



EMERSONS GREEN  
TOWN COUNCIL

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

08 February 2022

To Councillors: S Budd, R Hunt, P Morgan, R Nichols, D Somers, B Sunderland

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 **Monday 14 February 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.**

**2021.136. Apologies**

**2021.137. Declaration of Interest under the Localism Act**

**2021.138. Public participation (not to exceed 5 minutes)**

**2021.139. To approve the Minutes of the Planning Committee held on 31 January 2022**

**2021.140. Outstanding Items**  
None

### **2021.141. Planning Applications**

- a) P22/00457/PDR – 1 Harrison Close Emersons Green (Erection of a single storey rear extension to form additional living accommodation).
- b) P22/00516/PNH – 7 Blackhorse Lane Downend (The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.0 metres, for which the maximum height would be 4.0 metres, and for which the height of the eaves would be 2.3 metres).
- c) P22/08207/RM – Land adjacent to Willowherb Road and Thistle Close Lyde Green (Erection of 1no. Restaurant; 1no Public House; 3no Retail Units at Lyde Green Local Centre with parking and associated works. (Approval of Reserved Matters - appearance, landscaping, layout and scale; to be read in conjunction with Outline Planning Permission PK19/09100/RVC, formerly PK04/1965/O)).

### **2021.142. Planning Decisions for noting**

- a) P21/05532/R3F – Emersons Green Library Emerson Way Emersons Green (Erection of single storey front extension to form group learning space (Class F1)) – PERMIT (The Town Council did not Object).
- b) P21/07519/F – 27 Fouracre Road Downend. Adjoining parish application (Demolition of existing storage building and garage. Erection of 1no new dwelling with access and associated works) – REFUSED (The Town Council made No Comment).
- c) P21/07904/TRE – Land Off Blackhorse Lane Blackhorse Place Mangotsfield (Works to fell 1 no. willow as covered by tree preservation order KTPO 03/91 dated 29th July 1991) – PERMIT (The Town Council initially Objected to the felling of the tree but following advice from the South Gloucestershire Council Tree Officer regarding the poor health of the tree withdrew their objection. However, Members requested that a condition be attached to permission that a replacement tree was planted and accepted the comments of the South Gloucestershire Council Tree Officer that this should happen in the next planting season).
- d) 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) – PERMIT (The Town Council did not Object).
- e) P21/07993/PDR – 3 Applin Green Emersons Green (Erection of single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object subject to the parking provision meeting the current South Gloucestershire Council Residential Parking Standards).

### **2021.143. Correspondence**

- a) Correspondence from a local Ward Councillor and member of the public in response to the Town Council's reply on its position on commenting on adjoining parish planning applications – circulated to Members prior to the meeting.

**2021.144. Local Plan 2020 Phase 2 Consultation**

Notification from South Gloucestershire Council of the next phase in the consultation process and documents associated with the consultation – circulated to Members prior to the meeting. Further information can be found on the South Gloucestershire Council's website.

**2021.145. Items to report (no decisions can be made at this time)**

**2021.146. Date of next meeting Monday 28 February 2022 10.30am**