



EMERSONS GREEN
TOWN COUNCIL

**Minutes of Planning Committee Meeting 04th January 2021
(Held via Zoom)**

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

Attendees: Donna Simmons (Planning Committee Clerk)

The Chairman welcomed all to the meeting

405. Apologies

Apologies were received from Cllrs Hunt and Nichols

406. Declarations of Interest

None

407. Public Participation

None

408. Approval of Minutes of 21st December 2020

It was **RESOLVED** that the minutes of 21st December are approved as an accurate record of the meeting on 21st December 2020. It was noted that the Chairman will sign the original copy of these minutes at the earliest opportunity.

409. Outstanding Items from Minutes

- WW2 bomb Rodway Common – The Committee Clerk reported that the Town Clerk had not received notification of any required making good works to the Common.
- Local Plan 2020 – Discussed under Item 421 (a)

410. Planning Applications

- a) P20/04560/F – Land Adjacent To Orchard Farm Cottage Pomphrey Hill Mangotsfield (Change of use of land to mobile home site to facilitate the stationing of 3 No. mobile homes with associated hard-standings and landscaping works). A revised plan has been submitted – it was **RESOLVED** that **No Objection** be raised to the revised plan.
- b) P20/24070/F – 15 Dibden Road Downend (Change of use of domestic garage (Class C3) to Beauty Salon (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)) – it was **RESOLVED** that **an Objection** be raised. The site is close to a local school and shops and is on the junction of two busy roads. The proposed parking provision for the site is to be accessed by driving across a well used pedestrian footpath. Members are very concerned of the safety implications of driving across this footpath and the access to the proposed site being on this busy junction.
- c) P20/24089/F – 36 Springfield Road Mangotsfield (Erection of 1no attached dwelling with access, parking and associated works) – it was **RESOLVED** that **No Objection** be raised.
- d) P20/24157/F – 34 Emet Lane Emersons Green (Erection of a single storey rear extension to form additional living accommodation) – it was **RESOLVED** that **No Objection** be raised.

411. Planning Decisions – Noted

- a) P19/1275/F – Land at Lyde Green Farm Lyde Green (Erection of 393 no. dwellings, including 139 affordable housing units. Alteration of existing vehicular access off Henfield Road. Provision of public open space, landscaping, sustainable urban drainage and related infrastructure and engineering works) – PERMIT (The Town Council raised an Objection, Members strongly objected to any part of the nearby Common Land being used for any other purpose than that of Common Land. Members also commented that significant improvements to both the existing infrastructure and facilities would be needed to be made to accommodate these additional properties).
- b) P19/19012/RM – Parcel 19 Land South Of Howsmoor Lane Whitehouse Farm Emersons Green (Erection of 76 No. dwellings with access, appearance, landscaping, layout and scale to be determined (Approval of Reserved Matter to be read in conjunction with Outline permission PK04/1965/O superseded by P19/09100/RVC)) – PERMIT (The Town Council did not Object subject to the adequate provision of parking).
- c) P20/03472/RM – Parcel 21B Emersons Green East (Installation of service and access road on land at Parcel 21B. Reserved Matters application to be read in conjunction with PK04/1965/O (updated by PK15/4232/RVC)) – PERMIT (The Town Council did not Object subject to the approval of the South Gloucestershire Council Transport Officer).
- d) 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) – PERMIT (The Town Council did not Object).
- e) P20/21000/TRE – 30 Hallen Close Emersons Green (Works to crown reduce 1no. Oak tree back to previous reduction points. Tree covered by SGTPO 13/17 and dated 05/09/2017) – PERMIT (The Town Council did not Object subject to the approval of the South Gloucestershire Council Tree Officer).

- f) P20/21268/TRE – 44 Wadham Grove Emersons Green (Works to re-pollard 3no. Poplar trees back to 4m (previous points) which are covered by KTPO 03/91 dated 29/07/1991) – PERMIT (The Town Council did not Object subject to the approval of the South Gloucestershire Council Tree Officer).
- g) P20/21907/F – 53 Elizabeth Way Mangotsfield (Installation of front and rear dormer to form loft conversion) – PERMIT (The Town Council did not Object).
- h) P20/23738/PNH – 20 Bluebell Way Lyde Green (The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.5m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.7m) – PRIOR APPROVAL IS NOT REQUIRED (The Town Council did not Object).

412. Correspondence

- a) South Gloucestershire Council consultation for the first stage of preparing for the new Local Plan 2020. The consultation will run for 12 weeks until 01 March 2021. Further information can be found at www.southglos.gov.uk/newlocalplan - Item carried forward from last meeting – Members **RESOLVED** to note the first phase of the consultation and to keep as a rolling agenda item to allow Members to stay abreast of all changes and updates. The Committee Clerk will maintain an office copy of the document.
- b) P19/17400/F – Land at the junction of Blackhorse Road and Westerleigh Road Mangotsfield. 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
- c) COM/20/0962/OD – 130 Bye Mead Emersons Green. Notification from South Gloucestershire Council of a enforcement complaint regarding the erection of a wall at the rear of the property – Noted

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

Cllr Somers raised concerns that once the upcoming A4174 lane closures were in place to allow improvements to the Newlands Bridge, (part of the 'Linking the Greens' project), drivers may start using Emerson Way as a short cut to avoid delays. He enquired if any measures or provisions were proposed to alleviate traffic congestion or possible speeding issues. Cllr Budd was aware that an 'arts project' was planned alongside this and enquired if the Town Council would be involved in the art project – The Committee Clerk will make enquiries.

414. Date of next meeting – Monday 18 January 2021 at 10.30

The Chairman closed the meeting at 11.20 am