



EMERSONS GREEN
TOWN COUNCIL

**Minutes of Planning Committee Meeting 12th October 2020
(Held via Skype)**

Present: Councillors S Budd, R Hunt, P Morgan and D Somers

Attendees: Donna Simmons (Planning Committee Clerk), Kath MacConnachie (Town Clerk)

The Chairman welcomed all to the meeting

345. Apologies

Apologies were received from Cllrs Bassett, Nichols, Todd and Wilkins

346. Declarations of Interest

None

347. Public Participation

None

348. Approval of Minutes of 28th September 2020

It was **RESOLVED** that the minutes of 28th September are approved as an accurate record of the meeting on 28^h September 2020. It was noted that the Chairman will sign the original copy of these minutes at the earliest opportunity.

349. Outstanding Items from Minutes

- Possible boundary encroachment of property in Dibden Lane – The Committee Clerk reported receipt of a letter from the Planning Enforcement department of South Gloucestershire Council confirming that an assessment will be made and Officers will determine if a breach of planning control has occurred.

350. Planning Applications

- a) P20/15159/CLP – 84 Westbourne Road Downend (Proposed single storey side extension).– it was **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Transport Officer.
- b) P20/17299/PDR – 120 Church Farm Road (Installation of 1no front window to facilitate garage conversion) – it was **RESOLVED** that **No Objection** be raised.
- c) P20/17527/F – 21, 23, 25 and 27 Mendip Crescent Downend (Demolition of 4no existing dwellings and 37no garages. Erection of 11no dwellings, with car parking spaces and associated hard and soft landscaping) – it was **RESOLVED** that **No Objection** be raised, however, Members have noted an objection from a close neighbour regarding access to their property and would ask that this issue be taken into consideration.
- d) P20/17894/RVC – Windmill Golf Academy Westerleigh (screening opinion for application P20/17894/RVC - (Variation to condition no. 6 attached to planning permission PK16/5514/F to extend the cessation of works date to 31st August 2022 (PK16/5514/F - Proposed golf course re-design, provision of temporary club house facilities, erection of new club house and associated works)) – it was **RESOLVED** that **No Objection** be raised.
- e) P20/17959/F – 62 Westons Brake Emersons Green (Erection of single storey side extension to form annexe ancillary to the main dwelling) – It was **RESOLVED** to raise an **Objection**, Members are concerned that there is insufficient space at the front of the property to accommodate two tandem parking spaces as per the proposed plans and would seek the comments of the South Gloucestershire Council Transport Officer. Members have noted that access to the proposed annex is either through the main dwelling or at the rear of the proposed annex and would seek clarification that this sufficiently meets building regulations.
- f) P20/17998/TRE – 46 Wadham Grove Emersons Green (Works to pollard back to previous points 2no Popular Trees. Covered by KTPO 03/91 dated 29th July 1991) – it was **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Tree Officer.
- g) P20/18469/PNH – 212 Badminton Road Downend (Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.2m, for which the maximum height would be 4m, and for which the height of the eaves would be 3.8m) – it was **RESOLVED** that Members noted that no plans had been submitted with the application and were therefore unable to make a comment. It was also noted that the application number had been incorrectly listed on the agenda for this meeting.
- h) P20/18713/F –38 Blackhorse Lane Downend (Erection of two storey side extension to form additional living accommodation) – it was **RESOLVED** that **No Objection** be raised

351. Planning Decisions – Noted

- a) P20/11397/F – 124 Johnson Road Emersons Green – Erection of single storey rear extension and garage conversion to form additional living accommodation – PERMIT (The Town Council did not Object subject to the adequate provision of parking and the approval of the South Gloucestershire Council Transport Officer).
- b) 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) – PERMIT (The Town Council did not Object).

- c) P20/15691/ADV – Travel Lodge Emersons Green (Display of 6 no. internally illuminated fascia signs and no.1 internally illuminated totem sign) – PERMIT (The Town Council did not Object).

352. Correspondence

- a) COM/20/0744/UNT – 8 Langley Mow Emersons Green. Notification from South Gloucestershire Council of an enforcement complaint regarding the removing of hedgerow and depositing hard core onto public open space at the rear of the property on Dibden Lane - Noted
- b) COM/20/0748/OD – 8 Langley Mow Emersons Green. Notification from South Gloucestershire Council of an enforcement complaint regarding the change of use of verge/amenity space to private residential garden (Class C3) and erection of fence.
- c) Notification from South Gloucestershire Council of the receipt of an application for a New Premises Licence under the Licensing Act 2003 for Huboo Technologies Ltd Unit 4 Vertex Park South Emersons Green – Noted
- d) Notification from South Gloucestershire Council of the receipt of a New Premises application under the Licensing Act 2003 for Travelodge Field Fare Emersons Green – Noted

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

Cllr Budd reported that the pedestrian and cyclist lane leading from the Rosary Roundabout to Sainsburys is extremely overgrown – the Committee Clerk will report this to the Streetcare department at South Gloucestershire Council.

354. Date of next meeting – Monday 26 October 2020 at 10.30

The Chairman closed the meeting at 10.55 am