



EMERSONS GREEN  
TOWN COUNCIL

## Minutes of Planning Committee Meeting 15<sup>th</sup> August 2022

Present: Councillors Somers (Chair for the meeting), C Hunt, R Hunt, and Morgan

Attendees: Donna Simmons (Committee Clerk)

### **PL\_2022.35 Welcome members of the public and introduce all Councillors and guest speakers**

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

### **PL\_2022.36 Apologies for absence**

Cllrs Budd, Johnson, and Nichols.

### **PL\_2022.37 Declarations of Interests under the Localism Act 2011**

None.

### **PL\_2022.38 Public Participation (not to exceed 5 minutes)**

None.

### **PL\_2022.39 To approve the minutes of the 18<sup>th</sup> July 2022 meeting**

**Motion:** It was moved by Cllr C Hunt, supported by Cllr Morgan, and resolved that:

**Resolved:** That the Minutes of the meeting of the Finance Committee held on 18<sup>th</sup> July 2022 be approved as a correct record and signed by the Chair.

### **PL\_2022.40 Outstanding Items from Previous Minutes**

None.

### **PL\_2022.41 Planning Applications**

- a) P22/03717/HH - 23 Springleaze Mangotsfield (Erection of first floor and two storey side extension to provide additional living accommodation. Installation of front ramp) – **RESOLVED** that No Objection be raised.
- b) P22/03875/ADV - 5-7A St Lukes House Emerson Way (Display of 1no. non illuminated fascia sign and 5 no. non illuminated window vinyl signs) – **RESOLVED** that No Objection be raised.
- c) P22/03998/HH – 13A And 13B Cossham Street Mangotsfield (Erection of first floor front extension to form additional living accommodation to both dwellings and raising of garage rooflines. Erection of side porch and erection of a single storey extension to garage to form garden room for 13B Cossham Street) – **RESOLVED** that No Comment be made.
- d) P22/04225/HH - 5 Shipley Mow Emersons Green (Erection of a single storey rear extension to form additional living accommodation) – **RESOLVED** that No Objection be raised.
- e) P22/04265/HH - 39 Adderly Gate Emersons Green (Erection of a single storey rear extension to form additional living accommodation) – **RESOLVED** that No Objection be raised.
- f) P22/04286/HH - 37 Forgetmenot Way Emersons Green (Erection of single storey rear and side extension to form additional living accommodation. Erection of rear extension to detached garage to form storage area) – **RESOLVED** that No Objection be raised, Members support the comments of the South Gloucestershire Council Transport Officer and would like to see a condition of approval that an electric charging point is installed.

#### **PL\_2022.42 Planning Decisions – Noted**

- a) P20/04560/F - Land Adjacent To Orchard Farm Cottage Pomphrey Hill Mangotsfield (Change of use of land to mobile home site to facilitate the stationing of 3 No. mobile homes with associated hard-standings and landscaping works) – PERMIT (The Town Council did not Object to revised plans).
- b) P22/01914/RM – Land at Bristol And Bath Science Park Dirac Crescent Emersons Green (Erection of 1 no 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) – PERMIT (The Town Council did not Object, however, Members noted and fully supported the comments of the South Gloucestershire Council Landscape Officer).
- c) P22/02460/HH – 53 Church Farm Road Emersons Green (Erection of a single storey rear extension and partial garage conversion to form additional living accommodation) – PERMIT (The Town Council did not comment).
- d) P22/02689/TRE – 29 Bissex Mead Emersons Green (Works to no.1 Scots Pine to crown lift to 4 metres and remove deadwood covered by South Gloucestershire Council Tree Preservation Order KTPO3/91 dated 29 July 1991) – PERMIT (The Town Council did not comment).
- e) P22/02919/HH – 11 Morley Avenue Mangotsfield (Demolition of existing conservatory. Erection of single storey rear extension to form additional living accommodation and single storey front porch extension to provide utility and downstairs shower room) – PERMIT (The Town Council did not Object).

- f) P22/03025/HH – 11 Fouracre Road Downend (Installation of rear dormer window to facilitate loft conversion) – WITHDRAWN (The Town Council did not comment).
- g) P22/03187/HH – 329 Badminton Road Winterbourne (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) – WITHDRAWN (The Town Council made No Comment).
- h) P22/03191/HH – 9 Cornflower Road Lyde Green (Erection of two storey rear extension to provide additional living accommodation) – REFUSAL (The Town council raised an Objection due to the lack of any provision for parking).
- i) P22/03291/HH – 12 Leap Valley Crescent Downend (Alterations to existing rear extension roof and erection of single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object).
- j) P22/03300/HH – 134 Westerleigh Road Downend (Conversion of existing detached garage to form residential annexe, with alterations to access and associated works) – SPLIT DECISION – PART REFUSAL for the conversion of existing detached garage to form residential annex, PART APPROVAL for alterations to access and associated works (The Town Council did not Object subject to the adequate provision of parking for both the existing dwelling and proposed annexe).
- k) P22/03423/HH – 16 Lupin Close Lyde Green (Erection of single storey side and rear extensions to form additional living accommodation. Erection of front porch) – PERMIT (The Town Council did not Object in principle, however, Members were concerned with the loss of a parking space).
- l) P22/03539/F – Units 1-4 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) – PERMIT (The Town Council did not Object).
- m) P22/03561/HH – 32 Bissex Mead Emersons Green (Conversion of integrated garage into living additional living accommodation) – PERMIT (The Town Council did not Object subject to the adequate provision of parking).
- n) P22/03571/HH – 16 Fouracre Crescent Downend (Erection of a single storey side and single storey rear extensions to form additional living accommodation) – PERMIT (The Town Council made No Comment).

### **PL\_2022.43 Correspondence**

- a) South Gloucestershire Council – Notification of a consultation for the draft Biodiversity and Planning Supplementary Planning Document (SPD). The consultation is open from 15<sup>th</sup> July until 9<sup>th</sup> September 2022, further information can be found at: [Biodiversity and Planning SPD - South Gloucestershire Online Consultations \(southglos.gov.uk\)](https://www.southglos.gov.uk/biodiversity-and-planning-spd) – Members noted the consultation and agreed that the item be carried forward to the next meeting for further consideration.
- b) LI22/3597/STM – An application from Butties Sandwich Bar, Mobile Street Trader, for the renewal of street trading consent in all area of South Gloucestershire to sell pre packed sandwiches, crisps, snacks and drinks 07.00 – 18.00 seven days a week – Noted

**PL\_2022.44 Date of next meeting –Tuesday 30 August 2022 at 10.30am**

The Chairman closed the meeting at 10.55am