



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 31st January 2022

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

Absent: Councillors R Hunt, Nichols and Wilkins

Attendees: Donna Simmons (Committee Clerk)

2021.126. Apologies

None

2021.127. Declaration of Interest under the Localism Act

Cllr Sunderland declared an interest in Item 2021.131 (e) and did not participate in the consideration or the resolution of this application,

2021.128. Public Participation (not to exceed 5 minutes)

None

2021.129. Approval of Minutes of 04th and 17th January 2022

It was **RESOLVED** to approve the minutes of the meetings held on 04th and 17th January 2022.

2021.130. Outstanding Items from Previous Minutes

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) – **RESOLVED** that **No Objection** be raised.
- 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) – **RESOLVED** that **No Objection** be raised.
- c) P22/00159/PDR – 6 Wadham Grove Emersons Green (Demolition of existing conservatory. Erection of single storey rear extension to form additional living accommodation) – **RESOLVED** that **No Objection** be raised.

- d) P22/00185/F – 2 Farm Close Emersons Green (Erection of single storey side and first floor side extensions to provide additional living accommodation) – **RESOLVED** that **No Objection** be raised.

Cllr Sunderland left the room whilst application P22/00223/TRE was discussed

- 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) – **RESOLVED** that Members will accept the comments and advice of the South Gloucestershire Council Tree Officer. If it is found that the tree should need to be felled, Members would like a condition attached to permission that a replacement tree is planted.

Cllr Sunderland returned to the room

- f) P22/00353/PDR – 1 Shackel Hendy Mews Emersons Green (Conversion of internal garage to form additional living accommodation) – **RESOLVED** that **No Objection** be raised.

2021.132. Planning Decisions – Noted

- 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 – **RESOLVED** that Members have noted the comments of the South Gloucestershire Council Tree Officer and accept that the condition attached to permission will reflect that the replacement tree would need to be planted in the next planting season.

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

Cllr Budd informed Members of an email that he had received from a local Ward Councillor concerning the Town Council commenting on adjoining parishes planning applications. Members unanimously agreed that the Town Council will continue to consider each application under the Terms of Reference for the Planning Committee and if Members do not feel that it is appropriate to comment on an application then a 'No Comment' statement will be made.

2021.135. Date of next meeting – Monday 14 February 2022 at 10.30

The Chairman closed the meeting at 11.20am