



**EMERSONS GREEN**  
TOWN COUNCIL

## **Minutes of Planning Committee Meeting 04<sup>th</sup> July 2022**

Present: Councillors Nichols (Chair for the meeting), S Budd and Morgan

Attendees: Donna Simmons (Committee Clerk)

### **PL\_2022.13 Welcome members of the public and introduce all Councillors and guest speakers**

Cllr Nichols welcomed all to the meeting and advised of the emergency procedures.

### **PL\_2022.14 Apologies for absence**

Cllrs C Hunt, R Hunt, Johnson and Somers.

### **PL\_2022.15 Public Participation (not to exceed 5 minutes)**

None.

### **PL\_2022.16 Declarations of Interests under the Localism Act 2011**

None.

### **PL\_2022.17 Approval of Minutes of 06<sup>th</sup> June 2022**

It was **RESOLVED** to approve the minutes of the meeting held on 06<sup>th</sup> June 2022.

### **PL\_2022.18 Outstanding Items from Previous Minutes**

None

### **PL\_2022.19 Planning Applications**

- a) P22/03136/HH – 25 Trident Close Downend (Erection of a single storey rear extension to form additional living accommodation) – **RESOLVED** that No Objection be raised.
- b) P22/03178/HH – 98 Bye Mead Emersons Green (Erection of a single storey rear extension to form additional living accommodation) – **RESOLVED** that No Objection be raised
- c) P22/03186/HH – 100 Bye Mead Emersons Green (Erection of single storey rear extension to form additional living accommodation) – **RESOLVED** that No Objection be raised.

- d) P22/03187/HH – 329 Badminton Road Winterbourne. Adjoining parish application (Raising of ridge line to facilitate installation of 2no dormers and roof extension. Erection of a single storey rear extension to form additional living accommodation. Erection of a detached garden room) – **RESOLVED** that No Comment be made.
- e) P22/03191/HH – 9 Cornflower Road Emersons Green (Erection of two storey rear extension to provide additional living accommodation) – **RESOLVED** that an Objection be raised due to the lack of provision for parking.
- f) P22/03291/HH – 12 Leap Valley Crescent Downend (Alterations to existing rear extension roof and erection of a single storey rear extension to form additional living accommodation) – **RESOLVED** that No Objection be raised.
- g) P22/03300/HH – 134 Westerleigh Road Downend (Conversion of existing detached garage to form residential annexe, with alterations to access and associated works) – **RESOLVED** that No Objection be raised subject to the adequate provision of parking for the proposed annex.
- h) P22/03423/HH – 16 Lupin Close Emersons Green (Erection of single storey side and rear extension to form additional living accommodation. Erection of front porch) – **RESOLVED** that No Objection in principle to the proposed extensions, however Members are concerned with the loss of a parking space.
- i) P22/03539/F – Units 1- 4 (no's106-112) Graham House Emerson Way Emersons Green (Alterations to external fenestration to ground floor rear and side elevations of existing retail/commercial units 1-4 Graham House) – **RESOLVED** that No Objection be raised.

#### **PL\_2022.20 Planning Decisions – Noted**

- a) P21/02144/RVC – Land South Of Lyde Green Cattybrook Road Mangotsfield (Variation of conditions 6, 7 and 8 attached to planning permission PK17/1112/F to regularise the ecology strategies. Erection of 115 dwellings, associated infrastructure, construction of vehicular access, parking, landscaping, allotments and public open space) – PERMIT (The Town Council did not Object to the Environmental Statement addendum received 12 November 2021).
- b) P21/03348/RM – Land South of Howsmoor Lane Emersons Green East (Erection of 67 no. dwellings, garages 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 P19/09100/RVC, formerly PK04/1965/O)) – PERMIT (The Town Council did not Object subject to the adequate provision of visitor parking).
- c) P22/01711/HH – 24 Emet Lane Emersons Green (Erection of a single storey rear extension and partial conversion of existing attached garage to form additional living accommodation) – PERMIT (The Town Council did not Object).
- d) P22/01886/HH – 51 Emet Grove Emersons Green (Erection of a two storey side extension to form additional living accommodation. Erection of a single storey detached garage) – PERMIT (The Town Council did not Object subject to the approval of the South Gloucestershire Council Tree Officer with regards to the removal/damage mitigation to existing hedgerows and trees).
- e) P22/02143/HH – 61 Tunbridge Way Emersons Green (Erection of single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object).

- f) P22/02177/HH – 25 Morley Avenue Mangotsfield (Erection of single storey and two storey rear extensions with single storey front extension, to form additional living accommodation) – PERMIT (The Town Council did not Object).
- g) P22/02348/CLP – 148 Jenner Boulevard Lyde Green (Erection of front porch) – PERMIT(The Town Council did not Object).
- h) P22/02494HH – 18 Quarry Way Emersons Green (Conversion of garage. Erection of first floor side and single storey rear extensions to provide additional living accommodation) – 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).
- i) P22/02526/HH – 18 Trident Close Downend (Erection of a first floor rear extension to form additional living accommodation, installation of rear raised decking. Erection of 1 no. detached outbuilding to form incidental games room/office) – PERMIT (The Town Council did not Comment).

### **PL\_2022.21 Correspondence**

- a) Western Power Distribution – Notification of an amended proposal to remove overhead electricity line from Lyde Green Common and replace with a new underground cable in Henfield Road. Accompanying documents circulated to Members prior to the meeting – it was **RESOLVED** to note the revised proposed works.
- b) LI22/2470/STM – An application for Mobile Street Trader has been received from Mr Nick’s Mobile Desserts to trade throughout the South Gloucestershire area – **Noted**
- c) LI22/2627/STS – an application for a renewal Street Trading Consent in Folly Brook Road Emersons Green has been received from Cheeks for the selling of hot and cold food and drinks. Trading hours will be Monday to Sunday between the hours of 7am and 6pm – **Noted**

### **PL\_2022.22 Items to report (no decisions can be made at this time)**

None.

### **PL\_2022.23 Date of next meeting – Monday 18 July 2022 at 10.30am**

The Chairman closed the meeting at 11.15am