



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 11th May 2020
(Held via Skype)

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

Attendees: Donna Simmons (Planning Committee Clerk)

The Chairman welcomed all to the meeting

245. Apologies

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

246. Declarations of Interest

None

247. Public Participation

None

248. Approval of Minutes of 27th April 2020

It was **RESOLVED** that the minutes of 27th April are approved as an accurate record of the meeting on 27th April 2020. It was noted that the Chairman will sign the original copy of these minutes at the earliest opportunity.

249. Outstanding Items from Minutes

None

250. Planning Applications

- a) P19/1275/F – Land at Lyde Green Farm Lyde Green (Erection of 393 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. Revised plans received 23rd and 29th April 2020) – It was **RESOLVED** that Members have noted all of the revised proposals and would reiterate their previous comment that significant

improvement to the existing facilities and infrastructure is needed to accommodate these additional dwellings.

- b) P20/05919/ADV – Land at Harlequin Office Park Fieldfare Emersons Green (Display of 6 no. internally fascia text signs, 2 no. internally illuminated freestanding totem signs, 2 no. non-illuminated banner frames, 2 no. freestanding, double sided, internally illuminated poster cabinets, 1 no. non-illuminated fascia graphic, 1 no. internally illuminated freestanding vehicle height restrictor and 1 no. digital display screen with 2 no. associated internally illuminated poster cabinets) – It was **RESOLVED** that **No Objection** be raised.
- c) P20/06100/F – 99 Willowherb Road Lyde Green (Erection of single storey rear extension to provide additional living accommodation) – It was **RESOLVED** that **No Objection** be raised.
- d) P20/06681/F – Land to the East of Lyde Green Road Lyde Green (Construction of footpath as part of wider Multi User Route to connect development at Lyde Green Farm (subject to planning application P19/1275/F) to Lyde Green Road) – It was **RESOLVED** that **No Objection** be raised.
- e) P20/06993/PNH – 11 Jubilee Crescent Mangotsfield (Erection of single storey rear extension which would extend beyond the rear wall of the original house by 4.7m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.7m) – It was **RESOLVED** that **No Objection** be raised.
- f) P20/07435/F – 229 Colliers Break Emersons Green (Erection of 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.

251. Planning Decisions – Noted

- a) P20/04027/F – 99 Wadham Grove Emersons Green (Erection of single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Comment).
- b) P20/04095/F – 65 Applin Green Emersons Green (Erection of 2.3m and 2m high fence) – PERMIT (The Town Council did not Comment).
- c) P20/04167/F – 21 Westbourne Road Downend (Erection of two storey side and single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Comment).
- d) P20/04193/CLP 42 Pear Tree Way Lyde Green (Alterations to existing conservatory to brick up two walls and replace the roof) – PERMIT (The Town Council did not Object).
- e) P20/04498/PDR – 92 Wadham Grove Emersons Green (Conversion of garage to provide additional living accommodation) – PERMIT (The Town Council did not Comment).
- f) P20/04633/F – 28 Westbourne Road Downend (Change of use from Shop (A1) to Non-residential Institution (D1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)) – PERMIT (The Town Council did not Object in principle, however, Members had concerns with the length of the opening hours on Sundays and Bank Holidays and requested that these be brought in line with standard opening times).

252. Correspondence – Noted

- a) COM/20/0227/COU – 112 Emerson Way Emersons Green. Notification from South Gloucestershire Council of an enforcement complaint regarding unauthorized change of use to a hot food takeaway.
- b) COM/20/0228/OD – The Sports Pavillion Pomphrey Hill Playing Fields. Notification of South Gloucestershire Council of an enforcement complaint regarding a large section of hedgerow being removed on the North East side opposite the pavillion.

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

Cllr Budd raised his concern regarding possible damage being caused to Vinney Green Common by the work vehicles temporarily parking on the Common whilst the resurfacing of Richmond Road is completed. After a short discussion, Members agreed that a thorough inspection of the Common will be carried out once the works are complete; if the Common has been damaged, the contractor will be contacted with the expectation that the damage will be made good.

ACTION: Committee Clerk to advise
Open Spaces Committee Clerk

254. Date of next meeting – Tuesday 26 May 2020 at 10.30

The Chairman closed the meeting at 11.05am