



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 26th October 2020
(Held via Skype)

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

Attendees: Donna Simmons (Planning Committee Clerk)

The Chairman welcomed all to the meeting

355. Apologies

Apologies were received from Cllrs Bassett, Nichols, and Todd

356. Declarations of Interest

None

357. Public Participation

None

358. Approval of Minutes of 12th October 2020

It was **RESOLVED** that the minutes of 12th October are approved as an accurate record of the meeting on 12th October 2020. It was noted that the Chairman will sign the original copy of these minutes at the earliest opportunity.

359. Outstanding Items from Minutes

- Over-grown cycle/pedestrian path leading from the Rosary Roundabout To Emerson Way Emersons Green – The Committee Clerk has reported the issue to South Gloucestershire Council and received a reply confirming that an Officer will visit and assess the site within ten working days.

360. Planning Applications

- a) P20/18632/F – 50 Guest Avenue Emersons Green (Erection of front porch) – it was **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Transport Officer with regards to the adequate provision of parking.
- b) P20/18963/TRE – 62 Wadham Grove Emersons Green (Works to re pollard 2 no Poplar trees at 5m with 3 pollard knuckles 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.
- c) P20/19706/F – 13B Cossham Street Mangotsfield (Erection of first floor extension to form additional living accommodation. Alterations to existing garage to change flat roof to a pitched roof) – it was **RESOLVED** that **No Objection** be raised subject to the adjoining property's primary living accommodation not being overshadowed.
- d) P20/20082/CLP – 37 Springfield Avenue Mangotsfield (Increase width of existing rear dormer) – it was **RESOLVED** that **No Objection** be raised.

361. Planning Decisions – Noted

- a) P19/5564/RM – Land at Emersons Green East Phase 5 Road (Construction of roads 1B, 6 (part) and 7 together with associated drainage and services (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK15/4232/RVC, formerly PK04/1965/O) amendment to previously approved scheme PK15/1380/RM to amend site levels and drainage) – PERMIT (The Town Council did not Object subject to the approval of South Gloucestershire Council Planning and Drainage Officers with regard to raised site levels).
- b) P20/02521/RM – Land at Emersons Green East (Details of layout, scale, landscaping and appearance, in respect of a proposal for a Public Bridleway, (Outline) (Approval of Reserved Matters to be read in conjunction with outline permission PK04/1965/O) – PERMIT (The Town Council did not Object subject to the approval of the South Gloucestershire Council Tree Officer).
- c) P20/09296/F – 4 Bampton Close Emersons Green (Erection of single storey porch to front elevation) – PERMIT (The Town Council did not Object).
- d) P20/11396/F – 21 Bowden Place Downend (Erection of a two storey side extension to form 2no flats) – REFUSE (The Town Council raised an Objection on the basis that the proposal would be an overdevelopment of the site and the resulting lack of amenity space. Members also questioned whether the proposed vehicle swept path would be sufficient).
- e) P20/11397/F – 124 Johnsons 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).
- f) P20/12285/PDR – 87 Westons Hill Drive Emersons Green (Installation of rear dormer to facilitate a loft conversion) – PERMIT (The Town Council did not Object).
- g) P20/12889/TRE – 6 Shackel Hendy Mews Emersons Green (Works to fell 2 no. Poplar trees and crown reduce 1 no. Poplar tree to leave a height of 4.5m and radial spread of 1m. All trees covered by KTPO 03/91 and dated 29/07/1991) – PERMIT (The Town Council did not comment).

- h) P20/13742/F – 96 Emet Grove Emersons Green (Erection of a two-storey side extension to form additional living accommodation) – PERMIT (The Town Council did not Object subject to the approval of the South Gloucestershire Council Transport Officer).
- i) 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).
- j) P20/14016/TRE – 39 Bampton Close (Works to 1 no. oak tree to crown lift to 4m above the ground, crown reduction of 2m in height and reduction of lateral spread by 1m as covered by tree preservation order 03/91 dated 29th July 1991) – PERMIT (The Town Council did not comment).
- k) P20/14420/FDI – Land South of Lyde Green (Diversion of public footpath LPU 36) – APPLICATION WITHDRAWN
- l) P20/14940/PDR – 21 The Paddocks Emersons Green (Erection of single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not comment).
- m) 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) – PERMIT (The Town Council did not Object subject to the approval of the South Gloucestershire Council Tree Officer).
- n) P20/15603/HED – 132 Westons Brake Emersons Green (Removal of a 20 metre section of hedgerow) – PERMIT (The Town Council did not Object subject to the approval of the South Gloucestershire Council Tree Officer).
- o) P20/15756/PDR – 10 Cynder Way Emersons Green (Erection of a single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object).

362. Correspondence

- a) COM/20/0744/UNT – 8 Langley Mow Emersons Green. The Committee Clerk reported the receipt of a letter from the Planning Enforcement department of South Gloucestershire Council confirming that an Officer had visited the site and found no unauthorised development or unauthorised operations had taken place. The boundary had also been identified by HMLR as within the ownership of the property. After some discussion it was **RESOLVED** that the Committee Clerk will contact the investigating Officer and raise their concerns regarding the removal of the hedgerow and that since the visit more works had taken place.
- b) COM/20/0761/OD & COM/20/0767/OD – 40 Wadham Grove Emersons Green. Notification from South Gloucestershire Council of the receipt of two enforcement complaints regarding works not adhering to planning application P19/3624/F and the installation of an additional window on the second floor – Noted
- c) P19/17990/F – 7 Stockwell Close Downend. Notification from South Gloucestershire Council that an appeal against the refusal of planning permission for this site has been made to the Secretary of State– Noted

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

None

364. Date of next meeting – Monday 09 November 2020 at 10.30

The Chairman closed the meeting at 10.55 am