



**EMERSONS GREEN**  
TOWN COUNCIL

**Minutes of Planning Committee Meeting 14<sup>th</sup> September 2020**  
**(Held via Skype)**

Present: Councillors S Bassett, R Hunt, D Somers (Chairman) and C Wilkins  
(Cllr R Hunt left the meeting at 11am)

Attendees: Donna Simmons (Planning Committee Clerk)

The Chairman welcomed all to the meeting

**325. Apologies**

Apologies were received from Cllrs S Budd, P Morgan, R Nichols and P Todd

**326. Declarations of Interest**

None

**327. Public Participation**

None

**328. Approval of Minutes of 17<sup>th</sup> August 2020**

It was **RESOLVED** that the minutes of 17<sup>th</sup> August are approved as an accurate record of the meeting on 17<sup>th</sup> August 2020. It was noted that the Chairman will sign the original copy of these minutes at the earliest opportunity.

**329. Outstanding Items from Minutes**

- Possible boundary encroachment of property in Dibden Lane – The Committee Clerk has previously reported the matter to the South Gloucestershire Council Planning Enforcement Department for investigation. Cllr Bassett reported that the owner of this property has now installed a large expanse of timber sleepers and fencing onto the open space. The Committee Clerk will again contact the South Gloucestershire Council Planning Enforcement department and inform them of the latest development.

### 330. Planning Applications

- a) P20/12922/F – 18 Springfield Road Mangotsfield (Erection of first and second floor side extension, two storey side/rear extension and single storey side/rear extension to form additional living accommodation. Installation of rear dormer) – it was **RESOLVED** that **No Objection** be raised subject to the adequate provision of parking.
- b) P20/12932/RM – Land at Emersons Green East (Laying out of public open space, approval of details of appearance, landscaping, layout and scale grant of outline planning permission (PK04/1965/O, superseded by P19/09100/RVC) on Land at Emersons Green) – it was **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Landscape Officer.
- c) P20/12935/RM – Land at Emersons Green East Land to East of Avon Ring Road South of M4 Motorway and Northwest of disused railway line Emersons Green (Provision of sports facilities including a cricket pitch, multi-use games area, three football pitches and an all-weather pitch to include details of layout, scale, landscaping and appearance. (Approval of Reserved Matters to be read in conjunction with PK04/1965/O (superseded by P19/09100/RVC)) – it was **RESOLVED** that Members have noted the concerns raised by local residents and have No Objection subject to the luminary output of the proposed floodlights meeting current regulations for residential areas.
- d) P20/14136/RM – Lyde Green Schools Honeysuckle Lane Lyde Green (Erection of new primary and secondary school (Reserved matters to include appearance, landscaping, layout and scale to be read in conjunction with PK04/1965/O (superseded by P19/09100/RVC)) – it was **RESOLVED** that **No Objection** be raised.
- e) P20/15172/TRE – 16 Farm Close Emersons Green (Works to crown lift 2 no. Ash trees to 5.5m and crown reduce by 4.5m. Both trees 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.
- f) P20/15603/HED – 132 Westons Brake Emersons Green (Removal of a 20 metre section of hedgerow which is dying off) – it was **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Tree Officer.
- g) P20/15691/ADV – Travelodge Emersons Green (Display of 6 no. internally illuminated fascia signs and no.1 internally illuminated totem sign) it was **RESOLVED** that **No Objection** be raised.
- h) P20/15756/PDR – 10 Cynder Way Emersons Green (Erection of a single storey rear extension to form additional living accommodation) it was **RESOLVED** that **No Objection** be raised.
- i) P20/15792/TRE – 27 Bye Mead Emersons Green (Works to crown reduce 1no. Oak tree height by 3m and radial spread by 3m as covered by Tree Preservation Order KTPO 03/91 dated 29 July 1991) – it was **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Tree Officer.

### 331. Planning Decisions – Noted

- a) P20/0870/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) – PERMIT (The Town Council did not Object).

- b) P20/12274/TRE – 6 Chine View Downend (Works to trees as per the attached proposed schedule of works (section 5 of application form) received by the Council on 13th July 2020. All trees covered by KTPO 10/79 and dated 14/04/1980) – PERMIT (The Town Council Did not Object subject to the approval of the South Gloucestershire Council Tree Officer).

### 332. Correspondence

- a) South Gloucestershire Council – Notification of Traffic Order PT.6659 – Church Farm Road and Johnsons Road Emersons Green. The Order is for the temporary prohibition of use of vehicles to the length of Church Farm Road which extends from its junction with Emerson Way to the junction of Johnson Road and the length of Johnson Road which extends from its junction with Church Farm Road to a point 45 metres south of its junction with Lewis Close. The Order is required to allow the safe removal of block paving and replacement of priority narrowing speed tables and will be operative from 05 October 2020 for a maximum period of eighteen months. The closure may not be implemented for the whole period but only for so long as necessitated by the works which are anticipated to be of two months duration - **Noted**
- b) South Gloucestershire Council – Notification of Traffic Order PT.6661 – The Village Emersons Green. The Order is for the temporary prohibition of use of vehicles to the length of The Village which extends from its junction with the roundabout with Emerson Way generally northwards for 25 metres ie the bellmouth. The Order is required to allow the safe installation of a raised table and will be operative from 05 October 2020 for a maximum period of eighteen months. The closure may not be implemented for the whole period but only for so long as necessitated by the works which are anticipated to be of two months duration - **Noted**
- c) South Gloucestershire Council – Notification of Order PT.6653 – Public Footpath LWE 76, Emersons Green. The Order is for the temporary prohibition of use to foot passengers that length of the public footpath which extends from its junction with Westerleigh Road to its junction with Jenner Boulevard. The Order is required to allow the safe installation of a footbridge and will be operative from 01 October 2020 for a maximum of six months. The closure may not be implemented for the whole period but only when traffic signs are in position and only for so long as is necessitated by the works - **Noted**
- d) South Gloucestershire Council – Notification of a Temporary Traffic Regulation Order. The Order will enable electric scooters (as defined in The Traffic Signs Regulations and General Directions 2016) being used in a trial, to use any road or length of road in South Gloucestershire which is currently used by pedal cycles. This applies only to electric scooters hired from a company authorised and in accordance with the regulations made by the Department of Transport. The Order is necessary to address the likelihood of danger to the public, improving and providing travel options in connection with Coronavirus and will be operative from 25 September 2020. The trial is for a period of 12 months - **Noted**
- e) South Gloucestershire Council – Notification of its first draft decision regarding BT's proposed removal of five phone boxes in the South Gloucestershire area. Comments and feedback on the draft decision are invited and should be submitted by 20 September 2020 - **Noted**

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

- Cllr Somers enquired if a proposed start date for the construction of the public house on planning application P19/8333/F Harlequin Business Park was known. The Committee Clerk will make some enquiries. Cllr Somers also gave his apologies for the next meeting.

**334. Date of next meeting – Monday 28 September 2020 at 10.30**

The Chairman closed the meeting at 11.15 am