



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 22nd November 2021

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

Absent: Councillors R Hunt, Nichols and Wilkins

Attendees: Donna Simmons (Planning Committee Clerk)

2021.74. Apologies

No Apologies were received

2021.75. Declaration of Interest under the Localism Act

None

2021.76. Public Participation (not to exceed 5 minutes)

None

2021.77. Approval of Minutes of 08th November 2021

It was **Resolved** to approve the minutes of the meeting held on 08th November 2021

2021.78. Outstanding Items from Minutes

- Emersons Green Park sign post pulled from the ground – A reply from South Gloucestershire Council was received confirming that an order has been issued for the post to be reinstated.

2021.79. Planning Applications

- a) P21/02144/RVC – Land South of Lyde Green Cattybrook Road Mangotsfield (Variation of conditions 6, 7 and 8 attached to planning permission PK17/1112/F to regularise the ecology strategies. Erection of 115 dwellings, associated infrastructure, construction of vehicular access, parking, landscaping, allotments and public open space. Environmental Statement Addendum received 12/11/21) – **RESOLVED** that **No Objection** be raised to the Environmental Statement Addendum received 12/11/21 subject to the approval of the South Gloucestershire Council Ecology Officer).
- b) P21/06899/R3F – Skate Park Emersons Green (Creation of public open space, widening of paths, installation of public art, landscaping and associated works) – **RESOLVED** that **No Objection** be raised.

- c) P21/06928/PNOR – 5, 6 & St Lukes House Emerson Way Emersons Green (Prior notification of a change of use from Offices (Class E) to 4 no. residential dwellings (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)) – **RESOLVED** that **No Objection** be raised.
- d) P21/06983/F – 106 Blackhorse Road Mangotsfield (Erection of 1.82 m boundary fence (Retrospective)) – **RESOLVED** that there is **No Objection** in principle to a replacement fence, however, the height should be restricted to 1.82 metres from the public highway side. Members feel that the current use of scaffolding boards is out of keeping with the surrounding street scene and are keen for these to be replaced with fencing. Emersons Green Town Council have recently declared a Climate Emergency and Members are concerned with the removal of a hedgerow and therefore a loss of a natural habitat.
- e) P21/07033/F – 160 Westerleigh Road Downend (Demolition of existing rear garage. Erection of replacement extended rear garage) – **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Transport Officer regarding the close proximity of the access point to the Blackhorse Road/Westerleigh Road junction traffic lights.
- f) P21/07057/F – 84 Blackhorse Road Mangotsfield (Demolition of garage and construction of home office/gym) – **RESOLVED** that **No Objection** be raised.
- g) P21/07066/F – 2 Robbins Court Emersons Green (Conversion of existing garage to form annex) – **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Transport Officer with regards to the adequate provision of parking. And, that a condition is imposed ensuring the conversion shall not be occupied at any other time other than for the proposed purpose.
- h) P21/07068/PDR – 132 Bye Mead Emersons Green (Erection of rear Conservatory) – **RESOLVED** that **No Objection** be raised.
- i) P21/07070/PDR – 56 Guest Avenue Emersons Green (Erection of a single storey rear extension to form additional living accommodation) – **RESOLVED** that **No Objection** be raised.
- j) P21/07074/F – 1 Lytchet Drive Downend (Demolition of existing garage. Erection of single storey side, front and rear extension to provide additional living accommodation) – **RESOLVED** that **No Objection** be raised.
- k) P21/07201/TRE – Gleann Beag Church Lane Downend. Adjoining parish application. (Works to crown reduce 1 no Cedar of Lebanon and 2 no Sycamore trees by 1.5 metres. Covered by Tree Preservation order SGTPO 07/04 dated 4th August 2004 and SGTPO18/11 dated 14th March 2012) – **RESOLVED** that **No Comment** be made.
- l) P21/07203/F – 150 Bye Mead Emersons Green (Erection of single storey rear extension to form additional living accommodation) – **RESOLVED** that **No Objection** be raised.

2021.80. Planning Decisions – Noted

- a) P19/18724/RVC – Parcel 21B Land at Emersons Green East Land To East Of Avon Ring Road South Of M4 Motorway And North West Of Disused Railway (Approval of Reserved Matters to be read in conjunction with Outline planning permission PK04/1965/O. Erection of 35 no. dwellings with garages, parking, landscaping and associated works. Removal of condition 3 attached to PK17/4910/RM) –

WITHDRAWN (The Town Council raised an Objection; Members felt that the incompleteness of the remediation works to the landfill site could have a negative effect on the occupiers of these dwellings. As stated in the delegated report for PK17/4910/RM (Item 4.5) the Environmental Protection Officer summarised that 'no dwellings within 100m of the landfill site shall be occupied until all landfill material has been excavated and remediated and the platform constructed'. Members were aware that existing residents of the Lyde Green area were already experiencing a bad odour in this area on a regular basis).

- b) P19/18727/RVC – Parcels 27 & 28 Howsmoor Lane Emersons Green (Erection of 140no. dwellings with garages, parking, landscaping and associated works. (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK04/1965/O)(resubmission of PK16/5607/RM). Variation of conditions 1, 2 and 3 attached to planning permission PK18/1513/RM to allow additional occupations within the 75m remediation offset area) – WITHDRAWN (The Town Council raised an Objection; Members felt that the incompleteness of remediation works could have a negative effect on the occupiers of these dwellings. As per the delegated report for PK18/1513/RM (Item 4.5) the comment of the Environmental Protection Officer was that development within Parcels 27a and 28 should adhere in full to the requirements of the Remediation Strategy approved under Condition 42 of PK15/4232/RVC. Members were aware that existing residents of Lyde Green are already experiencing a bad odour in this area on a regular basis).
- c) P21/06343/F – 199 Badminton Road Downend. Adjoining Parish application. (Erection of single storey rear extension and garage conversion to form additional living accommodation) – PERMIT (The Town Council made No Comment).

2021.81. Correspondence

None

2021.82. Items to report (no decisions can be made at this time)

None

2021.83. Date of next meeting – Monday 06 December 2021 at 10.30

The Chairman closed the meeting at 11.35am