



EMERSONS GREEN  
TOWN COUNCIL

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

22 December 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 **Tuesday 04 January 2022 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.**

**2021.105. Apologies**

**2021.106. Declaration of Interest under the Localism Act**

**2021.107. Public participation (not to exceed 5 minutes)**

**2021.108. To approve the Minutes of the Planning Committee held on 20 December 2021**

### **2021.109. Outstanding Items**

None

### **2021.110. Planning Applications**

- a) P21/07903/PNH – 100 Jubilee Crescent (Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.4 metres, for which the maximum height would be 3.85 metres, and for which the height of the eaves would be 2.7 metres).
- b) P21/07921/F – 4 Morley Avenue Mangotsfield (Demolition of existing garages and extensions. Erection of two storey side and single storey rear extensions to form additional living accommodation).
- c) P21/07993/PDR – 3 Applin Green Emersons Green (Erection of single storey rear extension to form additional living accommodation).
- d) P21/08053/CLP – Units 5 – 7A St Lukes House Emerson Way Emersons Green (Proposed change of use from E (Non-residential institutions and Business) to E(e) (Dentistry)).
- e) P21/08085/F – Unit 8 Lyde Green (Installation of 1 no. pair of glazed double doors, 8 no. metal bollards, and 1 no. steel drop box).
- f) P21/08098/F – 27 Westerleigh Road Downend (Installation of front and rear dormer windows to facilitate loft conversion).

### **2021.111. Planning Decisions for noting**

- a) P21/06928/PNOR – 5, 6 & 7 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)) – PERMIT (The Town Council did not Object).
- b) P21/0733/F – 160 Westerleigh Road Emersons Green (Demolition of existing rear garage. Erection of replacement extended rear garage) – REFUSE (The Town Council did not Object subject to the to the approval of the South Gloucestershire Council Transport Officer regarding the close proximity of the access point to Blackhorse Road/Westerleigh Road junction traffic lights).

### **2021.112. Correspondence**

- a) Notification from South Gloucestershire Council of the intention to make Traffic Order - PT.6766 Off Street Car Park Review. The effect of this order will be to set the car park charge for Parkway North and Yate Park and Ride car parks, standardize stay length and return times across all South Gloucestershire Council car parks for both motor and electric vehicles. Supporting documents sent to Members prior to the meeting.

### **2021.113. Metrobus Consolidation Project – Lyde Green and Emerald Park Metrobus Layby Improvements Consultation**

### **2021.114. Items to report (no decisions can be made at this time)**

### **2021.115. Date of next meeting Monday 17 January 2022 10.30am**