



EMERSONS GREEN
TOWN COUNCIL

**Minutes of Planning Committee Meeting 01st March 2021
(Held via Zoom)**

Present: Councillors Bassett, Budd, Morgan, Somers (Chairman) and Wilkins
Attendees: Donna Simmons (Planning Committee Clerk)

The Chairman welcomed all to the meeting

445. Apologies

Apologies were received from Cllrs R Hunt and Nichols

446. Declarations of Interest

None

447. Public Participation

None

448. Approval of Minutes of 15th and 23rd February 2021

It was **RESOLVED** that the minutes of 15th and 23rd February are approved as an accurate record of the meetings on 15th and 23rd February 2021. It was noted that the Chairman will sign the original copies of these minutes' at the earliest opportunity.

449. Outstanding Items from Minutes

None

450. Planning Applications

- a) P20/24085/F – 68 Main Road Mangotsfield (Installation of side dormer to facilitate bathroom. (Retrospective)) – **RESOLVED** that **No Comment** be made.
- b) P21/00811/F – 12 Aintree Drive Crescent Downend (Relocation of boundary wall) – **RESOLVED** that **No Comment** be made.
- c) P21/00819/F – 106 long Road Mangotsfield (Erection of a detached garage/workshop (retrospective)) – **RESOLVED** that **No Comment** be made.
- d) P21/00821/F – 53 Westerleigh Road Downend (Demolition of existing rear extension. Erection of single storey rear and side extension to form additional living accommodation) – **RESOLVED** that **No Objection** be raised.
- e) P21/00844/F – 109 Fairlyn Drive Kingswood (Erection of first floor rear extension to form additional living accommodation) – **RESOLVED** that **No Comment** be made.
- f) P21/00878/F – 5 Wadham Grove Emersons Green (Erection of front/side porch. Erection of single storey rear extension to form additional living accommodation) – **RESOLVED** that **No Objection** be raised.
- g) P21/00896/O – Land at The Rosary Cattybrook Road Mangotsfield (Erection of 9 no. dwellings (Outline) with access and layout to be determined, all other matters reserved) – **RESOLVED** to raise an **Objection**, Members' comments remain the same as for the previous application – P20/08205/O; 1) This site is not part of the Master Plan; with the large development of the surrounding area being undertaken, the proposal would lead to an overdevelopment of the area. 2) The ongoing problems of the nearby Landfill Site have not yet been resolved and could have a detrimental effect on the proposed new residents.

Due to time constraints the following application was also considered:

- h) P21/00901/ADV – Blackhorse Garage Westerleigh Road Emersons Green (Display and installation of 1no. internally illuminated 5m EV Pole Sign) – **RESOLVED** that **No Objection** be raised.

451. Planning Decisions – Noted

- a) P20/23165/F – 62 Leap Valley Crescent Downend (Raising of roofline and installation of front and rear dormers to create first floor living space and erection of single storey extension to existing detached garage) – PERMIT (The Town Council did not Object).
- b) P20/224006/PNH – 13 Kimberley Close Downend (The 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) – PRIOR APPROVAL NOT REQUIRED (The Town Council did not Object).
- c) P20/24089/F – 36 Springfield Road Mangotsfield (Erection of 1no attached dwelling with access, parking and associated works) – PERMIT (The Town Council did not Object).

452. Correspondence

- a) South Gloucestershire Council consultation for the first stage of preparing for the new Local Plan 2020 – It was **RESOLVED** to ratify and submit the consultee questionnaire response formulated at the meeting of 23 February 2021.
- b) South Gloucestershire Council – Public Footpath LPU/36/30 Emersons Green. PT.6847 Draft Order - temporary closure to pedestrians that length of footpath which extends from a point 166 metres south east of its junction with Willowherb Road in a south easterly direction for a distance of 132 metres. The order is required because of likelihood of danger to the public whilst construction of new dwellings and associated infrastructure is carried out. The order will be operative from 22 March 2021 for a maximum period of six months and then subject to the consent of the Secretary of State for a further period. Documents circulated to Members prior to the meeting – Noted

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

Cllr Budd informed Members that a local news publication had published an article regarding a recent planning application within the Town Council boundary that had been refused by South Gloucestershire Council. The article reported that a tree on the application site, covered by a Tree Preservation Order had been felled. Members agreed that the Committee Clerk would contact the South Gloucestershire Council Tree Officer to enquire if any action against the responsible person/persons had been undertaken or would be undertaken.

454. Date of next meeting – Monday 15 March 2021 at 10.30

The Chairman closed the meeting at 11.10 am