



EMERSONS GREEN
TOWN COUNCIL

**Minutes of Planning Committee Meeting 21st December 2020
(Held via Zoom)**

Present: Councillors Budd, R Hunt, Morgan, Somers and Wilkins

Attendees: Donna Simmons (Planning Committee Clerk)

The Chairman welcomed all to the meeting

395. Apologies

Apologies were received from Cllrs Bassett and Nichols

396. Declarations of Interest

None

397. Public Participation

None

398. Approval of Minutes of 07th December 2020

It was **RESOLVED** that the minutes of 07th December are approved as an accurate record of the meeting on 07th December 2020. It was noted that the Chairman will sign the original copy of these minutes at the earliest opportunity.

399. Outstanding Items from Minutes

None

400. Planning Applications

- a) P20/23750/F - Adjacent To Harlequin Office Park Fieldfare Emersons Green (Erection of single storey Day Nursery (Class E) with associated landscaping, parking and access) – it was **RESOLVED** that **an Objection** be raised, Members have serious concerns regarding the suitability of the air quality and possible high pollution level surrounding the site. The Committee do not believe that this is a suitable area for a nursery.
- b) P20/23858/RM – Emersons Green East Land At Emersons Green (Laying out of public open space with landscaping and associated works. (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission P19/09100/RVC (formerly PK04/1965/O)) – it was **RESOLVED** that **No Objection** be raised.
- c) P20/23910/PNH – 58 Honeysuckle Road Lyde Green (The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.75 metres, for which the maximum height would be 3.22 metres, and for which the height of the eaves would be 2.22 metres) – it was **RESOLVED** that **No Objection** be raised.
- d) P20/23912/TRE – 61 Adderley Gate Emersons Green (Work to fell 1no Ash tree and crown reduce by 3m 1no Oak covered by Tree Preservation Order KTPO 03/91 dates 29 July 1991)) – it was **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Tree Officer.
- e) P20/23938/F – 15 Blackhorse Lane Emersons Green (Erection of outbuilding to form annexe ancillary to the main dwelling-house) – it was **RESOLVED** that **No Objection** be raised.
- f) P20/24005/FDI – Land South of Lyde Green (Diversion of public footpath LPU/36) – it was **RESOLVED** that **No Objection** be raised.
- g) P20/24022/F – 15 Pennycress Close Emersons Green (Erection of a single storey rear extension to form additional living accommodation)) – it was **RESOLVED** that an **Objection** be raised; Members have concerns that the size of the proposed extension will not only significantly reduce the amenity space of the property but may also result in the loss of light to the adjoining property.

401. Planning Decisions – Noted

- a) P20/19706/F – 13B Cossham Street Mangotsfield (Erection of a first floor front extension to form additional living accommodation. Alterations to existing garage to change flat roof to a pitched roof) – REFUSAL (The Town Council did not Object, subject to the adjoining property's living accommodation not being overshadowed).
- b) P20/20082/CLP – 37 Springfield Avenue Mangotsfield (Increase width of existing rear dormer) – PERMT (The Town Council did not Object).
- c) P20/21334/TRE – 49 Emet Lane Emersons Green (Erection of two storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object).
- d) P20/21908/PDR – 12 Wheelers Patch Emersons Green (Installation of 1 no. window to facilitate garage conversion) – PERMIT (The Town Council did not Object).
- e) P20/22203/F – 9 Dibden Road Downend (Erection of a single storey side extension to form additional living accommodation) – PERMIT (The Town Council did not Object).

- f) P20/22429/F – 50 Cowslip Crescent Lyde Green (Erection of rear conservatory) – PERMIT (The Town Council did not Object).

402. Correspondence

- a) COM/20/0932/BOC – Downend Car Wash The Huntsman Garage Westerleigh Road. Notification from South Gloucestershire Council of a enforcement complaint regarding the breach of Condition 2 attached to PK12/3591/RVC, flood lighting has been installed without permission – Noted
- b) COM/20/0944/OD – Downend Car Wash The Huntsman Garage Westerleigh Road. Notification from South Gloucestershire Council of a enforcement complaint regarding the installation of new lighting to be used outside working hours – Noted
- c) South Gloucestershire Council consultation for the first stage of preparing for the new Local Plan 2020. Full Council noted the consultation at its meeting on 10 December and resolved to request the Planning Committee consider the consultation and respond if necessary on behalf of the Town Council. The consultation will run for 12 weeks until 01 March 2021. Further information can be found at www.southglos.gov.uk/newlocalplan – it was **RESOLVED** to carry over this item to the next meeting.
- d) LI20/4052/STM & LI20/4054/STM– Notification from South Gloucestershire Council of two applications for Mobile Street Trader Vans from Tony’s Super Whippy and Tony’s Super Whippy 2. Both applications are to trade throughout the South Gloucestershire Area. The application is for the selling of ice cream between the hours of 10:30 – 19:30 Monday to Sunday – Noted
- e) Notification from South Gloucestershire Council of an Traffic Order to temporarily closure to vehicles, the length of Jubilee Crescent Mangotsfield; which extends from a point 147 metres from its northerly junction with Blackhorse Road in a southerly direction for a distance of 45 metres. The order is required to allow lead replacement works (Bristol Water) to be undertaken, and will be operative from 05 January 2021 for a maximum period of 18 months. Works are expected to be of 3 days duration – Noted

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

Cllr Budd had been made aware that the Bomb Squad had detonated a WW2 bomb on Rodway Common over the weekend and was concerned that the area may need to be made safe and reinstated. The Committee Clerk will make enquiries.

404. Date of next meeting – Monday 04 January 2021 at 10.30

The Chairman closed the meeting at 11.05 am