



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 06th July 2020
(Held via Skype)

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

285. Apologies

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

286. Declarations of Interest

None

287. Public Participation

None

288. Approval of Minutes of 22nd June 2020

It was **RESOLVED** that the minutes of 22nd June are approved as an accurate record of the meeting on 22nd June 2020. It was noted that the Chairman will sign the original copy of these minutes at the earliest opportunity.

289. Outstanding Items from Minutes

- Overgrown footpath leading from Bishop Road to Emerson Way Emersons Green – Cllr Budd informed Members that the footpath has now been cleared.
- South Gloucestershire Council – Application for a variation on a Premises Licence under the Licensing Act 2003 on the 11th December 2019 for Blackhorse Service Station Westerleigh Road – following receipt of additional information from South Gloucestershire Council it was resolved to make the following comment, ‘Members have serious concerns that the 24 hour sale of alcohol from the premises to be consumed off the premises, may lead to anti-social behaviour’.

290. Planning Applications

- a) P20/09483/TRE – Land at Green Lane off Emersons Green Lane Emersons Green (Various trees along the west side of Green Lane off Emersons Green Lane. Works to prune branches encroaching on the residential properties in Guest Avenue, Berkeley Way and Cave Grove to the previous pruning points and where there are overhanging branches that have not been pruned before then prune them to the property boundaries) – it was **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Tree Officer.
- b) P20/10348/TRE – Apple Blossom Dibden Lane Emersons Green (Works to 1 no. Oak to crown thin by 15% as covered by tree preservation order SGTPO 06/99 dated 17th June 1999) – It was **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Tree Officer.
- c) P20/10381/TRE – 8 Langley Mow Emersons Green (Works to crown reduce 1 no. Oak tree by 3.5m to leave a height of 9m and radial spread of 8m. Tree covered by KTPO 03/91 and dated 29/07/1991) – It was **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Tree Officer.
- d) P20/10382/TRE – Bluebell Dibden Lane Emersons Green (Works to 1 no. Oak crown reduce 3.5m with cuts no bigger than 100mm and cut back from property leaving a crown height of 8m and a crown spread of 5m covered by KTPO03/91 dated 29 July 1991) – It was **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Tree Officer.
- e) P20/10523/F – 17 The Folly Downend (Erection of two storey side and rear extension, single storey rear, second floor side extension to form loft conversion and additional living accommodation (re submission of P19/15021/F)) – It was **RESOLVED** that **No Objection** be raised.
- f) P20/10663/F – 25 Trident Close Downend (Erection of single storey side extension to provide additional living accommodation (retrospective)) – It was **RESOLVED** that **No Objection** be raised. (Members noted that the application number had been incorrectly listed on the Agenda)
- g) P20/10686/PDR – 85 Wadham Grove Emersons Green (Erection of a single storey rear extension to form additional living accommodation) – It was **RESOLVED** that **No Objection** be raised.
- h) P20/10975/PDR – 45 Colliers Break Emersons Green (Replacement of glass conservatory roof with GRP tile effect insulated roof) – It was **RESOLVED** that **No Objection** be raised.

291. Planning Decisions – Noted

- a) P19/8823/RM – Parcel 16B Land adjacent to White House Farm Howsmoor Lane Emersons Green East (Erection of 96no. dwellings, garages and associated infrastructure with appearance, landscaping, layout, scale and access to be determined. (To be read in conjunction with Outline Planning Permission P19/09100/RVC, formerly PK04/1965/O) – PERMIT (The Town Council did not Object).
- b) P20/04362/F – 8 Berkeley Way Emersons Green (Erection of single storey and a two-storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Comment).

- c) P20/04900/ADV – Unit 8B The Village Emerson Way Emersons Green (Display of 1 no. internally illuminated fascia sign) – PERMIT (The Town Council did not Object to the revised site and block plans).
- d) P20/05919/ADV – Land at Harlequin Office Park Fieldfare Emersons Green (Display of 6 no. internally illuminated 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) – PERMIT (the Town Council did not Object).
- e) P20/06548/F – 26 Westbourne Road Downend (Erection of single storey rear and side extension to facilitate part change of use of ground floor shop (class A1) to 1no. Dwelling (Class C3) with associated parking, as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)) – PERMIT (The Town Council did not Object).
- f) P20/07435/F – 229 Colliers Break Emersons Green (Erection of two storey side and single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object subject to the adequate provision of parking).
- g) P20/07792/F – 3 Marigold Close Lyde Green (Installation of 3 no. front and 1 no. rear pitched dormers to facilitate loft conversion) – REFUSE (The Town Council did not Object subject to the adequate provision of parking).
- h) P20/07944/PDR – 9 Cynder Way Emersons Green (Erection of single storey rear extension to provide additional living accommodation) – PERMIT (The Town Council did not Object).
- i) P20/08285/F – 45 Westons Hill Drive Emersons Green (Erection of single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object).
- j) P20/08750/F – 13 Bowden Place Downend (Installation of rear dormer and raising of roof to facilitate loft conversion) – PERMIT (The Town Council did not Object subject to the adequate provision of parking).

292. Correspondence

- a) South Gloucestershire Council – Notification of Temporary Traffic Order PT.6586 to temporarily close to vehicles; 1) The length of Cossham Street Mangotsfield which extends from 20 metres west of Elmleigh Road to 30 metres east of Elmleigh Road and 2) Elmleigh Road which extends from Cossham Street northwards for 15 metres. The order is required in connection with speed table works and will be operative from 20 July 2020 for a maximum period of eighteen months. The closure may not be implemented for the whole of the period but only when traffic signs are in position and only for so long as is necessitated by the works which are anticipated to be of 1.4 days and 2.2 months duration – Noted
- b) COM/20/0420/BUS & COM/20/0435/OD – 40 Wadham Grove Emersons Green. Notification from South Gloucestershire Council of two enforcement complaints regarding the running of a gym/fitness sessions on the driveway/land causing parking problems. Untidy land and play equipment situated on the land – Noted
- c) COM/20/0432/COU – The Huntsman Westerleigh Road. Notification from South Gloucestershire Council of an enforcement complaint regarding engineering works in the north east corner of the site – Noted

- d) COM/20/0449/OD – A4174/A432 Roundabout Downend. Notification from South Gloucestershire Council of an enforcement complaint regarding the erection of a telephone mast with a height of over a 3 storey house – Noted
- e) Letter from the owners of a parcel of land in Lyde Green whose land may become landlocked with the surrounding developments. Letter and attached maps were circulated to Members prior to the meeting – After careful review it was **RESOLVED** not to amend the committee's previous comments submitted to South Gloucestershire Council. Committee Clerk to inform the land owner of the committee's decision.

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

None

294. Date of next meeting – Monday 20 July 2020 at 10.30

The Chairman closed the meeting at 11.10am