



EMERSONS GREEN  
TOWN COUNCIL

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

30 November 2021

To Councillors: S Budd, R Hunt, P Morgan, R Nichols, D Somers, B Sunderland & 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 06 December 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.

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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.

**Evacuation procedure – Leave via the Emergency Exit within the Council Chamber or out of the Main Entrance and convene in the Town Council Parking Spaces within the Car Park.**

**2021.84. Apologies**

**2021.85. Declaration of Interest under the Localism Act**

**2021.86. Public participation (not to exceed 5 minutes)**

**2021.87. To approve the Minutes of the Planning Committee held on 22 November 2021**

## **2021.88. Outstanding Items**

None

## **2021.89. Planning Applications**

- a) P21/04774/F – 24 Robbins Court Emersons Green (Erection of single storey side and rear extension to form additional living accommodation).
- b) P21/06777/F – 50 Cave Grove Emersons Green (Erection of first floor side and rear extension to form additional living accommodation).
- c) P21/06848/PNH – 48 Cherry Banks Emerson Way Emersons Green (Erection of a single storey rear extension that will extend beyond the rear wall of the original house by 3.5 metres, for which the maximum height will be 3.6 metres and for which the height of the eaves will be 2.5 metres).
- d) P21/07454/F – 4 Bampton Close Emersons Green (Erection of two and single storey side extension to form garage and store).
- e) P21/07519/F – 27 Fouracre Avenue Downend. Adjoining parish application. (Demolition of existing storage building and garage. Erection of 1no new dwelling with access and associated works).
- f) P21/07619/F – 68 Main Road Mangotsfield. Adjoining parish application. (Erection of single storey double garage (Re-submission of P21/05632/F)).
- g) P21/07651/PNH – 77 Jubilee Crescent Mangotsfield (Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.50m, for which the maximum height would be 3.78m, and for which the height of the eaves would be 2.49m).

## **2021.90. Planning Decisions for noting**

- a) P21/06433/F – 3 Bromfield Walk Emersons Green (Erection of two storey side/rear extension to provide additional living accommodation) – PERMIT (The Town Council did not Object).
- b) P21/06741/F – 148 Guest Avenue Emersons Green (Installation of pitched roof extension, side window and rooflights to facilitate loft conversion (resubmission of P21/03938/PDR)) – PERMIT (The Town Council did not Object).
- c) P21/06888/F – 40 Springleaze Mangotsfield (Erection of rear conservatory) – PERMIT (The Town Council did not Object).
- d) P21/06906/PDR – 37 Emerson Way Emersons Green (Conversion of integral single garage to ancillary living accommodation and extension of driveway hardstanding) – PERMIT (the Town Council did not Object subject to the adequate provision of parking and the approval of the South Gloucestershire Council Transport Officer).
- e) P21/06983/F – 106 Blackhorse Road Mangotsfield (Erection of 1.82 m boundary fence (Retrospective)) – REFUSED (The Town Council did not Object in principle to a replacement fence, however, the height should be restricted to 1.82 metres from the public highway side. Members felt that the use of scaffolding boards was out of keeping with the surrounding street scene and were keen to see these replaced with fencing. Emersons Green Town Council have declared a Climate Emergency and Members were concerned with the removal of a hedgerow and the resulting loss of a natural habitat).

- f) P21/07057/F – 84 Blackhorse Road Mangotsfield (Demolition of existing garage and construction of home office/gym) – PERMIT (The Town Council did not Object).
- g) P21/07070/PDR – 56 Guest Avenue Emersons Green (Erection of a single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object).

**2021.91. Lyde Green Common**

Referral from Full Council to consider the proposal from Western Power Distribution to install an underground electricity cable across the common.

**2021.92. Correspondence**

None

**2021.93. Items to report (no decisions can be made at this time)**

**2021.94. Date of next meeting Monday 20 December 2021 10.30am**