



EMERSONS GREEN
TOWN COUNCIL

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

25 January 2022

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 **Monday 31 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.

.....
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.

2021.126. Apologies

2021.127. Declaration of Interest under the Localism Act

2021.128. Public participation (not to exceed 5 minutes)

2021.129. To approve the Minutes of the Planning Committee held on 04 January 2022 and 17 January 2022

2021.130. Outstanding Items

None

2021.131. Planning Applications

- a) P22/00037/ADV – 8 Vertex Park North Oakwood Drive Emersons Green (Display of 8no. non illuminated fascia signs, 2no. non-illuminated poster display signs and 1no. non-illuminated directional sign).
- b) P22/00118/F – 31 Forgetmenot Way Emersons Green (Installation of 2 no. front, 1 no. rear dormers, and hip-to-gable roof extensions to facilitate loft conversion. Erection of a single storey rear extension).
- c) P22/00159/PDR – 6 Wadham Grove Emersons Green (Demolition of existing conservatory. Erection of single storey rear extension to form additional living accommodation).
- d) P22/00185/F – 2 Farm Close Emersons Green (Erection of single storey side and first floor side extensions to provide additional living accommodation).
- e) P22/00223/TRE – 19 Hicks Avenue Emersons Green (Works to fell 1 no. Ash tree which is covered by KTPO 03/91 and dated 29/07/1991).
- f) P22/00353/PDR – 1 Shackel Hendy Mews Emersons Green (Conversion of internal garage to form additional living accommodation).

2021.132. Planning Decisions for noting

- a) P21/04051/F – 1 Bromfield Walk Emersons Green (Garage conversion and erection of a first-floor side extension to form additional living accommodation) – PERMIT (The Town Council did not Object, however, Members had concerns regarding the possible fire risk from adjoining garages and asked that appropriate building regulations/conditions be applied and implemented).
- b) P21/04538/F – 17 Bowden Place Downend (Erection of a single storey rear extension to form additional living accommodation. Raising of roof and ridgeline and installation of rear dormer to facilitate loft conversion. (Resubmission of P20/15755/F)) – PERMIT (The Town Council had no Objection in principle, however, Members had concerns what the effect of raising the roof line may have on the adjoining properties. The existing on-street parking provision is limited and Members asked the South Gloucestershire Council Transport Officer to take this into consideration).
- c) P21/06777/F 50 Cave Grove Emersons Green (Erection of first floor side and rear extensions to form additional living accommodation) – REFUSE (The Town Council did not Object).
- d) P21/07066/F – 2 Robbins Court Emersons Green (Conversion of existing garage to form annexe) – 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. And, that a condition is imposed ensuring the conversion shall not be occupied at any other time other than for the proposed purpose).
- e) P21/07619/F – 68 Main Road Mangotsfield. Adjoining parish application (Erection of single storey double garage (Re-submission of P21/05632/F)) – PERMIT (The Town Council made No Comment).

- f) P21/07775/ADV – Unit 2 Harlequin Office Park Fieldfare Emersons Green (Display of 1no. non-illuminated free standing totem sign and 2no. non-illuminated fascia signs) – PERMIT (The Town Council did not Object).
- g) P21/07903/PNH – 100 Jubilee Crescent Mangotsfield (The 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) – PRIOR APPROVAL NOT REQUIRED (The Town Council did not Object).
- h) P21/08085/F – Unit 8 Lyde Green South (Installation of 1 no. pair of glazed double doors, 8 no. metal bollards, and 1 no. steel drop box) – PERMIT (The Town Council did not Object).
- i) P21/08098/F – 27 Westerleigh Road Downend (Installation of front and rear dormer windows to facilitate loft conversion) – WITHDRAWN (The Town Council did not Object).

2021.133. Correspondence

- a) P21/07904/TRE – Land off Blackhorse Place Blackhorse Road Mangotsfield. Email from South Gloucestershire Council Tree Officer with further comments and a request for Members to reconsider their previous decision regarding an attached condition to the planning application Circulated to Members prior to the meeting.

2021.134. Items to report (no decisions can be made at this time)

2021.135. Date of next meeting Monday 14 February 2022 10.30am