



EMERSONS GREEN
TOWN COUNCIL

**Minutes of Planning Committee Meeting 15th February 2021
(Held via Zoom)**

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

Attendees: Donna Simmons (Planning Committee Clerk)

The Chairman welcomed all to the meeting

435. Apologies

Apologies were received from Cllrs Nichols and Wilkins

436. Declarations of Interest

None

437. Public Participation

None

438. Approval of Minutes of 01st February 2021

It was **RESOLVED** that the minutes of 01st February are approved as an accurate record of the meeting on 01st February 2021. It was noted that the Chairman will sign the original copy of these minutes at the earliest opportunity.

439. Outstanding Items from Minutes

None

440. Planning Applications

- a) P19/16524/F – Land at Lyde Green (Creation of vehicular access onto Lyde Green Road (Class C highway), widening works to Lyde Green Road and installation of pedestrian footpath. Revised plans) – **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council commons Officer.

Cllr Hunt left the meeting at 10.45am

- b) P20/231656/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. Amended description) – **RESOLVED** that **No Objection** be raised.
- c) P21/00369/TRE – 23 Emerson Way Emersons Green (Works to crown lift 1no. Quercus Robur tree to 5.5m, reduce north and east elevations by 3m as well as south and west elevations by 1m, leaving a radial spread of 4m. Tree covered by KTPO 03/91 dated 29/07/1991) – **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Tree Officer.
- d) P21/00371/TRE – Tree East of 16 Youngs Court Emersons Green (Works to 1 no. Oak tree to remove deadwood and thin living crown by 15%. Tree covered by Preservation Order KTPO 03/91 dated 29th July 1991) – **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Tree Officer
- e) P21/00463/F – 11 Stockwell Avenue Mangotsfield (Erection of hip to gable roof extension, installation of 2 no. rooflights to front elevation to facilitate loft conversion) – **RESOLVED** that **No Objection** be raised, however, Members have concerns that the proposed size of the Juliet balcony may impact on the privacy of surrounding properties.
- f) P21/00557/F – 72 Lulworth Crescent Downend (Erection of single storey side/rear extension to provide additional living accommodation) – **RESOLVED** that **No Objection** be raised.
- g) P21/00624/TRE – 4 Bampton Close Emersons Green (Works to fell 1 no. Quercus Robur tree covered by KTPO 03/91 dated 26th February 1991) – **RESOLVED** to raise an **Objection**, the tree is subject to a Tree Preservation Order and no documentation or explanation has been provided as to why the tree needs to be felled.

441. Planning Decisions – Noted

- a) P20/18761/F – 62 royal Road Mangotsfield (Erection of single storey rear extension to form additional living accommodation and a single storey detached outbuilding to form gym) – PERMIT (The Town Council did not Object subject to the outbuilding not being used as living accommodation).
- b) P20/23046/PDR – 24 Meadgate Emersons Green (Garage conversion and erection of single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object subject to the approval of the South Gloucestershire Council Transport Officer regarding the provision of parking).
- c) P20/23192/TRE – 61 Adderly 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) – PERMIT (The Town Council did not Object subject to the approval of the South Gloucestershire Council Tree Officer).
- d) P20/24022/F – 15 Pennycress Close Lyde Green (Erection of a single storey rear extension to form additional living accommodation) – PERMIT (The Town Council raised an Objection, Members had concerns that the proposed extension would not only significantly reduce the amenity space of the property, but may also result in the loss of light to the adjoining property).

- e) P20/24157/F – 34 Emet Lane Emersons Green (Erection of single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object).
- f) P20/24179/F – The Paddocks Land Adjacent To Oaklands Court Blackhorse Place Mangotsfield (Erection of 3 no. detached dwellings with associated works) – REFUSE (The Town Council did not Object).

442. 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 agreed to hold a separate meeting on 23 February 2021 at 10.30am to formulate the Town Council's response.
- b) Correspondence from MRTPI AssocRICS regarding proposals for the upgrade of the based station at Cleve Rugby Club. Details of proposals circulated to Members prior to the meeting – Members noted the proposals but **RESOLVED** to wait for the submission of a planning application before commenting.
- c) 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). Notification from South Gloucestershire Council that an appeal has been lodged with The Secretary Of State against the refusal of planning permission - Noted

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

- a) None

444. Date of next meeting – Monday 01 March 2021 at 10.30

The Chairman closed the meeting at 11.35 am