



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 23rd November 2020
(Held via Skype)

Present: Councillors Bassett, Budd, Morgan and Somers

(Cllr Bassett joined the meeting at 10.40am)

Attendees: Donna Simmons (Planning Committee Clerk)

The Chairman welcomed all to the meeting

375. Apologies

Apologies were received from Cllrs R Hunt, Nichols, Todd and Wilkins

376. Declarations of Interest

None

377. Public Participation

None

378. Approval of Minutes of 09th November 2020

It was **RESOLVED** that the minutes of 09th November are approved as an accurate record of the meeting on 09th November 2020. It was noted that the Chairman will sign the original copy of these minutes at the earliest opportunity.

379. Outstanding Items from Minutes

None

380. Planning Applications

- a) P20/21334/F – 49 Emet Lane Emersons Green (Erection of two storey rear extension to form additional living accommodation) – it was **RESOLVED** that **No Objection** be raised.
- b) P20/21697/F – Blackhorse Primary School Downend (Erection of 1no modular single storey sports pavilion adjacent to the school's football pitch) – it was **RESOLVED** that **No Objection** be raised.
- c) P20/21907/F – 53 Elizabeth Way Mangotsfield (Installation of front and rear dormer to form loft conversion) – it was **RESOLVED** that **No Objection** be raised.
- d) P20/21908/PDR – 12 Wheelers Patch Emersons Green (Installation of 1no window to facilitate garage conversion) – it was **RESOLVED** that **No Objection** be raised.
- e) P20/21929/RM – Emersons Green East (Approval of reserved matters to include appearance, landscaping, layout and scale (to be read in conjunction with PK04/1965/O (superseded by P19/09100/RVC) a proposal for a drainage culvert) – it was **RESOLVED** that **No Objection** be raised.
- f) P20/21977/TRE – Land adjacent to 52 Guest Avenue Emersons Green (Works to 1no. Oak tree to reduce lateral growth by 3metres from boundary . Covered by Tree Preservation Order KTPO03/91 dated 29 July 1991) – it was **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Tree Officer.
- g) P20/22203/F – 9 Dibden Road Downend (Erection of a single storey side extension to form additional living accommodation) – it was **RESOLVED** that **No Objection** be raised.
- h) P20/22429/F – 50 Cowslip Crescent Lyde Green (Erection of rear conservatory) – it was **RESOLVED** that **No Objection** be raised.

381. Planning Decisions – Noted

- a) P20/15159/CLP – 84 Westbourne Road Downend (Proposed single storey side extension) – GRANTED (The Town Council did not Object subject to the approval of the South Gloucestershire Council Transport Officer).
- b) P20/17299/PDR – 120 Church Road Emersons Green (Installation of 1 no. front window to facilitate garage conversion) – PERMIT (The Town Council did not Object).
- c) P20/17959/F – 62 Westons Brake Emersons Green (Erection of single storey side extension to form annexe ancillary to the main dwelling) – PERMIT (The Town Council raised an Objection; Members were concerned that there was insufficient space at the front of the property to accommodate two tandem parking spaces as per the proposed plans and sought the views of the South Gloucestershire Council Transport Officer. Members also noted that access to the proposed annex was either through the main dwelling or to the rear of the annex and sought clarification that this would meet building regulations).
- d) P20/18469/F – 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 3m) – PRIOR APPROVAL WAS NOT REQUIRED (The Town Council noted that no plans were submitted with the application and were therefore unable to make a Comment).

- e) P20/18713/F – 38 Blackhorse Lane Downend (Erection of two storey side extension to form additional living accommodation) – PERMIT (The Town Council did not Object).

382. Correspondence

- a) LI20/3536/STS – Notification from South Gloucestershire Council of an application for a renewal Street Trading Consent has been received from Mikes Kebab Van for Folly Brook Road (Lay By) Emersons Green. The applicant will be trading Monday – Thursday 18.30 until midnight and Friday – Sunday 18.30 until 01.00 and will be selling hot food and soft drinks – Noted
- b) Notification from South Gloucestershire Council of a consultation for the implementation of new waiting restrictions in the area around Thistle Close Lyde Green. The purpose of the proposed scheme is to remove obstructive and inappropriate parking on junctions and narrow sections of roads. Further information can be found at www.southglos.gov.uk/consultation – Noted

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

None

384. Date of next meeting – Monday 07 December 2020 at 10.30

The Chairman closed the meeting at 11.05 am