



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 01st February 2020
(Held via Zoom)

Present: Councillors Bassett, Budd, Morgan and Somers (Chairman)

Attendees: Donna Simmons (Planning Committee Clerk)

The Chairman welcomed all to the meeting

425. Apologies

Apologies were received from Cllrs R Hunt, Nichols and Wilkins

426. Declarations of Interest

None

427. Public Participation

None

428. Approval of Minutes of 18th January 2021

It was **RESOLVED** that the minutes of 18th January are approved as an accurate record of the meeting on 18th January 2021. It was noted that the Chairman will sign the original copy of these minutes at the earliest opportunity.

429. Outstanding Items from Minutes

None

430. Planning Applications

- a) P21/00129/F – 66 Lulworth Crescent Downend (Erection of a first floor side extension) – it was **RESOLVED** that **No Objection** be raised.
- b) P21/00178/TRE – 4 Bampton Close Emersons Green (Works to fell 1 no. Oak tree covered by KTPO 03/91 dated 26th February 1991) – it was **RESOLVED** that **an Objection** be raised; however, Members noted the comments of the applicant that advice has been received in the past from a Tree Surgeon and will accept the opinion of the South Gloucestershire Council Tree Officer.

431. Planning Decisions – Noted

- a) P18/3977/F – Land at Whitehouse Farm Howsmoor Lane Lyde Green (Demolition of seven buildings (Buildings 2, 3, 4, 5, 6 7 and 8) on drawing no P:16- 0300_3 to facilitate the erection of 86 no. dwellings, car parking including garages, bin and cycle stores, landscaping, internal access roads and associated infrastructure and engineering works) – PERMIT (The Town Council raised an Objection for the following reasons, the area was not included in the Master Plan, loss of open space and the lack of current amenities and infrastructure for existing residents. The Town Council also previously raised an Objection to the demolition of two listed buildings).
- b) P20/23276/F – 27 Guest Avenue Emersons Green (Garage conversion and erection of rear conservatory. (Retrospective)) – SPLIT DECISION: Planning permission was REFUSED for the garage conversion, APPROVAL was given for the erection of the rear conservatory (The Town Council did not Object subject to the approval of the South Gloucestershire Council Transport Officer with regards to the provision of parking).
- c) P20/15755/F – 17 Bowden Place Downend (Erection of two storey rear extension and alteration to roofline to form additional living accommodation and loft conversion with Juliet balcony. Installation of rooflights to front elevation) – REFUSE (The Town Council raised an Objection; Members felt that the size and scale of the proposed extension would not only be overbearing and out of keeping with surrounding properties, but would have a detrimental effect on the natural light and outlook of the adjoining properties. The comments of the South Council Transport Officer were noted, however, Members felt that the current issues with the lack of existing parking availability should also be taken into consideration).

432. 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 - rolling agenda item. Members discussed further and agreed for the Committee Clerk to circulate the response questionnaire prior to the next meeting. It was also agreed to complete the questionnaire at the next meeting.
- b) P20/08205/O – Land at The Rosary Cattybrook Lane North Mangotsfield. Notification from South Gloucestershire Council that an appeal has been lodged with The Secretary of State against the non-determination of the planning application_– Noted

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

- a) Cllr Budd informed Members that he had recently visited Emersons Green Park and found that recent weather conditions had made the older children's play area extremely muddy with a lot of the grassed area churned up. He also noted that there weren't any recycling bins either in or near the park. Cllr Budd will take both items to the next Open Spaces meeting for discussion and any possible actions.

434. Date of next meeting – Monday 15 February 2021 at 10.30

The Chairman closed the meeting at 10.55 am

DRAFT