



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 25th October 2021

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

Attendees: Donna Simmons (Planning Committee Clerk)

2021.54. Apologies

Apologies were received from Cllrs R Hunt, Nichols and Wilkins

2021.55. Declaration of Interest under the Localism Act

None

2021.56. Public Participation (not to exceed 5 minutes)

None

2021.57. Approval of Minutes of 11th October 2021

It was **Resolved** to approve the minutes of the meeting held on 11th October 2021.

2021.58. Outstanding Items from Minutes

- Blackhorse Road Mangotsfield road markings – Members noted that all markings have now been reinstated.
- Emersons Green Park sign post pulled from the ground – Members noted the reply from South Gloucestershire Council dated 13 October confirming that the delay in repairs will be investigated, but that rectifying works had still not been completed – The Committee Clerk will contact South Gloucestershire Council.

2021.59. Planning Applications

- a) P21/01427/F – 31 Forgetmenot Way Emersons Green (Erection of a single storey rear extension to form additional living accommodation. Revised plans) – **RESOLVED** that **No Objection** be raised to the revised plans.
- b) P21/05532/R3F – Emersons Green Library Emersons Green (Erection of single storey front extension to form group learning space (Class F1)) – **RESOLVED** that **No Objection** be raised.
- c) P21/06279/CLE – 27 Applin Green Emersons Green (Erection of extension to existing garage) – **RESOLVED** that **No Objection** be raised.

- d) P21/06433/F - 3 Bromfield Walk Emersons Green (Erection of two storey side/rear extension to provide additional living accommodation) – **RESOLVED** that **No Objection** be raised.
- e) P21/06497/F – 16 Springfield Road Mangotsfield (Erection of 1no. dwelling with access, parking and associated works) – **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Transport Officer.

2021.60. Planning Decisions – Noted

- a) P20/12932/RM – Land at Emersons Green East (Laying out of public open space, approval of details of appearance, landscaping, layout and scale following the grant of outline planning permission (PK04/1965/O, superseded by P19/09100/RVC) on Land at Emersons Green) – PERMIT (The Town Council did not Object subject to the approval of the South Gloucestershire Council Landscape Officer).
- b) P21/02929/F – 1 Fouracre Road Downend (Erection of a single storey side extension to form additional living accommodation) – PERMIT (The Town Council made No Comment to the revised plans).
- c) P21/02969/TRE – 63 Bye Mead Emersons Green (Works to crown reduce 1 no. Oak tree, on the eastern elevation, to give 2m clearance from neighbouring property. Tree covered by KTPO 03/91 and dated 29/07/1991) – PERMIT (The Town Council did not Object subject to the approval of the South Gloucestershire Council Tree Officer).
- d) P21/04416/CLP – 60 Jubilee Crescent Mangotsfield (Installation of hip to gable extension, rear dormer and 3no. rooflights to front roof slope to facilitate loft conversion) – PERMIT (The Town Council did not Object in principle, however, Members were concerned that the proposal, added to a previous extension at the property might have led to an over extension of the site).
- e) P21/05613/F – 289 Badminton Road Downend (Installation of rear raised decking and access ramp) – PERMIT (The Town Council made No Comment).
- f) P21/05625/F – 20 Home Field Close Emersons Green (Erection of single storey rear and side extension to form additional living accommodation) – PERMIT (The Town Council did not Object).
- g) P21/05632/F – 68 Main Road Mangotsfield (Erection of single storey double garage and home office) – REFUSE (The Town Council made No Comment).
- h) P21/05651/F – 215A Badminton Road Downend (Erection of single 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) – PERMIT (The Town Council made No Comment).
- i) P21/05863/ADV – Emerald Park Longmead /Road Emersons Green (Consent to display 3no non illuminated freestanding post and panel signs) – PERMIT (The Town Council did not Object).

2021.61. Correspondence

- a) South Gloucestershire Council Tree Officer with further information and a request for Members to reconsider their previous decision regarding planning application P21/06384/TRE – 1 Pomphrey Hill Mangotsfield. Circulated to Members prior to the meeting – **RESOLVED** that following the submission of further information and comments from the South Gloucestershire Council Tree Officer that **No Objection** be raised. However, Members note the comments from a neighbour that a previously felled tree had not been replaced, and would ask that a condition of permission is that replacement trees are planted and the Tree Officer ensures this condition is met.

- b) Western Power Distribution – Proposal and accompanying documentation for the installation of a new underground electricity cable. Circulated to Members prior to the meeting – **Noted**

2021.62. Items to report (no decisions can be made at this time)

None

2021.63. Date of next meeting – Monday 08 November 2021 at 10.30

The Chairman closed the meeting at 11.10am