



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 04th March 2019

Present: Councillors J Adams, P Morgan, D Somers & C Wilkins

Attendees: Local resident & Donna Simmons (Planning Committee Clerk)

183 Apologies for Absence

Apologies were received from Cllrs S Budd, T Cannard, R Hunt & R Nichols.

In the absence of Cllr R Hunt it was **Resolved** that Cllr D Somers Chairs this meeting.

184 Public Participation

The Chair invited the resident to address Members – Members were informed that some local residents have serious concerns with planning application – P19/1538/F 12 & 14 Leap Valley Road. Planning permission had previously been granted for both properties to install individual rear dormers. However, a singular dormer, spanning both properties has been constructed, with no.14 also installing a large window that was not in line with the design approved within the planning permission. Due to the large scale of the singular dormer and the installation of this window, some neighbours are very overlooked and feel that there is a severe invasion of their privacy. They also feel that the dormer is very overbearing and out of keeping with the area. A letter from another resident was also handed to the Committee, detailing their objections to the application.

The resident left the meeting.

With Members agreement, the Chair, brought forward Item 188.b for consideration. P19/1538/F – 12 and 14 Leap Valley Crescent Downend (Installation of rear dormer window to facilitate loft conversion (retrospective)) – Members carefully considered; the newly submitted plans, previously approved plans and the comments of neighbours. It was **RESOLVED** that an Objection be raised. Members feel that the singular dormer is overbearing to neighbouring properties, out of keeping with the surrounding area and is not in line with the original submitted plans that were approved.

Members also **RESOLVED** that the Committee Clerk inform the Planning Enforcement Officer of their decision.

**Action: Committee Clerk to inform the
Planning Enforcement Officer**

185 Declarations of Interest

No interests were declared at this time.

186 Approval of Minutes of 18^h February 2019

It was **RESOLVED** that the minutes of 18th February are approved as an accurate record of the meeting on 18th February 2018.

187 Outstanding Items from Minutes

None

188 Planning Applications

- a) P19/1275/F – Land at Lyde Green Farm Emersons Green (Erection of 398 no. dwellings, including 139 affordable housing units. Alteration of existing vehicular access off Henfield Road. Provision of public open space, landscaping, sustainable urban drainage and related infrastructure and engineering works) – it was **RESOLVED** that **an Objection** be raised. Members strongly object to any part of the nearby Common Land being used for any purpose other than that of Common Land as mentioned in the Transport Assessment Item 4.11. Members would also comment that significant additional improvements to both the existing infrastructure and facilities will need to be made to accommodate these additional properties.
- b) P19/1538/F – 12 and 14 Leap Valley Crescent Downend (Installation of rear dormer window to facilitate loft conversion (retrospective)) – As above
- c) P19/1829/F – 29 Bridgeleap Road Downend (Erection of a single storey rear extension to form additional living accommodation) – It was **RESOLVED** that **No Objection** be raised.
- d) P19/1862/PDR – 8 Adderley Gate Emersons Green (Erection of a single storey rear extension to form additional living accommodation) – It was **RESOLVED** that **No Objection** be raised.
- e) P19/1972/ADV – Sainsbury's Supermarket Willowherb Road Emersons Green (Display of 1 no. internally illuminated totem sign, 2 no. internally illuminated hanging signs and 3 no. internally illuminated fascia signs) – It was **RESOLVED** that **No Objection** be raised.

189 Planning Decisions for Noting

- a) PK18/2532/RM – Emersons Green East Parcel 19 (Approval of Reserved Matters to be read in conjunction with Outline planning permission PK04/1965/O superseded by PK15/4232/RVC for approval of construction of electricity sub-station) – PERMIT (The Town Council did not Object).

190 Correspondence

- a) COM/19/01110/ADV – 58 Tunbridge Way Emersons Green. Notification from South Gloucestershire Council of an enforcement complaint regarding an agent displaying advertising hoarding when the building is not for sale or to let – **Noted**
- b) COM/19/01111/OD – 19 Applin Green Emersons Green. Notification from South Gloucestershire Council of an enforcement complaint regarding the replacement of front and side windows with non-matching windows – **Noted**

- c) COM/19/0144/BUS – 53 Guest Avenue Emersons Green. Notification from South Gloucestershire Council of an enforcement complaint regarding a lawn mower business being run from the property – **Noted**
- d) To consider the South Gloucestershire Council Planning and Enforcement Survey – It was **RESOLVED** to complete the survey and for the Committee Clerk to send the completed survey to South Gloucestershire Council.

**Action: Committee Clerk to send completed form to
South Gloucestershire Council**

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

Cllr Wilkins gave apologies for the next Planning meeting.

192 Date of next meeting – 18th March 2019 at 10.30

The Chairman closed the meeting at 11.40