



**EMERSONS GREEN**  
TOWN COUNCIL

## **Minutes of Planning Committee Meeting 02<sup>nd</sup> March 2020**

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

Attendees: Donna Simmons (Planning Committee Clerk) and a local resident

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

### **205. Apologies**

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

### **206. Declarations of Interest**

None

### **207. Public Participation**

The local resident arrived at 10.35am and was invited by the Chairman to address Members. The local resident informed Members that himself and other local residents have serious concerns with planning application; P19/1275/F – Land at Lyde Green Farm Lyde Green. The application is for the proposed erection of 398 no. dwellings and associated works. Several areas of concern were raised including;

- Flooding – the proposed site receives a lot of ‘run off’ water from the surrounding area.
- Air pollution – the proposed site is adjacent to the M4 motorway, this could have implications for future residents.
- Noise pollution – the proposal includes the building of dwellings alongside the boundary next to the M4 motorway, this could have implications for future residents.
- The heritage setting and views of the Grade II\* listed Lyde Green Farm will be altered.
- High pressure gas pipeline – a pipeline of this nature is in existence on the proposed site.
- Environmental Concerns – impact on existing wildlife and Lyde Green Common.

The Chairman thanked the resident and explained that the Planning Committee had already considered the application at a previous meeting and had submitted their objection to the proposal to South Gloucestershire Council.

The resident left the meeting at 10.45am.

### **208. Approval of Minutes of 17<sup>th</sup> February 2020**

It was **RESOLVED** that the minutes of 17<sup>th</sup>February are approved as an accurate record of the meeting on 17<sup>th</sup>February 2020.

## 209. Outstanding Items from Minutes

None

## 210. Planning Applications

- a) P19/8823/RM – Parcel 16B Land adjacent to White House Farm Howsmoor Lane Emersons Green (Erection of 100 no. dwellings, garages and associated infrastructure with appearance, landscaping, layout, scale and access to be determined. (To be read in conjunction with Outline Planning Permission PK15/4232/RVC, formerly PK04/1965/O). Amended plans and documents dated 13 February 2020) – It was **RESOLVED** that No Comment be made.
- b) P20/01921/F – 65 Guest Avenue Emersons Green (Erection of single storey rear extension to provide additional living accommodation) – It was **RESOLVED** that **No Objection** be raised.
- c) P20/02521/RM – Land at Emersons Green East (Details of layout, scale, landscaping and appearance, in respect of a proposal for a Public Bridleway, (Outline) (Approval of Reserved Matters to be read in conjunction with outline permission PK04/1965/O) – It was **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Tree Officer.
- d) P20/02579/F – 327 Badminton Road Downend (Demolition of existing dwelling. Erection of 2no. dwellings with associated landscaping and works) – It was **RESOLVED** that **No Comment** be made.
- e) P20/03162/TRE – Land to rear of 12 Baynton Meadow Emersons Green (Works to crown reduce 1no. tree by 2 metres. Tree Covered by KTPO 03/91 dated 29/07/1991) – It was **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Tree Officer.

## 211. Planning Decisions - Noted

- a) P19/7335/RM – Land at Emersons Green East (Approval of reserved matters in respect of layout, scale, landscaping and appearance of a proposal for Reed Bed (approval of reserved matters to be read in conjunction with PK04/1965/O dated 14th June 2013, superseded by P19/09100/RVC) on Land at Emersons Green) – PERMIT (The Town Council did not Object to plans dated 17 December 2019 subject to the approval of the South Gloucestershire Council Landscape Officer).
- b) P19/18610/F – A4174/A432 Roundabout Downend (The installation of 1 no. 20m Monopole, supporting 6 no. antennas apertures, equipment cabinets and associated ancillary works) – PERMIT (The Town Council did not Object, Members however, noted that the current ICNIRP on limiting exposure EMF in the frequency range 100 khz – 300 ghz was still under review).

## 212. Correspondence - Noted

- a) South Gloucestershire Council – Consultation on the proposed replacement of priority narrowing's with speed tables on Church Farm Road and Johnson Road Emersons Green. Further details can be found at [www.southglos.gov.uk/consultation](http://www.southglos.gov.uk/consultation).

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

Cllr Morgan gave her apologies for the next Planning Committee, 16/03/20 and Full Council on 12/03/20.

Cllr Bassett noted that South Gloucestershire Council had removed the dead deer from the embankment of the A4174 and also carried out a thorough litter pick. Members asked that their thanks be passed along to the staff who undertook the work. The Committee Clerk to convey this to South Gloucestershire Council. Cllr Budd informed Members that he had recently attended a meeting of the Lyde Green Residents Association, one of the issues discussed at the meeting was the poor condition of a section of Willowherb Road by the Park and Ride. The red brick surface of the road is deteriorating badly. Cllr Budd also reported that a talk on past mining activity in the local area would be held at the Resound Centre on Blackhorse Road on Thursday 05 March at 7.30pm.

**214. Date of next meeting – Monday 16 March 2020 at 10.30**

The Chairman closed the meeting at 11.25am