



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 17th August 2020
(Held via Skype)

Present: Councillors S Budd, R Hunt, P Morgan, 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

315. Apologies

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

316. Declarations of Interest

None

317. Public Participation

None

318. Approval of Minutes of 03rd August 2020

It was **RESOLVED** that the minutes of 03rd August are approved as an accurate record of the meeting on 03rd August 2020. It was noted that the Chairman will sign the original copy of these minutes at the earliest opportunity.

319. Outstanding Items from Minutes

Possible boundary encroachment of property in Dibden Lane – The matter has been reported to the South Gloucestershire Council Planning Enforcement Department who will investigate.

320. Planning Applications

- a) P19/16524/F - Land at Lyde Green Emersons Green (Creation of vehicular access onto Lyde Green Road (Class C highway), widening works to Lyde Green Road and installation of pedestrian footpath.) Revised proposals – it was **RESOLVED** to make the following Comment; Members would ask that the proposed replacement common land is first approved by the South Gloucestershire Council Commons Officer for its suitability, use and access by local residents.

- b) P20/08683/PDR – 2 Colliers Break Emersons Green (Conversion of attached garage into additional living accommodation) – it was **RESOLVED** that **No Objection** be raised.
- c) P20/10826/RM - Parcel 27B Emersons Green East (Erection of 30no. dwellings, garages, parking, landscaping and associated works. (Approval of Reserved Matters (Access, Appearance, Landscaping, Layout and scale) to be read in conjunction with Outline Planning Permission P19/09100/RVC, formerly PK04/1965/O)) – it was **RESOLVED** to raise an **Objection**; No provision has been made for visitor parking.
- d) P20/13742/F – 96 Emet Grove Emersons Green (Erection of a two-storey side extension to form additional living accommodation) – it was **RESOLVED** that **No Objection** be raised.
- e) P20/13832/F – 6 Baynton Meadow Emersons Green (Demolition of existing conservatory and bay window. Erection of single storey rear extension to form additional living accommodation) – it was **RESOLVED** that **No Objection** be raised.
- f) P20/14024/F – 30 Westbourne Road Downend (Erection of single storey rear extension to form 1 no. dwelling with associated works) – it was **RESOLVED** that **No Objection** be raised.

321. Planning Decisions – Noted

- 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) – PERMIT (the Town Council did not Object subject to the approval of the South Gloucestershire Council Tree Officer).
- b) P20/10019/F – 28 Trident close Downend (Change flat roof on existing garage to a pitched roof) – PERMIT (the Town Council did not Object).
- c) 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) – PERMIT (the Town Council did not Object subject to the approval of the South Gloucestershire Council Tree Officer).
- d) 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) – PERMIT (the Town Council did not Object subject to the approval of the South Gloucestershire Council Tree Officer).
- e) 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) – PERMIT (the Town Council did not Object subject to the approval of the South Gloucestershire Council Tree Officer).
- f) P20/10686/PDR – 85 Wadham Grove Emersons Green (Erection of a single storey rear extension to form additional living accommodation) – PERMIT (the Town Council did not Object).

322. Correspondence

- a) COM/20/0574/OD – 44 Stockwell Drive Mangotsfield. Notification from South Gloucestershire Council of an enforcement complaint regarding the building not in accordance of PK17/1371/F, roof ridge height increased - **Noted**

- b) LI20/2589/STMS – Notification from South Gloucestershire Council of the receipt of an application for a Street Trading Consent from the trader Coffee Blue Bristol to trade at; Henfield Business Park, Ram Hill Business Park and Priory Group. Also to make home deliveries to Emersons Green (and surrounding areas). The application is for the selling of drinks and hot and cold food between the hours 7am – 8pm - **Noted**
- c) South Gloucestershire Council – Notice of proposed Traffic Order PT.6591 Feynman Way Emersons Green, the proposal will provide up to twelve charging bays for electric vehicles. No Waiting at any time restrictions will be imposed on lengths of Dirac Crescent, Feynman Way and Westerleigh Lane. Further information can be found on the South Gloucestershire Council website www.southglos.gov.uk/consultation Documents circulated to Members prior to the meeting - **Noted**
- d) South Gloucestershire Council – Notice of proposed Traffic Order PT.6590 Feynman Way Emersons Green, the proposal will prohibit vehicles waiting at any time in lengths of Dirac Crescent, Feynman Way and Westerleigh Road. Further information can be found on the South Gloucestershire Council website www.southglos.gov.uk/consultation Documents circulated to Members prior to the meeting - **Noted**
- e) Planning for the Future white paper issued by the Government on 06 August 2020. Document circulated to Members prior to the meeting - **Noted**

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

- Cllr Somers enquired if an update had been received from South Gloucestershire Council with regards to the application for a variation on a Premises Licence under the Licencing Act 2003 for the 24 hour sale of alcohol from the premises of Blackhorse Service Station – The Committee Clerk has not received anything further and will contact South Gloucestershire Council for an update.
- Cllr Budd noted that some play equipment has recently been installed at Pomphrey Hill playing fields.

324. Date of next meeting – Tuesday 01 September 2020 at 10.30

The Chairman closed the meeting at 11.15 am