



EMERSONS GREEN  
TOWN COUNCIL

## Minutes of Planning Committee Meeting 17<sup>th</sup> February 2020

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

Attendees: Donna Simmons (Planning Committee Clerk)

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

### 195. Apologies

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

### 196. Declarations of Interest

None

### 197. Public Participation

None

### 198. Approval of Minutes of 03<sup>rd</sup> February 2020

It was **RESOLVED** that the minutes of 03<sup>rd</sup> February are approved as an accurate record of the meeting on 03<sup>rd</sup> February 2020.

### 199. Outstanding Items from Minutes

None

### 200. 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. Further information received - Environmental Statement Addendum dated January 2020) – It was **RESOLVED** that an **Objection** be raised, Members reiterated their comments of 20 January 2020.
- b) P20/00429/F – 6 Leap Valley Crescent Downend (Erection of a first floor side extension to form additional living accommodation. Installation of 1no. rear former to facilitate loft conversion) – It was **RESOLVED** that **No Objection** be raised, however, Members do have concerns that the site may become overdeveloped.
- c) P20/01845/PDR – 65 Elizabeth Way Mangotsfield (Demolition of existing conservatory. Erection of single storey rear extension to form additional living accommodation) – It was **RESOLVED** that **No Objection** be raised,

- d) P20/02100/F – 7 Boscombe Crescent Downend (Erection of single storey rear extension to form additional living accommodation) – It was **RESOLVED** that No **Objection** be raised.

#### **201. Planning Decisions - Noted**

- a) P19/8664/F – 1 The Orchard Mangotsfield (Alterations to roof to facilitate creation of second floor living accommodation) – PERMIT (The Town Council did not Object subject to the provision of adequate on-site parking).
- b) P19/11878/F – 33 Richmond Road Mangotsfield (Demolition of existing garage. Erection of 1no. detached replacement garage) – PERMIT (The Town Council did not Object).
- c) P19/18534/F – 21 Bye Mead Emersons Green (Erection of a single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object).
- d) 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) – PERMIT (The Town Council did not Object subject to the approval of the South Gloucestershire Council Tree Officer).
- e) P19/19110/CLP – 5 Fouracre Avenue Downend (Installation of a rear and side dormer) – PERMIT (The Town Council made No Comment).

#### **202. Correspondence - Noted**

- a) COM/20/0043/OD – 71 Boscombe Crescent Downend. Notification from South Gloucestershire Council of an enforcement complaint regarding development not being in accordance with approved plans PK18/3267/F.
- b) COM/20/0062/OD – 23/25 Tunbridge Way Emersons Green. Notification from South Gloucestershire Council of an enforcement complaint regarding the creation of an access and associated works, including clearance of a hedge that may include works to a tree with a Tree Protection Order.
- c) COM/20/0075/UNT – 25 and 27 Blackhorse Road Mangotsfield. Notification from South Gloucestershire Council of an enforcement complaint regarding an untidy site in relation to planning permission P19/3930/RM.
- d) Planning Committee/ Delegations Review – South Gloucestershire Council is carrying out a review of the changes made in 2018 to the way decisions on planning applications are taken. The Town Council is invited to comment on whether the new arrangements are working and if any further revisions are required.

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

Cllr Wilkins reported that she had spoken to staff at the Resound Centre, Blackhorse Road, Mangotsfield and they did not have any objection to the proposed planning application – P19/17400/F.

#### **204. Date of next meeting – Monday 02 March 2020 at 10.30**

The Chairman closed the meeting at 10.55am