



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 06th December 2021

Present: Councillors Somers (Chair), Morgan and Sunderland

Absent: Councillors Budd, R Hunt, Nichols and Wilkins

Attendees: Kath MacConnachie (Town Clerk)

2021.84. Apologies

Apologies were received from Cllrs Budd and R Hunt

2021.85. Declaration of Interest under the Localism Act

None

2021.86. Public Participation (not to exceed 5 minutes)

None

2021.87. Approval of Minutes of 22nd November 2021

It was **Resolved** to approve the minutes of the meeting held on 22nd November 2021

2021.88. Outstanding Items from Minutes

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) – **RESOLVED** that **No Objection** be raised.
- b) P21/06777/F – 50 Cave Grove Emersons Green (Erection of first floor side and rear extension to form additional living accommodation) – **RESOLVED** that **No Objection** be raised.
- 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) – **RESOLVED** that **No Objection** be raised.
- d) P21/07454/F – 4 Bampton Close Emersons Green (Erection of two and single storey side extension to form garage and store) – **RESOLVED** that **No Objection** be raised subject to the proposed garage meeting the minimum required size.

- e) P21/07519/F – 27 Fouracre Avenue Downend. Adjoining parish application. (Demolition of existing storage building and garage. Erection of 1 no new dwelling with access and associated works) – **RESOLVED** that **No Comment** be made.
- f) P21/07619/F – 68 Main Road Mangotsfield. Adjoining parish application. (Erection of single storey double garage (Re-submission of P21/05632/F)) – **RESOLVED** that **No Comment** be made.
- 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) – **RESOLVED** that **No Objection** be raised.

2021.90. Planning Decisions – Noted

- 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

It was RESOLVED that there was no objection to the proposal subject to the view of the South Gloucestershire Council Commons Officer and, subject to the recommendations of the ecological surveys being complied with.

2021.92. Correspondence

None

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

None

2021.94. Date of next meeting – Monday 06 December 2021 at 10.30

The Chairman closed the meeting at 11.35am

DRAFT