



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 04th January 2022

Present: Councillors Somers (Chair), Budd, Morgan and Sunderland

Absent: Councillors R Hunt, Nichols and Wilkins

Attendees: Donna Simmons (Committee Clerk)

2021.105. Apologies

None

2021.106. Declaration of Interest under the Localism Act

None

2021.107. Public Participation (not to exceed 5 minutes)

None

2021.108. Approval of Minutes of 20th December 2021

It was **Resolved** to approve the minutes of the meeting held on 20th December 2021

2021.109. Outstanding Items from Previous Minutes

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) – **RESOLVED** that **No Objection** be raised.
- 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) – **RESOLVED** that **No Objection** be raised.
- c) P21/07993/PDR – 3 Applin Green Emersons Green (Erection of single storey rear extension to form additional living accommodation) – **RESOLVED** that **No Objection** be raised subject to the parking provision meeting the current South Gloucestershire Council Residential Parking Standards.
- 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) – **RESOLVED** that **No Objection** be raised.

- 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) – **RESOLVED** that **No Objection** be raised.
- f) P21/08098/F – 27 Westerleigh Road Downend (Installation of front and rear dormer windows to facilitate loft conversion) – **RESOLVED** that **No Objection** be raised.

2021.111. Planning Decisions – Noted

- 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 – Noted

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. WECA Metrobus Consolidation Project Improvements

Members considered the proposals of the consultation and **RESOLVED** that the following response be taken to the next Full Council for consideration; The Planning Committee agree with the proposed improvements for the Emerald Park A4174 Northbound bus stop, however, Members would like to suggest an additional measure of a kerbside barrier to ensure the safety of waiting passengers from fast flowing vehicles.

Members felt that other Town Councillors may wish to discuss the proposed improvements to the existing bus stops on Willowherb Road and the amendment to the Metrobus route and agreed that this should be further considered at the next Full Council.

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

Cllr Budd informed Members of an on-going traffic issue in Signal Road Staple Hill. Although this is in an adjoining parish, Cllr Budd felt that it would be helpful to let the Committee know that the proposed December 2020 removal of the concrete bollards had not yet taken place due to a procedural issue.

2021.115. Date of next meeting – Monday 17 January 2022 at 10.30

The Chairman closed the meeting at 11.25am