



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 11th October 2021

Present: Councillors Somers (Chair), Budd and Morgan

Attendees: Donna Simmons (Planning Committee Clerk)

2021.44. Apologies

Apologies were received from Cllrs Bassett, Hunt, Nichols and Wilkins

2021.45. Declaration of Interest under the Localism Act

None

2021.46. Public Participation (not to exceed 5 minutes)

None

2021.47. Approval of Minutes of 13th September 2021

It was **Resolved** to approve the minutes of the meeting held on 13th September 2021.

2021.48. Outstanding Items from Minutes

- Blackhorse Road Mangotsfield road markings – Members noted that whilst some markings have been reinstated, not all have yet been completed. The Committee Clerk will contact South Gloucestershire Council.
- Emersons Green Park sign post pulled from the ground – it was noted that although a reply had been received from South Gloucestershire Council on 13 September confirming that the item would be repaired within five working days, the works had still not been completed. The Committee Clerk will contact South Gloucestershire Council.

2021.49. Planning Applications

- a) P21/05486/F – 41 Westbourne Road Downend (Erection of a single storey rear extension to form additional living accommodation) – **RESOLVED** that **No Objection** be raised.
- b) P21/06187/RM – Parcel 30 Land at Emersons Green East (Erection of 68 no. dwellings and associated works with appearance, landscaping, layout and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission P19/09100/RVC formerly PK04/1965/O)) – **RESOLVED** that **No**

Objection be raised subject to the approval of the South Gloucestershire Council Conservation Officer.

- c) P21/06194/CLP – 5 Boscombe Crescent Downend. Adjoining parish application (Conversion of existing garage to form additional living accommodation) – **RESOLVED** that **No Comment** be made.
- d) P21/06204/F – 9 Jubilee Crescent Mangotsfield (Erection of single storey rear extension to provide additional living accommodation) – **RESOLVED** that **No Objection** be raised.
- e) P21/06291/F – 8 The Meads Downend (Demolition of existing rear conservatory. Erection of a single storey side and rear extension to form additional living accommodation) – **RESOLVED** that **No Objection** be raised.
- f) P21/06343/F – 199 Badminton Road Downend. Adjoining parish application (Erection of single storey rear extension and partial garage conversion to form additional living accommodation) – **RESOLVED** that **No Comment** be made.
- g) P21/06384/TRE – 1 Pomphrey Hill Mangotsfield (Works to fell 3no Poplar trees which are covered by KTPO03/91) – **RESOLVED** that an Objection be raised, Members do not feel that it is a viable reason to fell trees because they are located immediately adjacent to a property and require regular maintenance to avoid subsidence.

2021.50. Planning Decisions – Noted

- a) P21/02870/F – 285 Badminton Road Downend. Adjoining parish application (Erection of a single storey rear and side extension to form additional living accommodation. Installation of hip-to-gable roof extension and 1 no. rear dormer to facilitate loft conversion) – WITHDRAWN (The Town Council made No Comment).
- b) P21/02983/F – 58 Adderly Gate Emersons Green (Conversion of existing garage to form annexe ancillary to main dwelling house) – PERMIT (The Town Council did not Object subject to the adequate provision of parking and an imposed condition that at no time in the future the garage would be converted into a separate dwelling).
- c) P21/03381/CLP – 9 Viola Way Emersons Green (Erection of single storey rear and side extension and conversion of existing garage to form additional living accommodation) – PERMIT (The Town Council did not Object).
- d) P21/03749/F – 115 Boscombe Crescent Downend (Erection of a single storey rear extension to facilitate subdivision into 2no. dwellings with associated works) – PERMIT (The Town Council did not Object in principle subject to the adequate provision of on-site parking and the approval of the South Gloucestershire Council Tree Officer for any works or disturbance to the trees in the rear garden and on adjoining open space).
- e) P21/04175/CLP - 31 Forgetmenot Way Emersons Green (Installation of 3 no. hip to gable roof extensions and 1 no. rear dormer to facilitate loft conversion) – PERMIT (The Town Council did not Object).
- f) P21/04627/F – 30 Westbourne Road Downend (Erection of single storey extension to form 1 no. flat (Class C3) and ancillary area for the shop (Class E)) – Permit (The Town Council did not Object subject to the resubmitted plans meeting the Nationally Described space Standards).
- g) P21/04779/CLP – 90 Blackhorse Road Mangotsfield (Use of domestic garage for dog grooming and domestic office) – PERMIT (The Town Council did not Object subject to the approval of the South Gloucestershire Council Transport Officer with regards to the potential congestion on access and the adequate provision of parking).
- h) P21/04897/PDR – 1 Westons Hill Drive Emersons Green (Erection of a single storey side extension to provide additional living accommodation) – PERMIT (The Town

Council did not Object, however Members were insistent that, when constructed, the proposed boundary wall was within the rightful boundary of the property and did not encroach onto the adjoining open space).

- i) P21/05312/PDR – 43 Wadham Grove Emersons Green (Installation of hip to gable roof extension and 1 no. rear dormer to facilitate loft conversion) – REFUSE (The Town Council did not comment).
- j) P21/05319/TRE – 4 Chine View Downend (Works to crown reduce 1 no oak tree by up to 2m, as covered by tree preservation order KTPO 10/79 dated 14th April 1980) – REFUSE (The Town Council did not Object subject to the approval of the South Gloucestershire Council Tree Officer).
- k) 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)) – PERMIT (The Town Council did not Comment).
- l) 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) – PERMIT (The Town council did not Comment).
- m) P21/05447/F – 32 Cherry Banks Emersons Green (Erection of a single storey rear extension and conversion of existing garage to form additional living accommodation and storage) – SPLIT DECISION; erection of single storey rear extension was permitted, the conversion of existing garage to form additional living accommodation and storage was refused (The Town Council did not Object subject to the adequate provision of parking).
- n) 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) – PERMIT (The Town Council did not Object subject to the approval of the South Gloucestershire Council Tree Officer).
- o) P21/05648/F – 3 Westons Brake Emersons Green (Erection of a single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object).

2021.51. Correspondence

- a) PT.6653 – Public Footpath LEW76 Emersons Green – Notification from South Gloucestershire Council that the order made by the council on 16 September 2020 has been continued in force, until 01 April 2022 or until such time as the works are completed, whichever is the earlier. The effect of which was to close temporarily to pedestrians that length of public footpath at Emersons Green which extends from its junction with Westerleigh Road to its junction with Jenner Boulevard. The order is required to allow the continuation of works to install a footbridge – **Noted**
- b) PT.7082 – Rodway Hill, Bridge Road and Manor Road Mangotsfield – Notification from South Gloucestershire Council of the intention to make an order, the effect of which will be to temporarily close the roads to vehicles whilst leaf clearance works are completed. The order will be operative from 15 November 2021 for a maximum of eighteen months. However, the closure may not be implemented for the whole of the period but only when traffic signs are in place and only so long as is necessitated by the works. These are anticipated to be started on 15 November 2021 for Rodway Hill, 16 November 2021 for Bridge Road and Manor Road and completed in one day between the hours of 9.30am and 15.30pm – **Noted**

2021.52. Items to report (no decisions can be made at this time)

2021.53. Date of next meeting – Monday 25 October 2021 at 10.30

The Chairman closed the meeting at 11.10am

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