



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 11th April 2022

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

Absent: Councillor Nichols

Attendees: Donna Simmons (Committee Clerk), Locum Town Clerk Charlotte Starkie (joined the meeting at 11.40am) and representative from Lyde Green Retail Group

2021.168. Apologies

None

2021.169. Declaration of Interest under the Localism Act

None

2021.170. Public Participation (not to exceed 5 minutes)

The Lyde Green Retail Group representative had attended the meeting in relation to planning application P21/08207/RM. The group had recently been advised by South Gloucestershire Council that several alterations to the proposed design of the site should be made. The representative spent some time explaining to the Committee why the group did not feel that these alterations could be accommodated easily and that in their opinion would not be of benefit to the site.

It was explained to the representative that the role of the Town Council in all planning applications is that of a consultee only and it is not within the jurisdiction of the Town Council to have any further involvement with the applications.

Cllr R Hunt advised that she was also a District Authority Councillor with South Gloucestershire Council and would be happy to liaise with both the retail group and the District Council with a view to finding a resolution.

Representative left the meeting at 11.00 am

2021.171. Approval of Minutes of 14th March 2022

It was **RESOLVED** to approve the minutes of the meeting held on 14th March 2022.

2021.172. Outstanding Items from Previous Minutes

None

2021.173. Planning Applications

- a) P22/00887/HH – 42 Boscombe Crescent Downend. Adjoining parish application. (Erection of front porch) – **RESOLVED** that **No Comment** be made
- b) P22/01546/HH – 7 Bridgeleap Road Downend (Erection of a single storey rear extension to form additional living accommodation) – **RESOLVED** that **No Objection** be raised.
- c) P22/01636/HH – 11 Applin Green Emersons Green (Installation of 1no. rear dormer to facilitate loft conversion) – **RESOLVED** that **No Objection** be raised subject to the adequate provision of parking, Members query that the garage is of an appropriate size to be considered as a suitable parking space.
- d) P22/01641/HH – 67 Wadham Grove Emersons Green (Erection of a first-floor side extension with two storey infill to form additional living accommodation) – **RESOLVED** that **No Objection** be raised.
- e) P22/01711/HH – 24 Emet Lane Emersons Green (Erection of a single storey rear extension and partial conversion of existing garage to form additional living accommodation) – **RESOLVED** that **No Objection** be raised.
- f) P22/01789/HH – 193 Colliers Break Emersons Green (Installation of 1no. rear dormer to facilitate loft conversion) – **RESOLVED** that **No Objection** be raised.
- g) P22/01886/HH – 51 Emet Grove Emersons Green (Erection of two storey side extension to form additional living accommodation. Erection of a single storey detached garage) – **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Tree Officer with regards to the removal/damage mitigation to the existing hedgerows and trees.
- h) P22/01914/RM – Land at Bristol and Bath Science Park Dirac Crescent Emersons Green (Erection of 1no. Research and Development Building (forming Inhalation Centre of Excellence) (Class E) 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 PK13/2502/O and including the discharge of conditions 6 (Staff Framework Travel Plan) and 12 (Intrusive site investigation) attached to outline permission PK13/2502/O) – **RESOLVED** that **No Objection** be raised, Members have noted and fully support the comments of the South Gloucestershire Council Landscape Officer.
- i) P22/01974/HH – 9 Valley Gardens Downend (Erection of 1no. extension to form front porch and wc) – **RESOLVED** that **No Objection** be raised.

2021.174. Planning Decisions – Noted

- a) P21/08164/F – 11 Cave Grove Emersons Green (Erection of a two-storey side extension to form car port and additional living accommodation) – PERMIT (The Town Council did not Object subject to the adequate provision of parking).
- b) P22/00037/ADV – City Plumbing 8 Vertex Park North Oakwood Drive Emersons Green (Display of 2no. illuminated fascia signs, 4no. non-illuminated fascia signs, and 2no. non-illuminated poster display signs) – PERMIT (The Town Council did not Object to the amended application).
- c) P22/00041/F – 18 Elmleigh Road Mangotsfield (Erection of a two-storey side extension to form 1no attached dwelling and erection of 1no detached dwelling with associated works) – PERMIT (The Town Council made No Comment).

- d) 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) – REFUSED (The Town Council did not Object).
- e) P22/00457/PDR – 1 Harrison Close (Erection of a single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object to the revised plans).
- f) P22/00585/HH – 27 Applin Green Emersons Green (Erection of a single storey rear extension to existing detached garage) – PERMIT (The Town Council did not Object).
- g) P22/00645/HH – 59 Emerson Way Emersons Green (Conversion of garage to a habitable room) – PERMIT (The Town Council did not Object, however, Members noted and supported the comments of the South Gloucestershire Council Transport Officer).

2021.175. Emersons Green Skate Park

Members noted the pre-application and accompanying documentation, it was agreed that the Locum Town Clerk would contact South Gloucestershire Council.

2021.176. Correspondence – Noted

- a) PT.6653 – Public footpath LWE/76 Emersons Green. Notification from South Gloucestershire Council that the order made by South Gloucestershire District Council on 16 September 2020 has been continued in force with the approval of the Secretary of State for Transport until 01 October 2022 or until such time as the works are completed, whichever is the earlier. The footpath will continue to be closed to foot passengers because of the likelihood of danger to the public consequent upon works to construct new dwellings and associated infrastructure and would have expired on 01 April 2022.
- b) Notification from South Gloucestershire Council of an application for the temporary closure of Youngs Court Emersons Green. The closure will be on 4th June 2022 from 08.00am to 22.00pm for the holding of the Queens Platinum Jubilee street party.
- c) PT.7249 – Rockside Avenue Downend. Notification from South Gloucestershire Council of a temporary road closure to vehicles that length of Rockside Avenue which extends from its junction with Leap Valley Crescent to its junction with Rockside Gardens. The order is required in connection with lead replacement works and will be operative from 16 May 2022 for a maximum of eighteen months. The closure may not be implemented for the whole of the period but only when traffic signs are in place and only for so long as necessitated by the works which are anticipated to be of three days duration.
- d) Notification from South Gloucestershire Council of an application for the temporary closure of Cottongrass Road Emersons Green from No.17 to No.27. The closure will be on 3rd June 2022 from 11.00am to 20.00pm for the holding of the Queens Platinum Jubilee street party.

2021.177. Items to report (no decisions can be made at this time)

None

2021.178. Date of next meeting – Monday 25 April 2022 at 10.30am

The Chairman closed the meeting at 11.55am