



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 03rd February 2020

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

Attendees: Donna Simmons (Planning Committee Clerk)

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

186. Apologies

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

187. Declarations of Interest

None

188. Public Participation

None

189. Approval of Minutes of 20th January 2020

It was **RESOLVED** that the minutes of 20th January are approved as an accurate record of the meeting on 20th January 2020.

190. Outstanding Items from Minutes

- Dumped disposable nappies on the left-hand side of the footpath leading from Betts Green, Emersons Green leading to the pedestrian bridge across the A4174 – The Committee Clerk reported that an email dated 24 January 2020 had been received from South Gloucestershire Council confirming that these would be removed within three working days.

191. Planning Applications

- a) PK18/3977/F – Land at Whitehouse Farm Howsmoor Lane Emersons Green (Demolition of seven buildings (Buildings 2, 3, 4, 5, 6 7 and 8) on drawing no P:16-0300_3 to facilitate the erection of 89 no. dwellings, car parking including garages, bin and cycle stores, landscaping, internal access roads and associated infrastructure and engineering works. Revised plans received 15 January 2020) – It was **RESOLVED** that an **Objection** be raised for the following reasons; the area is not included in the Master Plan, loss of open space, lack of current amenities and infrastructure for existing residents.

- b) P19/19409/RM – White Stables – Plot C Emersons Green (Erection of two storey building to form warehouse(Class B8), creation of car and lorry parking area and associated works with appearance, landscaping, layout, scale and access to be determined (Approval of Reserved Matters to be read in conjunction with Outline permission PK04/1962/O superseded by P19/09100/RVC) – It was **RESOLVED** that Members have **No Objection** in principle. However; Members do have concerns regarding the possible negative impact on wildlife on the adjoining Common and have noted the comments of local residents.
- c) P20/00719/PDR – 33 Emet Lane Emersons Green (Erection of a single storey rear extension to form additional living accommodation) – It was **RESOLVED** that **No Objection** be raised,
- d) P19/1207/PDR – 156 Willowherb Road Emersons Green (Partial conversion of garage to provide additional living accommodation) – It was **RESOLVED** that an **Objection** be raised; South Gloucestershire Council Residential Parking Standards dictate that a three bedroomed property should have a minimum of two parking spaces. The partial conversion of the garage will remove one of the two existing available parking spaces with no alternative being proposed. Members would seek the comments of the South Gloucestershire Council Transport Officer.

192. Planning Decisions - Noted

- a) P19/18589/PDR – 5 Emet Grove Emersons Green (Erection of rear conservatory) – PERMIT (The Town Council did not Object).

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

Cllr Bassett reported a large dead deer on the bank of the A4174 alongside the cycle track.

Cllr Budd reported that a fridge had been dumped on Rodway Common.

Action: Committee Clerk to report both issues to South Gloucestershire Council

194. Date of next meeting – Monday 17 February 2020 at 10.30

The Chairman closed the meeting at 11.15am