



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 20th January 2020

Present: Councillors S Bassett, S Budd, P Morgan and D Somers (Chairman)

Attendees: Donna Simmons (Planning Committee Clerk)

Cllr S Budd Chaired the meeting and advised of the evacuation procedure

176. Apologies

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

177. Declarations of Interest

None

178. Public Participation

None

179. Approval of Minutes of 06th January 2020

It was **RESOLVED** that the minutes of 06th January are approved as an accurate record of the meeting on 06th January 2020

180. Outstanding Items from Minutes

None

181. Planning Applications

- a) P19/1275/F – Land at Lyde Green Farm Emersons Green (Erection of 398 no. dwellings, including 139 affordable housing units. Alteration of existing vehicular access off Henfield Road. Provision of public open space, landscaping, sustainable urban drainage and related infrastructure and engineering works. Amended plans and documents received 28 November 2019) – It was **RESOLVED** that an **Objection** be raised, Members would reiterate their previous comments of 04/03/19 and would also echo the comments of Pucklechurch Parish Council dated 16/01/20.
- b) P19/18610/F – A4174/A432 Roundabout Emersons Green (Installation of 1 no. 20m Monopole, supporting 6 no. antennas apertures, equipment cabinets and associated ancillary works) – It was **RESOLVED** that **No Objection** be raised,

Members however, noted that the current ICNIRP guidelines on limiting EMF in the frequency range 100 khz – 300 ghz are still under review.

- c) P19/18879/TRE – 107 Wadham Grove Emersons Green (Works to crown reduce 1 no. Sycamore Tree to leave a height of 10m and radial spread of 7m. Tree covered by KTPO 03/91 and dated 29/07/1991) – It was **RESOLVED** that **No Objection** be raised, subject to the approval of the South Gloucestershire Council Tree Officer.
- d) P19/19012/RM – Parcel 19 Land South of Howsmoor Lane Whitehouse Farm Emersons Green (Erection of 76 no. dwellings with access, appearance, landscaping, layout and scale to be determined (Approval of Reserved Matter to be read in conjunction with Outline Planning Permission PK04/1965/O superseded by P19/09100/RVC)) – It was **RESOLVED** that an **No Objection** be raised subject to the adequate provision of parking.

182. Planning Decisions - Noted

- a) P19/14429/PDR – 8 Berkeley Way Emersons Green (Installation of 1no rear dormer to facilitate loft conversion) – REFUSE (The Town Council did not Object).
- b) 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)) – PERMIT (The Town Council did not Object to the proposed conversion. However, Members had serious concerns over the lack of provision for parking and sought the comments of the South Gloucestershire Council Transport Officer).
- c) P19/17146/F – Unit 7A St Lukes House Emerson Way Emersons Way (Change of use from retail (Class A1) to Holistic therapy (Class D1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)) – PERMIT (The Town Council did not Object).

183. Correspondence - Noted

- a) South Gloucestershire Council – Notification of a Temporary Traffic Order for the temporary closure to vehicles, the length of Blackhorse Lane Emersons Green which extends from its junction with Westerleigh Road to its junction with Beaufort Road. The order is required in connection with gas main replacement works and will be operative from 15 February 2020 for a maximum period of eighteen months. The closure may not be implemented for the whole of the period but only when traffic signs are in position and only for so long as is necessitated by the works which are anticipated to be of nine days duration.
- b) COM/19/1040/BOC – Happy Days Nursery Willowherb Road Lyde Green. Notification from South Gloucestershire Council of an enforcement complaint regarding the breach of Condition 2 attached to P19/8577/ADV, fascia sign to the nursery will be non-illuminated.

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

Cllr Bassett reported the dumping of used disposable nappies on the side of the footpath from Betts Green Emersons Green leading to the bridge across the A4174. This is the second time that used nappies have been left in this area. The Committee Clerk will report the matter to Streetcare at South Gloucestershire Council.

**Action: Committee Clerk to contact Streetcare
at South Gloucestershire Council**

185. Date of next meeting – Monday 03 February 2020 at 10.30

The Chairman closed the meeting at 11.20am

DRAFT