



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 17th January 2022

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

Absent: Councillors R Hunt, Nichols and Wilkins

Attendees: Donna Simmons (Committee Clerk)

2021.116. Apologies

None

2021.117. Declaration of Interest under the Localism Act

None

2021.118. Public Participation (not to exceed 5 minutes)

None

2021.119. Approval of Minutes of 04th January 2022

It was noted that Item 2021.114 had shown the proposed removal for the concrete Bollards in Signal Road Staple Hill ss December 2020. This should have read December 2021. It was **RESOLVED** that the date be corrected and the minutes to be considered for approval at the next meeting.

2021.120. Outstanding Items from Previous Minutes

None

2021.121. Planning Applications

- a) P21/05807/F – 8 Paddock Close Emersons Green (Erection of two storey front extension to form garage/ utility room, with home office to first floor. Amended plans received) – **RESOLVED** that **No Objection** be raised to the amended plans.
- b) P21/06187/RM – Parcel 30 Land at Emersons Green East (Erection of 63 no. dwellings and associated works with appearance, landscaping, layout and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission P19/09100/RVC formerly PK04/1965/O). A revised plan and documents received) – **RESOLVED** that Members have noted the comments of the South Gloucestershire Council Senior Planning Officer and feel that these issues should be resolved before planning permission is granted.

- c) P21/08164/F – 11 Cave Grove Emersons Green (Erection of a two-storey side extension to form car port and additional living accommodation) – **RESOLVED** that **No Objection** be raised subject to the provision of adequate parking.
- d) P21/08213/F – 11 Beck Close Emersons Green (Erection of front porch. Garage conversion and erection of a single storey rear extension to form additional living accommodation. Change of use of land from amenity space (Sui Generis) to residential (Class C3) and erection of 1.5m boundary wall and 1 no. outbuilding) – **RESOLVED** that **No Objection** be raised subject to no Covenants being on the property in relation to the change of use from amenity space (Sui Generis) to residential (Class3) and the adequate provision of parking.
- e) P22/00041/F – 18 Elmleigh Road Mangotsfield. Adjoining parish application (Erection of a two-storey side extension to form 1no attached dwelling and erection of 1no detached dwelling with associated works) – **RESOLVED** that **No Comment** be made.
- f) P22/00061/RVC – Downend Secondary School Westerleigh Road Downend (Variation of condition 3 attached to P19/18031/RVC to read: The approved lighting equipment shall not be illuminated outside of the following times: 16:00 to 22:00 Monday to Sunday (inclusive). Variation of condition no. 2 attached to planning permission PK18/2943/F to upgrade the floodlighting system) – **RESOLVED** that **No Objection** be raised.

2021.122. Planning Decisions – Noted

- a) P20/12935/RM – Land At Emersons Green East Land To East Of Avon Ring Road South Of M4 Motorway And North West Of Disused Railway Line (Provision of sports facilities including a cricket pitch, multi-use games area, three football pitches and an all-weather pitch to include details of layout, scale, landscaping and appearance. (Approval of Reserved Matters to be read in conjunction with PK04/1965/O (superseded by P19/09100/RVC)) – PERMIT (The Town Council did not Object).
- b) P21/04774/F – 24 Robbins Court Emersons Green (Erection of single storey side and rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object).
- c) P21/07068/PDR – 132 Bye Mead Emersons Green (Erection of rear conservatory) – PERMIT (The Town Council did not Object).
- d) P21/07074/F – 1 Lytchet Drive Downend (Demolition of existing garage. Erection of single storey side, front and rear extension to provide additional living accommodation) – PERMIT (The Town Council did not Object).
- e) P21/07203/F – 150 Bye Mead Emersons Green (Erection of single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object).
- f) P21/07454/F – 4 Bampton Close Emersons Green (Erection of a two and single storey side extension to form garage and store) – PERMIT (The Town Council did not Object subject to the proposed garage meeting the minimum required size).
- g) P21/07651/PNH – 77 Jubilee Crescent Mangotsfield (The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.50m, for which the maximum height would be 3.78m, and for which the height of the eaves would be 2.49m) – PERMIT (The Town Council did not Object).

2021.123. Correspondence

- a) Notification from South Gloucestershire Council of a Premises Variation Application under the Licensing Act 2003 received from Huboo Technologies Ltd, Unit 1 Vertex Park South Emersons Green. Circulated to Members prior to the meeting – **Noted**

- b) South Gloucestershire Council Tree Officer with further information and a request for Members to reconsider their previous decision regarding planning application P21/07904/TRE – Land off Blackhorse Place Blackhorse Road Mangotsfield. Circulated to Members prior to the meeting – **RESOLVED** that Members' have noted the comments of the South Gloucestershire Council Tree Officer and although very reluctant for the tree to be felled accept that this may be necessary due to the poor health of the tree. Members would like the attached condition to permission to ensure that the replacement trees are of substantial age and are planted before the tree is felled.

2021.124. Items to report (no decisions can be made at this time)

Cllr Budd informed Members that South Gloucestershire Council stream Committee meetings via a live webcasting page to improve accountability of local decision making. Further information can be found on the Council's website or at <https://southglos.public-i.tv/core/portal/home>

2021.125. Date of next meeting – Monday 31 January 2022 at 10.30

The Chairman closed the meeting at 11.45am