



EMERSONS GREEN
TOWN COUNCIL

198 Westerleigh Road, Emersons Green, Bristol, South Gloucestershire, BS16 7AN
Clerk: Ian Lyons **Email:** clerk@emersonsgreen-tc.gov.uk **Tel:** 0117 3026989

28th June 2022

To Councillors: Simon Budd, Colin Hunt, Rachael Hunt, Caroline Johnson, Patricia Morgan,
Richard Nichols and David Somers

Dear Councillor,

You are hereby summoned to a meeting of the **Planning Committee** of Emersons Green Town Council to be held in **The Council Chamber of Emersons Green Town Council** on **Monday 4th July 2022 commencing at 1030hrs** for the transaction of the business on the **agenda attached**.

For your convenience, I have attached some useful guidance notes should any of your constituents wish to attend the meeting.

Yours faithfully,

Donna Simmons

Donna Simmons
Clerk's Assistant

Emerson's Green Town Council Meetings

Guidance Notes

Recording of Council Meetings

To comply with The Openness of Local Government Bodies Regulations 2014, all of our Council meetings are open to the public and may be recorded.

For clarity, all types of recording, and use of social media, *are* permitted at our Council meetings, which are always open to the public.

However, out of courtesy, and for practical reasons, we request that visitors who wish to record our meetings provide us with as much notice as possible. For example, our Council Chamber has limited space. Nevertheless, we will do our best to accommodate the media requirements of visitors, on a first come first served basis.

Distractions

In all cases, please *do not* cause a distraction, or you may be asked to leave by the Chair. For clarity, the definition of a distraction is entirely at the Chair's discretion.

As a minimum, please avoid using flash photography or any equipment that creates a loud noise, without prior approval.

Public Participation

During the meeting, public participation will take place *only* during item 5. For practical reasons, this will be limited to a maximum of 30 minutes. During this item, the public are welcome to make representations, ask questions, and give evidence, regarding the business on the agenda.

To aid the meeting process, Emerson's Green Town Council request that all members of the press and public email their questions in advance to clerk@emersonsgreen-tc.gov.uk, no later than 1200hrs on the day before the meeting. In this email, the public are asked to confirm whether they will be in physical attendance or require an officer to read out the question on their behalf.

Furthermore, priority of physical attendance at a Council meeting will be given to the press and those who have sent their public questions in advance, particularly if they are willing to read it out themselves. After that, the remaining seats will be allocated on a first come first served basis.

At the Chair's discretion, all individual representations will be limited to no more than 5 minutes. During the meeting, the Chair will call for representations from visitors who have indicated that they wish to speak. Similarly, it is also possible for written representations to be received at this point.

Standing Orders

For your convenience, a copy of our Council's standing orders, and all other policy documents, that govern the conduct of our meetings can be found on our website at:

<https://www.emersonsgreen-tc.gov.uk/town-council/council-policies/>

Emergency 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

A G E N D A

Members are reminded that this Council has a legal *duty* to consider the following legislation in the exercise of all its functions: The Freedom of Information Act 2000, The Data Protection Act 1998 & The Equality Act 2010. In addition, the Council has a *duty* to comply with the Local Government Transparency Code (2015). Furthermore, in carrying out the Council's functions, this Council *must* consider the impact of all decisions on reducing crime and disorder in the area and have regard to the protection of biodiversity. Finally, a Code of Conduct has been adopted by this Council for members to follow.

PL_2022.13 To welcome members of the public and introduce all Councillors and guest speakers.

The Chair, or a delegated officer, will be asked to describe the emergency procedures and make any necessary safety announcements.

PL_2022.14 Declaration of Interests under the Localism Act 2011.

PL_2022.15 To receive representations from the press and public.

Members of the press and public will be given the opportunity to ask questions of the committee for a maximum of five minutes per person.

PL_2022.16 To approve the minutes of 06th June 2022 meeting.

The

Chair will be asked to sign the minutes.

PL_2022.17 To discuss any outstanding items from the previous minutes.

PL_2022.18 Planning Applications.

