



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 09th November 2020
(Held via Skype)

Present: Councillors Bassett, Budd, Morgan, Somers and Wilkins

Attendees: Donna Simmons (Planning Committee Clerk)

The Chairman welcomed all to the meeting

365. Apologies

Apologies were received from Cllrs R Hunt, Nichols, and Todd
Cllr Hunt had sent comments regarding planning application P20/16362/F and requested they be passed on to the Committee.

366. Declarations of Interest

None

367. Public Participation

None

368. Approval of Minutes of 26th October 2020

It was **RESOLVED** that the minutes of 26th October are approved as an accurate record of the meeting on 26th October 2020. It was noted that the Chairman will sign the original copy of these minutes at the earliest opportunity.

369. Outstanding Items from Minutes

- COM/20/0744/UNT – 8 Langley Mow Emersons Green. The Committee Clerk reported that Members concerns had been raised again with the South Gloucestershire Council Planning Enforcement Officer and read out the received reply. The Officer confirmed the following; the area concerned was within the curtilage of the property, both the height of the new fence and installation of a gate

was within 'permitted development rights' and the removed hedgerow did not have a protection order. Therefore no enforcement action would be taken.

370. Planning Applications

- a) P20/16362/F – Garages at rear of 36 Westbourne Road Downend (Demolition of 2no. garages and erection of 2no. self-contained flats (Class C3) with associated works) – (Cllr R Hunt's comments were passed on to Members) it was **RESOLVED** that an **Objection** be raised; Members feel that this is an overdevelopment of the site, with no parking provision for the proposed dwellings and the removal of existing parking provision. No outside amenity space has been provided for the dwellings along with the reduction of the existing outside amenity space.
- b) P20/18761/F – 62 Royal Road Mangotsfield (Erection of single storey rear extension to form additional living accommodation and a single storey detached outbuilding to form gym) – it was **RESOLVED** that **No Objection** be raised subject to the proposed outbuilding not to be used as living accommodation.
- c) P20/19003/TRE – 55 Bissel Mead Emersons Green (Works to 1no. Pine tree to remove major deadwood(over 2.5cm), prune lowest scaffold branch back to secondary upright branch, remove lowest crossing limb, remove lowest branch over hanging footpath and remove stubs from previous pruning operations. As covered by tree preservation order 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.
- d) P20/20465/F – 20 Homefield Close Emersons Green (Erection of two storey side and front link extension, first floor extension over existing garage and partial conversion of garage to provide additional living accommodation) – it was **RESOLVED** that an **Objection** be raised; Members feel that the proposed extension would be both overbearing and dominant and have concerns that the property behind the garage will be affected by loss of light to the living accommodation.
- e) P20/20483/F – 26 Trident Close Downend (Erection of single storey rear extension to provide additional living accommodation. Alterations to the roof to facilitate a loft conversion) – it was **RESOLVED** that **No Objection** be raised.
- f) P20/21000/TRE – 30 Hallen Close Downend (Works to crown reduce 1no. Oak tree back to previous reduction points. Tree covered by SGTPO 13/17 and dated 05/09/2017) – it was **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Tree Officer.
- g) P20/21268/TRE – 44 Wadham Grove (Works to re-pollard 3no. Poplar trees back to 4m (previous points) which are covered by KTPO 03/91 dated 29/07/1991) – it was **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Tree Officer.

371. Planning Decisions – Noted

- a) P20/14024/F – 30 Westbourne Road Downend (Erection of single storey rear extension to facilitate part change of use of ground floor take away (class A5) to 1no. Dwelling (Class C3), as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) – REFUSAL (The Town Council did not Object).

- b) P20/15792/TRE – 27 Bye Mead Emersons Green (Works to crown reduce 1 no. Oak tree height by 3 m and radial spread by 3m as covered by Tree Preservation Order KTPO 03/91 dated 29 July 1991) – PERMIT (The Town Council did not Object subject to the approval of the South Gloucestershire Council Tree Officer).
- c) P20/16790/F – 106 Long Road Mangotsfield (Erection of a two-storey side extension to form additional living accommodation. Erection of a detached double garage and workshop. (Amendment to previously approved scheme P19/13488/F)) – PERMIT (The Town Council did not Object).
- d) P20/17894/RVC - Windmill Golf Academy Henfield Road 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)) – EIA not required (The Town Council did not Object).

372. Correspondence

- a) Notification from South Gloucestershire Council of the temporary closure of the A4174 Eastbound carriageway from the Badminton Road roundabout to the Westerleigh Road roundabout. The closure is required to allow the removal of traffic management arrangements and is anticipated to take place between the hours of 20:00 and 06:00 on 14th to 16th November 2020. Diversion signs will be in place. Documentation circulated to Members prior to the meeting – Noted

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

Cllr Wilkins gave her apologies for the next meeting

364. Date of next meeting – Monday 23 November 2020 at 10.30

The Chairman closed the meeting at 11.00 am