



EMERSONS GREEN
TOWN COUNCIL

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

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

Attendees: Donna Simmons (Planning Committee Clerk)

The Chairman welcomed all to the meeting.

455. Apologies

Apologies were received from Cllr Nichols

456. Declarations of Interest

None

457. Public Participation

None

458. Approval of Minutes of 01st March 2021

It was **RESOLVED** that the minutes of 01st March are approved as an accurate record of the meetings on 01st March. It was noted that the Chairman will sign the original copies of these minutes at the earliest opportunity.

459. Outstanding Items from Minutes

- Felled tree – The Paddocks, Land adjacent to Oaklands Court, Blackhorse Place. The South Gloucestershire Council Tree Officer had replied stating that the Sycamore tree felled on the site was not subject to a Tree Preservation Order. However, the Willow tree to the front of the site is subject to a Tree Preservation Order and although had

been pollarded without permission, it was not prudent to take any action because if an application had been received it was very likely that permission would have been granted.

460. Planning Applications

- a) P21//00862/PDR – 44 Emersons Way (Erection of a single storey rear extension to form additional living accommodation) – **RESOLVED** that **No Objection** be raised.
- b) P21/00865/PNHA – 68 Leap Valley Crescent Downend (Enlargement of single storey dwelling house by the construction of 1no. additional storey) – **RESOLVED** that an **Objection** be raised; the proposed enlargement of the property is out of character and not in-keeping with the surrounding properties or area. This may also set a precedent for future applications within the area.
- c) P21/01204/CLP – 11 Stockwell Avenue Mangotsfield (Alteration to roofline and installation of rear dormer window to form loft conversion) – **RESOLVED** that **No Objection** be raised, however, Members' previous comments regarding the size of the proposed Juliet Balcony, (even with obscured glazing), possibly having a detrimental effect on the privacy of surrounding properties remain valid. Members have also noted the reasons of refusal for the previous application and would welcome the comments of the South Gloucestershire Council Planning Officer with regards to the current proposed alterations to the roof line, in particular the hip roof to gable end.

461. Planning Decisions – Noted

- a) P20/17527/F – 21, 23, 25 & 27 Mendip Crescent Downend (Demolition of 4no existing dwellings and 37no garages. Erection of 11no dwellings, with car parking spaces and associated hard and soft landscaping) – PERMIT (The Town Council did not Object, however, Members noted an objection from a close neighbour regarding access to their property and asked that this be taken into consideration).
- b) P20/21697/F – Blackhorse Primary School Blackhorse Lane Downend (Erection of 1no. modular single storey sports pavilion adjacent to the school's existing football pitch) – PERMIT (The Town Council did not Object).
- c) P20/23938/F – 15 Blackhorse Lane Downend (Erection of outbuilding to form annexe ancillary to the main dwelling house) – PERMIT (The Town Council did not Object).
- d) P20/24070/F – 15 Dibden Road Downend (Change of use of domestic garage (Class C3) to Beauty Salon (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)) – PERMIT (The Town Council raised an Objection; the site is close to a local school and shops and is on the junction of two busy roads. The proposed parking provision for the site was to be accessed by driving across this well used pedestrian footpath. Members were very concerned by the safety implications of driving across this footpath and the access to the proposed site being on this busy junction).
- e) P21/00129/F – 66 Lulworth Crescent Downend (Erection of a first floor side extension to form additional living accommodation) – PERMIT (The Town Council did not Object).
- f) P21/00463F – 11 Stockwell Avenue Downend (Erection of hip to gable roof extension, installation of rear dormer with Juliet balcony and 2 no. rooflights to front elevation to facilitate loft conversion) – REFUSED (The Town Council did not Object,

however Members had concerns that the proposed size of the Juliet Balcony may have impacted on the privacy of the surrounding properties).

462. Correspondence

- a) LI21/0645/STM – An application for a Mobile Street Trader license has been received from Dom's Super Whip for the selling of ice cream throughout the South Gloucestershire area. Trading hours will be Monday to Sunday from 11am until 7pm – Noted

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

Cllr Budd informed Members that he has received correspondence from a District Councillor enquiring as to why the Town Council had recently commented on two planning applications from an adjoining parish. Cllr Budd was able to explain that South Gloucestershire Council had informed the Town Council of the applications and could submit any comments they may have. Cllr Budd asked the Committee if they felt that it might be appropriate to have a protocol in place for commenting on future planning applications from adjoining parishes. Members unanimously agreed that the item should be on the agenda for the next meeting to allow a formal decision to be made.

464. Date of next meeting – Monday 29 March 2021 at 10.30

The Chairman closed the meeting at 11.10 am