



EMERSONS GREEN
TOWN COUNCIL

Westerleigh Road, Emersons Green, South Gloucestershire, BS16 7AN
Clerk: Kath MacConnachie Tel: 0117 3026989

10 August 2021

To Councillors: S Budd, S Bassett, R Hunt, P Morgan, R Nichols, D Somers & C Wilkins

Be pleased to take notice that a meeting of the **Planning Committee** of Emersons Green Town Council will be held at the Town Council Office on **Monday 16 August 2021 at 10.30am**. Committee members are hereby summoned to attend for the purpose of considering and resolving upon the business to be transacted at the Meeting as set out hereunder.

Donna Simmons, Planning Committee Clerk

A G E N D A

Members are reminded that Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status and any disability), Crime & Disorder, Health & Safety, Human Rights and the need to conserve biodiversity.

- 2021.24. **Apologies** – Cllrs Budd & Wilkins
- 2021.25. **Declaration of Interest under the Localism Act**
- 2021.26. **Public participation (not to exceed 5 minutes)**
- 2021.27. **To approve the Minutes of the Planning Committee held on 02 August 2021**
- 2021.28. **Outstanding Items**
None

2021.29. Planning Applications

- a) P21/05136/F – 23 Cynder Way Emersons Green (Demolition of existing conservatory. Erection of a single storey rear extension to form additional accommodation).
- b) P21/05141/RVC – Parcel 19 Land South of Howsmoor Lane Whitehouse Farm Emersons Green (Variation of condition 1 attached to permission P19/19012/RM to amend the approved plans, allowing for plots 669-672 to be amended providing 5m clearance from the electricity substation. Erection of 76 No. dwellings with access, appearance, landscaping, layout and scale to be determined (Approval of Reserved Matter to be read in conjunction with Outline permission PK04/1965/O superseded by P19/09100/RVC-Urban extension on 99 hectares of land comprising of :- Residential development of up to 2550 dwellings; up to 100,000m² of B1, B2, B8 and C1 employment floorspace. Up to 2,450 m² of small scale A1,A2, A3 A4 and A5 uses. One, 2 - form entry primary school, a land reservation for a second 2 - form entry primary school and a land reservation for a secondary school. Community facilities including a community hall and cricket pavilion (class D1). Transportation infrastructure comprising connections to the Folly roundabout on Westerleigh Road and the Rosary roundabout on the Ring Road and the construction of the internal road network. A network of footways and cycleways. Structural landscaping. Formal and informal open space. Surface water attenuation areas. (Outline) with means of access to be determined. Further (third) variation of Condition relating to trigger for construction of Tiger Tail on M32 attached to approved Outline application).
- c) P21/05243/PDR – 41 Pinnell Grove Emersons Green (Erection of a single storey rear extension to form additional living accommodation).
- d) P21/05312/PDR – 43 Wadham Grove Emersons Green (Installation of hip to gable roof extension and 1 no. rear dormer to facilitate loft conversion).
- e) P21/05330/RVC - Domino's Pizza The Village Emerson Way (Variation of condition 2 attached to planning permission PK04/0041/RVC (previously PK02/2249/F) to alter the opening hours to 09:00 to 05:00. Change of use from retail (A1) to hot food takeaway (A3) (as defined in the Town & Country Planning (Use Classes) Order 1987).
- f) P21/05348/ADV - Co-op Nurseries Harlequin Office Park Fieldfare Emersons Green (Display of 1 no. illuminated Totem sign 4 no. illuminated wall signs and 12 no. non illuminated signs).

2021.30. Planning Decisions for noting

- a) P21/03371/F - 68 Leap Valley Crescent (Installation of 1 no. front dormer to facilitate loft conversion and erection of a single storey rear extension to form additional living accommodation.) – REFUSE (The Town Council made No Comment).
- b) P21/03857/F – 106 Long Road Mangotsfield (Erection of a detached garage/workshop (retrospective) (Resubmission of P21/00819/F) – REFUSE (The Town Council made No Comment).
- c) P21/04117/F - 17 The Folly Downend (Erection of two storey side and single storey rear extension to form additional living accommodation. Installation of rear dormer window to form loft conversion and installation of rear balcony). - REFUSE (The Town Council made No Comment).

2021.31. Correspondence

- a. LI21/2563/STS An application for a Street Trader Static Licence from Mrs Karen Sealey trading as Cheeks (Lyde Green) for the sale of hot and cold food and drink from the waste ground (overflow parking) by the Park and Ride on Willowherb Road. Requested trading hours 6.00 – 22.00 Monday to Thursday, 6.00 – 23.00 Friday to Sunday.

2021.32. Items to report (no decisions can be made at this time)

2021.33. Date of next meeting Tuesday 31 August 2021 10.30am

