Gloucestershire Council – Consultation on the proposed construction of road humps on Cossham Street and Elmleigh Road Mangotsfield. Further information can be found at; consultations.southglos.gov.uk/consult.ti/PT.6425CosshamSTab/consultationHome – Noted

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

Cllr C Wilkins gave her apologies for the next two meetings

145. Date of next meeting – Monday 09 December 2019 at 10.30

The Chairman closed the meeting at 11.35am