



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 28^h February 2022

Present: Councillors Somers (Chair), Morgan and Sunderland

Absent: Councillor Nichols

Attendees: Donna Simmons (Committee Clerk)

2021.147. Apologies

Cllrs Budd and R Hunt

2021.148. Declaration of Interest under the Localism Act

None

2021.149. Public Participation (not to exceed 5 minutes)

None

2021.150. Approval of Minutes of 14th February 2022

It was **RESOLVED** to approve the minutes of the meeting held on 14th February 2022 whilst noting the amendment to Item 2021.138.

2021.151. Outstanding Items from Previous Minutes

None

2021.152. Planning Applications

- a) 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. Amended application) – **RESOLVED** that **No Objection** be raised to the amended application.
- b) P22/00457/PDR – 1 Harrison Close Emersons Green (Erection of a single storey rear extension to form additional living accommodation. Revised plans received) – **RESOLVED** that **No Objection** be raised.
- c) P22/00585/HH – 27 Applin Green Emersons Green (Erection of a single storey rear extension to existing detached garage) – **RESOLVED** that **No Objection** be raised.
- d) P22/00645/HH – 59 Emerson Way Emersons Green (Conversion of garage to a habitable room) – **RESOLVED** that **No Objection** be raised, however, Members have

noted and support the comments of the South Gloucestershire Council Transport Officer.

- e) P22/00919/CLP – 146 Jenner Boulevard Lyde Green (Erection of front porch) – **RESOLVED** that **No Objection** be raised.
- f) P22/01036/HH – 17 Lupin Close Lyde Green (Erection of two storey side extension to form additional living accommodation) – **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Transport Officer with regards to the provision of parking.
- g) P22/01051/HH – 43 Wadham Grove Emersons Green (Erection of two storey side and rear extension to provide additional living accommodation) – **RESOLVED** that **No Objection** be raised.

2021.153. Planning Decisions – Noted

- a) 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)) – PERMIT (The Town Council did not Object).
- b) P21/08013/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) – PERMIT (The Town Council did not Object 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).
- c) P22/00159/PDR – 6 Wadham Grove Emersons Green (Demolition of existing conservatory. Erection of single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object).
- d) P22/00061/RVC – Downend School 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) – PERMIT (The Town Council did not Object).
- 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) – PERMIT (Members will accept the comments and advice of the South Gloucestershire Council Tree Officer. If it is found that the tree should be felled, Members would like a condition attached to permission that a replacement tree is planted).

2021.154. Correspondence – Noted

- a. Traffic Order PT.7050 – Howsmoor Lane, Thistle Close and Willowherb Road Lyde Green. A notification from South Gloucestershire Council of the proposed implementation of waiting restrictions in the aforementioned roads. Full details of the proposals can be found at:
www.consultations.southglos.gov.uk/PT.7050LydeGreenWR/consultationHome
- b. LI22/0662/STM – an application for a renewal application for a Mobile Street Trader from Dom's Super Whip for the sale of ice cream throughout the South Gloucestershire area. Trading hours will be Monday – Sunday between the hours of 11am and 7pm.
- c. LI22/0667/STS – an application for a new Street Trading Consent from Cheeks Eats for the sale of hot and cold food and drinks on Feynman Way Emersons Green. Trading hours will be Monday – Sunday between the hours of 6am and 11pm.

2021.155. Items to report (no decisions can be made at this time)

None

2021.156. Date of next meeting – Monday 14 March 2022 at 10.30

The Chairman closed the meeting at 11.40am