- a) P22/03136/HH – 25 Trident Close Downend (Erection of a single storey rear extension to form additional living accommodation).
- b) P22/03178/HH – 98 Bye Mead Emersons Green (Erection of a single storey rear extension to form additional living accommodation).
- c) P22/03186/HH – 100 Bye Mead Emersons Green (Erection of single storey rear extension to form additional living accommodation).
- d) P22/03187/HH – 329 Badminton Road Winterbourne. Adjoining parish application (Raising of ridge line to facilitate installation of 2no dormers and roof extension. Erection of a single storey rear extension to form additional living accommodation. Erection of a detached garden room).
- e) P22/03191/HH – 9 Cornflower Road Emersons Green (Erection of two storey rear extension to provide additional living accommodation).
- f) P22/03291/HH – 12 Leap Valley Crescent Downend (Alterations to existing rear extension roof and erection of a single storey rear extension to form additional living accommodation).
- g) P22/03300/HH – 134 Westerleigh Road Downend (Conversion of existing detached garage to form residential annexe, with alterations to access and associated works).

- h) P22/03423/HH – 16 Lupin Close Emersons Green (Erection of single storey side and rear extension to form additional living accommodation. Erection of front porch).
- i) P22/03539/F – Units 1- 4 (no's106-112) Graham House Emerson Way Emersons Green (Alterations to external fenestration to ground floor rear and side elevations of existing retail/commercial units 1-4 Graham House).

PL_2022.19 Planning Decisions for noting.

- 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) – PERMIT (The Town Council did not Object to the Environmental Statement addendum received 12 November 2021).
- b) P21/03348/RM – Land South of Howsmoor Lane Emersons Green East (Erection of 67 no. dwellings, garages and associated works with appearance, landscaping, layout, scale and access to be determined. (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission P19/09100/RVC, formerly PK04/1965/O)) – PERMIT (The Town Council did not Object subject to the adequate provision of visitor parking).
- c) P22/01711/HH – 24 Emet Lane Emersons Green (Erection of a single storey rear extension and partial conversion of existing attached garage to form additional living accommodation) – PERMIT (The Town Council did not Object).
- d) P22/01886/HH – 51 Emet Grove Emersons Green (Erection of a two storey side extension to form additional living accommodation. Erection of a single storey detached garage) – PERMIT (The Town Council did not Object subject to the approval of the South Gloucestershire Council Tree Officer with regards to the removal/damage mitigation to existing hedgerows and trees).
- e) P22/02143/HH – 61 Tunbridge Way Emersons Green (Erection of single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object).
- f) P22/02177/HH – 25 Morley Avenue Mangotsfield (Erection of single storey and two storey rear extensions with single storey front extension, to form additional living accommodation) – PERMIT (The Town Council did not Object).
- g) P22/02348/CLP – 148 Jenner Boulevard Lyde Green (Erection of front porch) – PERMIT(The Town Council did not Object).
- h) P22/02494HH – 18 Quarry Way Emersons Green (Conversion of garage. Erection of first floor side and single storey rear extensions to provide additional living accommodation) – PERMIT (The Town Council did not Object subject to the approval of the South Gloucestershire Council Transport Officer with regards to the adequate provision of parking).
- i) P22/02526/HH – 18 Trident Close Downend (Erection of a first floor rear extension to form additional living accommodation, installation of rear raised decking. Erection of 1 no. detached outbuilding to form incidental games room/office) – PERMIT (The Town Council did not Comment).

PL_2022.20 Correspondence.

- a) Western Power Distribution – Notification of an amended proposal to remove overhead electricity line from Lyde Green Common and replace with a new underground cable in Henfield Road. Accompanying documents circulated to Members prior to the meeting.
- b) LI22/2470/STM – An application for Mobile Street Trader has been received from Mr Nick’s Mobile Desserts to trade throughout the South Gloucestershire area.

- c) LI22/2627/STS – an application for a renewal Street Trading Consent in Folly Brook Road Emersons Green has been received from Cheeks for the selling of hot and cold food and drinks. Trading hours will be Monday to Sunday between the hours of 7am and 6pm.

PL_2022.21 Items to report (no decisions can be made at this time)

PL_2022.22 Date of next meeting Monday 18th July 2022 at 10.30am