



**EMERSONS GREEN**  
TOWN COUNCIL

## **Minutes of Planning Committee Meeting 31<sup>st</sup> August 2021**

Present: Councillors Somers (Chair), Bassett, Budd and Morgan

Attendees: Donna Simmons (Planning Committee Clerk) and three local residents

### **2021.24. Apologies**

Apologies were received from Cllrs R Hunt, Nichols and Wilkins

### **2021.25. Declaration of Interest under the Localism Act**

None

### **2021.26. Public Participation (not to exceed 5 minutes)**

The Chair invited each resident to address the Committee. Members were informed of the residents concerns in relation to planning applications P21/05367/F and P21/05368/F. These included;

- Impact of the proposed siting of the module units to nearby listed building
- Overlooking of surrounding residential properties and loss of privacy
- Increase of traffic travelling to and from the school
- Lack of parking provision thereby increasing parking in surrounding residential streets
- Lack of clarification of the permanence of the proposed modules

With Members agreement, the Chair, brought forward Items 2021.29 (b) & (c)

P21/05367/F & P21/05368/F – Lyde Green Primary School Willowherb Road (Installation of a temporary modular unit to form classrooms) – It was **RESOLVED** that an Objection be raised, Members feel that that the proposal will not only have a negative impact on the nearby listed building but will result in significant and possibly detrimental 'overlooking' of the surrounding residential properties.

The residents left the meeting at 10.55am

### 2021.27. Approval of Minutes of 2<sup>nd</sup> August 2021

It was **Resolved** to approve the minutes of the meeting held on 2<sup>nd</sup> August 2021.

### 2021.28. Outstanding Items from Minutes

None

### 2021.29. Planning Applications

- a) P21/05319/TRE – 4 Chine View Downend (Works to crown reduce 1no. Oak tree by up to 2m, as covered by Tree Preservation Order KTPO 10/79 dated 14<sup>th</sup> April 1980) – It was **RESOLVED** that No Objection be raised subject to the approval of the South Gloucestershire Council Tree Officer.
- b) P21/05367/F– Lyde Green Primary School Willowherb Road (Installation of a temporary modular unit to form classrooms) – As Above
- c) P21/05368/F– Lyde Green Primary School Willowherb Road (Installation of a temporary modular unit to form classrooms) – As Above
- d) P21/05447/F - 32 Cherry Banks (Erection of a single storey rear extension to form additional living accommodation) It was **RESOLVED** that No Objection be raised subject to the adequate provision of parking.
- e) P21/05540/F - 2A Aintree Drive Downend (Raising of roofline, hip to gable roof extension and installation of 1no rear dormer to facilitate loft conversion. Erection of a single storey rear extension to form additional living accommodation) – It was **RESOLVED** to make No Comment.
- f) P21/05574/TRE - 14 Beck Close Emersons Green (Crown reduce 1 no. Oak tree by 2 metres to previous reduction points. Tree covered by South Gloucestershire Preservation Order KTPO3/91 dated 29th July 1991) – It was **RESOLVED** that No Objection be raised subject to the approval of the South Gloucestershire Council Tree Officer.
- g) P21/05632/F – 68 Main Road Mangotsfield (Erection of single storey double garage and home office) – It was **RESOLVED** to make No Comment.
- h) P21/05651/F – 215A Badminton Road Downend (Erection of storey rear and side extension to form additional living accommodation. Erection of single storey front and side extension to form enlargement to garage with front porch. Installation of rear dormer to facilitate loft conversion) – It was **RESOLVED** to make No Comment.

### 2021.30. Planning Decisions – Noted

- a) P21/02856/F - 46 Westbourne Road Downend – PERMIT (The Town Council did not Object).
- b) P21/03044/PDR - 14 Westons Brake (Garage conversion) - PERMIT (The Town Council did not Object).

- c) P21/03740/F - Land Adjacent Oaklands Court 20 Blackhorse Place (Erection of 3 no. detached dwelling houses with associated works (resubmission of P20/24179/F) – PERMIT (The Town Council did not Object, however Members felt that the site layout was of poor design, in particular the siting of the tandem parking for Plot one and visitor parking).  
P21/04117/F - 17 The Folly (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 did not Object subject to the provision of adequate on-site parking).
- d) P21/04453/PDR - 27 Quarry Way (Erection of a single storey rear extension to form additional living accommodation) - PERMIT (The Town Council did not Object).

### **2021.31. Correspondence**

- a) LI21/2795/STM – An application for a Mobile Street Trader has been received from Coffee Blue Bristol to trade throughout the South Gloucestershire area. The application is for the selling of Hot and cold drinks, snacks and sandwiches. Hours of trade will be Monday to Sunday between 7am and 8pm – Noted

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

- Cllr Budd reported that chevrons on Blackhorse Road along with the double yellow lines on the junction of Jubilee Crescent had still not been reinstated after the completion of road works – Committee Clerk to contact South Gloucestershire Council.
- Cllr Budd reported that a signpost in Emersons Green Park has been pulled from the ground and left on the side – Committee Clerk to contact South Gloucestershire Council.

### **2021.33. Date of next meeting – Monday 13 September 2021 at 10.30**

The Chairman closed the meeting at 11.25am