



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 08th June 2020
(Held via Skype)

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

Attendees: Donna Simmons (Planning Committee Clerk)

The Chairman welcomed all to the meeting

265. Apologies

Apologies were received from Cllrs S Bassett, R Nichols, P Todd, C Wilkins and R Hunt who had previously submitted her written comments on items 270 (c), 272 (a), 272 (d) and (e).

266. Declarations of Interest

None

267. Public Participation

None

268. Approval of Minutes of 26th May 2020

It was **RESOLVED** that the minutes of 26th May are approved as an accurate record of the meeting on 26th May 2020. It was noted that the Chairman will sign the original copy of these minutes at the earliest opportunity.

269. Outstanding Items from Minutes

- Removal of hedgerow and dumping of hard core in Dibden Lane – Members agreed that the matter should be referred to South Gloucestershire Council Planning Enforcement for further investigation.

ACTION: Committee Clerk to contact South Gloucestershire Council

270. Planning Applications

- a) P20/04900/ADV – Unit 8B the Village Emerson Way Emersons Green (Display of 1 no. internally illuminated fascia sign, revised site and block plans received) – it was **RESOLVED** that **No Objection** be raised..
- b) P20/08730/F – The Village Emerson Way Emersons Green (Change of use of estate agency (use class A2) into cafe/restaurant with ancillary take-away use (A3 & A5) and installation of the extraction flue system) – It was **RESOLVED** that **No Objection** be raised.
- a) P20/08750/F – 13 Bowden Place Downend (Installation of rear dormer and raising of roof to facilitate loft conversion) – It was **RESOLVED** that **No Objection** be raised subject to the adequate provision of parking.

271. Planning Decisions – Noted

- a) P19/13689/RM – Lyde Green Cricket Pavillion Emersons Green (Erection of cricket pavilion and associated works with appearance, landscaping, layout, scale and access to be determined. (To be read in conjunction with Outline Planning Permission P19/09100/RVC (formerly PK15/4232/RVC and PK04/1965/O) – PERMIT (The Town Council did not Object).
- b) P20/06100/F – 99 Willowherb Road Emersons Green (Erection of single storey rear extension to provide additional living accommodation) – PERMIT (The Town Council did not Object).
- c) P20/06993/PNH – 11 Jubilee Crescent Mangotsfield (The erection of a 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) – WITHDRAWN (The Town Council did not Object).

272. Correspondence

- a) P19/13857/RVC – 163 Willowherb Road Emersons Green. Notification from South Gloucestershire Council that an appeal has been made to the Secretary of State against the decision of South Gloucestershire Council to refuse planning permission – It was **RESOLVED** that the Committee Clerk will contact the Planning Inspectorate to reiterate the Town Council's previous comments on this application.
- b) COM/20/0358/BOC – Downend Car Wash The Huntsman Westerleigh Road Emersons Green. Notification from South Gloucestershire Council of an enforcement complaint regarding the breach of Condition 1 attached to PK11/3240/F – working outside of permitted hours – Noted
- c) COM/20/0374/BUS – 140 Guest Avenue Emersons Green. Notification from South Gloucestershire Council of an enforcement complaint regarding a car repair business being run from the property) – Noted
- d) South Gloucestershire Council – Notification of Proposed Scheme PT.6465 for the replacement of two priority narrowings on Church Farm Road Emersons Green and two priority narrowings on Johnson Road Emersons Green with kerb to kerb speed tables. The purpose of the scheme is to make it easier for buses to

- travel along Church Farm Road, Johnson Road and to reduce conflict between drivers. Some faulty brick paving will also be replaced – Noted
- e) South Gloucestershire Council – Notification of Proposed Scheme PT.6565 for improvements to the existing crossing on Emerson Way at the southern entrance to Emersons Green Retail Park. The purpose of the scheme is to make it safer for pedestrians and cyclists to cross Emerson Way. The improvements will include; the removal of existing block paving, installation of speed tables, cutting back of vegetation on the eastern side of the crossing between the filling station and the crossing and the conversion of the existing segregated paths (which are currently not up to standard) to shared use paths – Noted

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

Cllr Budd reported the footpath leading from Bishop Road to Emerson Way Emersons Green was extremely overgrown making it difficult for users to pass each other at the recommended safe distance. The Committee Clerk will report this to South Gloucestershire Council Streetcare.

ACTION: Committee Clerk to contact South Gloucestershire Council

274. Date of next meeting – Monday 22 June 2020 at 10.30

The Chairman closed the meeting at 10.55am