



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 28th September 2020
(Held via Skype)

Present: Councillors S Bassett, S Budd, R Hunt, P Morgan and C Wilkins

Attendees: Donna Simmons (Planning Committee Clerk)

In the absence of the Chairman, it was proposed by Cllr Morgan and seconded by Cllr Wilkins that Cllr Budd Chair the meeting. It was **RESOLVED** that Cllr Budd Chair the meeting.

335. Apologies

Apologies were received from Cllrs Nichols, Somers and P Todd

336. Declarations of Interest

None

337. Public Participation

None

338. Approval of Minutes of 14th September 2020

It was **RESOLVED** that the minutes of 14th September are approved as an accurate record of the meeting on 14th September 2020. It was noted that the Chairman will sign the original copy of these minutes at the earliest opportunity.

339. Outstanding Items from Minutes

- Possible boundary encroachment of property in Dibden Lane – The Committee Clerk reported the further action to the Planning Enforcement department of South Gloucestershire Council on 15 September 2020. Members requested that the Committee Clerk contact the Planning Enforcement Officer to request an update on the investigation.
- Planning application P19/8333/F – Harlequin Business Park. The Committee Clerk reported that Condition 3 of the approved planning application; (submission and agreement by the District Authority of a Construction Management plan, prior to the commencement of the construction of the pub/restaurant), had been

discharged in April 2020 and construction would now be able to proceed at the applicant's discretion within the perimeters of the planning conditions.

340. Planning Applications

- a) P20/15755/F – 17 Bowden Place Downend (Erection of two storey rear extension and alteration to roofline to form additional living accommodation and loft conversion with Juliet balcony. Installation of rooflights to front elevation) – it was **RESOLVED** to raise an **Objection**; Members feel that the size and scale of the proposed extension would not only be overbearing and out of keeping with the surrounding properties but would have a detrimental effect on the natural light and outlook of the adjoining properties. The comments of the South Gloucestershire Council Transport Officer were noted, however, Members feel that the current issues with the lack of existing parking availability should be taken into consideration.
- b) P20/16790/F – 106 Long Road Mangotsfield (Erection of two storey side extension to form additional living accommodation. Erection of a double detached garage and workshop. Amendment to previously approved scheme P19/13488/F) – it was **RESOLVED** that **No Objection** be raised.
- c) P20/17242/F – Blackhorse Garage Westerleigh Road Emersons Green (Installation of vehicle charging points and associated electrical infrastructure) – it was **RESOLVED** that **No Objection** be raised, however, Members note that some parking provision will be lost to accommodate the proposed charging bays and would welcome alternative parking provision within the site. The submitted plans and documentation do not clarify if the proposed bays can be used for general parking if not in use. It was also noted that the cycle parking stands are to be removed and will not be reinstated after the completion of works.

341. Planning Decisions – Noted

- a) P19/16786/RM – Parcel 2 Emersons Green East (Erection of 19 residential units with associated road, landscape and parking (Approval of Reserved Matters layout, appearance, scale and landscaping to be read in conjunction with Outline Planning Permission PK04/1965/O)) – PERMIT (The Town Council did not Object, however, Members were concerned with the lack of provision for onsite visitor parking principally with the current on-going issues with parking in Lyde Green).
- b) P20/08683/PDR – 2 Colliers Break Emersons Green (Conversion of attached garage into additional living accommodation) – PERMIT (The Town Council did not Object).
- c) P20/10663/F – 25 Trident Close Downend (Erection of single storey side extension to provide additional living accommodation (retrospective)) – PERMIT (The Town Council did not Object).
- d) P20/12340/F – 270 Badminton Road Downend (Erection of single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object).

342. Correspondence

None

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

- Cllr Wilkins gave her apologies for the next meeting.
- Cllr Bassett reported that due to a previous engagement he may be unavailable for the next meeting.

344. Date of next meeting – Monday 12 October 2020 at 10.30

The Chairman closed the meeting at 10.55 am