



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 18th January 2020
(Held via Zoom)

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

Attendees: Donna Simmons (Planning Committee Clerk)

The Chairman welcomed all to the meeting

415. Apologies

Apologies were received from Cllrs R Hunt and Nichols

416. Declarations of Interest

None

417. Public Participation

None

418. Approval of Minutes of 04th January 2021

It was **RESOLVED** that the minutes of 04th January are approved as an accurate record of the meeting on 04th January 2021. It was noted that the Chairman will sign the original copy of these minutes at the earliest opportunity.

419. Outstanding Items from Minutes

- Linking the Greens – Planned A4174 lane closures – Further to the Town Council's enquiry, South Gloucestershire Council had confirmed that as traffic is flowing freely, there is no intention to put additional measures in place along Emerson Way whilst works are carried out on the A4174 Ring Road.

420. Planning Applications

- a) P20/24006/PNH – 13 Kimberley Close Downend (Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.0 metres, for which the maximum height would be 3.4 metres, and for which the height of the eaves would be 2.3 metres) – it was **RESOLVED** that **No Objection** be raised.
- b) P20/24179/F – The Paddocks Land Adjacent to Oaklands Court Blackhorse Place Emersons Green (Erection of 3 no. detached dwellings with associated works) – it was **RESOLVED** that **an Objection** be raised.

421. Planning Decisions – Noted

- a) P20/12922/F – 18 Springfield Road Mangotsfield (Erection of first and second floor side extension, two storey side/rear extension and single storey side/rear extension to form additional living accommodation. Installation of rear dormer) – PERMIT (The Town Council did not Object subject to the adequate provision of parking).
- b) 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) – REFUSED (The Town Council raised an Objection; Members felt that this was an overdevelopment of the site, with no parking provision for the proposed dwellings and the removal of existing parking provision. No outside amenity space had been provided for the dwellings along with the reduction of the existing outside amenity space).
- c) P20/19003/TRE – 55 Bissex 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) – PERMIT (The Town Council did not Object subject to the approval of the South Gloucestershire Council Tree Officer).
- d) 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) – PERMIT (The Town Council did not Object subject to the approval of the South Gloucestershire Council Tree Officer).
- e) P20/22881/F – Unit 7 The Village Emerson Way Emersons Green (External alterations to shop front and installation of rear vents to facilitate Change of Use from Bank to Tanning Salon (sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)) – PERMIT (The Town Council did not Object).
- f) P20/22882 – Unit 7 The Village Emerson Way Emersons Green ((Display of 4no. sections of externally illuminated fascia sign and various non illuminated vinyl signs) – PERMIT (The Town Council did not Object).
- g) 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) – PRIOR APPROVAL IS NOT REQUIRED (The Town Council did not Object).

422. 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 to carry the item forward to the next meeting.
- b) COM/21/0002/OD – Downend Car Wash The Huntsman Garage Westerleigh Road. Notification from South Gloucestershire Council of a enforcement complaint regarding the installation of multiple flood lights without planning permission – Noted
- c) COM/21/0011/OD – 16 Emet Grove Emersons Green. Notification from South Gloucestershire Council of a enforcement complaint regarding siting of a caravan in garden – Noted

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

- a) Cllr Budd informed Members that a large mine shaft had recently opened up in a front garden of a property in Mangotsfield. The Coal Board have now completed remedial works and the residents have been able to return to the property.
- b) Cllr Somers reported that he had recently been contacted by a very concerned resident regarding a social media post that he had viewed. The post had been written by a Town Councillor and included details of upcoming road closures to Westerleigh Road and Blackhorse Road to allow road works to be carried out. Unfortunately, not all the details of the planned closures had been included in the post. Cllr Somers was able to provide the missing information and reassure the resident. Members felt that it would be good practice to discuss the posting of information by Councillors on social media sites at the next Full Council and agree a policy/protocol that each Councillor can work to. It was agreed that the Committee Clerk will ask the Town Clerk to include this as an agenda item for the next Full Council meeting.

424. Date of next meeting – Monday 01 February 2021 at 10.30

The Chairman closed the meeting at 11.10 am