



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 22nd June 2020
(Held via Skype)

Present: Councillors S Budd (via telephone), R Hunt, P Morgan (joined the meeting at 11am) and D Somers (Chairman)

It was noted that Cllr Bassett had tried to join the meeting but was unable to connect due to technical problems.

Attendees: Donna Simmons (Planning Committee Clerk)

The Chairman welcomed all to the meeting

275. Apologies

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

276. Declarations of Interest

None

277. Public Participation

None

278. Approval of Minutes of 08th June 2020

It was **RESOLVED** that the minutes of 08th June are approved as an accurate record of the meeting on 08th June 2020. It was noted that the Chairman will sign the original copy of these minutes at the earliest opportunity.

279. Outstanding Items from Minutes

- Removal of hedgerow in Dibden Lane Emersons Green – A reply has been received from South Gloucestershire Council Enforcement Team, the matter has been referred to the Council's Tree Officers.
- Overgrown footpath leading from Bishop Road to Emerson Way Emersons Green - A reply has been received from South Gloucestershire Council Streetcare, an Inspector will assess the site within ten working days.

280. Planning Applications

- a) P20/04560/F – Land adjacent To Orchard Farm Cottage Pomphrey Hill Mangotsfield (Change of use of land to mobile home site to facilitate the stationing of 9 No. mobile homes with associated hard-standings and landscaping works) – it was **RESOLVED** to make the following comments: Members have several concerns with the proposal: 1) The site is on the brow of a hill with traffic busy in both directions, the current site access does not provide good visibility onto and off of the road. The proposal has the potential of eighteen permanent on site vehicles plus visitors, the increased number of vehicles using this access could result in highway safety issues. 2) The proposed number of dwellings is too many for the size of the site and will result in the over-development of the site. 3) No parking has been provided for visitors, which may result in parking on the very busy road.
- b) P20/09158/TRE – 18 Salmons Way Emersons Green (Works to crown reduce 1 no. Oak tree by 3m. 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.
- c) P20/09162/TRE – 20 Salmons Way Emersons Green (Works to crown reduce 1 no. Oak tree by 3m and crown thin by 20%. 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) P20/10019/F – 28 Trident close Downend (Change flat roof on existing garage to a pitched roof) – It was **RESOLVED** that **No Objection** be raised

281. Planning Decisions – Noted

- a) P20/02579/F – 327 Badminton Road Winterbourne (Demolition of existing dwelling. Erection of 2 no. dwellings with associated works) – PERMIT (The Town Council made No Comment).
- b) P19/17400/F – Land At The Junction Of Blackhorse Road And Westerleigh Road Downend (Replacement of the existing 14.7m column with 1 no. 20m column, installation of 7 no. cabinets and ancillary works) – REFUSE (The Town Council raised an Objection; Members felt that the height of the proposed column would have a negative effect on the surrounding street scene, and, that there may be potential health implications for nearby residents and nursery school).
- c) P19/17990/F – 7 Stockwell Close Downend (Erection of first floor side and front extension to form additional living accommodation) – REFUSE (The Town council did not Object).

282. Correspondence

- a) COM/20/0382/BOC – Construction site Lyde Green entrance opposite Bramble Close. Notification from South Gloucestershire Council of an enforcement complaint regarding the breach of condition working hours attached to PK15/4232/RVC – Noted

- b) COM/20/0395/OD – 55 Rushy Way Emersons Green. Notification from South Gloucestershire Council of an enforcement complaint regarding the erection of a shed in the front garden – Noted
- c) COM/20/0418/OD – 17 Wheelers Patch Emersons Green. Notification from South Gloucestershire Council of an enforcement complaint regarding the erection of a single storey side extension and a large outbuilding. Driveway extended and kerb lowered. Business being run from the property – Noted
- d) South Gloucestershire Council – Notification of an application for a variation on a Premises Licence under the Licensing Act 2003 on the 11 December 2019 for Blackhorse Service Station Westerleigh Road. The variation applied for is for the 24 hour sale of alcohol from the premises, to be consumed off the premises – It was **RESOLVED** that the Committee Clerk will contact South Gloucestershire Council Licensing Department for further information. The item was deferred to the next meeting on 06 July 2020.
- e) P19/7455/F – 29 Meadgate 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 re-iterate the Town Council’s previous comments on the application.

ACTION: Committee Clerk to contact South Gloucestershire Council and the Planning Inspectorate

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

None

284. Date of next meeting – Monday 06 July 2020 at 10.30

The Chairman closed the meeting at 11.15am