



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 18th March 2019

Present: Councillors J Adams, S Budd, P Morgan, R Nichols & D Somers

Attendees: Cate Davidson (Town Clerk) & Donna Simmons (Planning Committee Clerk)

193 Apologies for Absence

Apologies were received from Cllrs T Cannard, R Hunt & C Wilkins.

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

194 Public Participation

None

195 Declarations of Interest

No interests were declared at this time.

196 Approval of Minutes of 04^h March 2019

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

197 Outstanding Items from Minutes

None

198 Planning Applications

- a) PK17/4155/F – Parcels 18, 20A and 20B Emersons Green (Erection of 114 no. dwellings and construction of associated earthworks, roads, infrastructure, landscaping and parking. (Revised plans include land raising works across the site, additional land adjacent to Lyde Green Common within the site boundary (including proposed banks to accommodate land raising works and a proposed sewage pumping station), and setting back the building line of the houses a further 1-2m approximately from Lyde Green Common)). – it was **RESOLVED** that Members have concerns that the raising of the land may cause drainage issues and would seek the approval of the South Gloucestershire Council Drainage Officer.
- b) P19/1589/RM – Land at Emersons Green East Land To East Of Avon Ring Road South Of M4 Motorway and North West Of Disused Railway Line (Erection of electric substation to include details of layout, scale, appearance of building and landscaping (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK04/1965/O)) – It was **RESOLVED** that **No Objection** be raised.

- c) P19/2079/RM – The Chalet Howsmoor Lane Emersons Green (Change of houses plots 66 and 67 (Approval of reserved matters to be read in conjunction with Outline planning permission PK04/1965/O) – It was **RESOLVED** that **No Objection** be raised.
- d) P19/2105/F – 56 Westbourne Road Downend (Erection of two storey side extension to provide additional living accommodation) – It was **RESOLVED** that **No Objection** be raised.
- e) P19/2139/PDR – 44 Homefield Close Emersons Green (Erection of a single storey rear extension to form additional living accommodation) – It was **RESOLVED** that **No Objection** be raised.
- f) P19/2433/F – 22 Patch Court Emersons Green (Installation of 1no. front and 1no. rear dormer to facilitate loft conversion) – It was **RESOLVED** that **No Comment** be made.
- g) P19/2499/OHLE – Path Next to Barry House Elmleigh Road Mangotsfield (Application for consent under Section 37 of the Electricity Act 1989 to install a new pole in the footpath. The application is made under section 5(2) of The Overhead Lines (Exemption) (England and Wales) Regulations 2009 - Planning Act 2008 – It was **RESOLVED** that **No Objection** be raised.

199 Planning Decisions for Noting

- a) PK18/4996/RM – Extra Care Housing Jenner Boulevard Emersons Green (Erection of 3 storey building (4 storeys to the rear) to facilitate 50 no. extra care housing apartments with associated works. Approval of the reserved matters to include access, appearance, landscaping, layout and scale; to be read in conjunction with application PK04/1965/O superseded by application PK15/4232/RVC) – PERMIT (The Town Council did not Object).
- b) P19/0320/PNOR – 36 Westbourne Road Downend Prior notification of a change of use of part of the ground floor from Offices (Class B1a) to 1no. residential bedsit (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) – PERMIT (The Town Council did not Object).
- c) P19/0452/PDR – 94 Emet Grove Emersons Green (Erection of a single storey extension to existing conservatory) – PERMIT (The Town Council did not Object).
- d) P19/0478/F – Unit 4 Plot 3, Plot 3, Commercial Land at Emersons Green Village Jenner Boulevard Emersons Green (Installation of four air conditioning units) – WITHDRAWN (The Town Council did not Object subject to the criteria of the South Gloucestershire Council Noise Policy being met to mitigate any noise pollution).
- e) P19/0659/F – 36 Westbourne Road Downend (Change of use from part of ground floor offices (Class B1a) to Hair and Beauty Salon (Class A1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)) – PERMIT (The Town Council did not Object).

200 Correspondence

- a) South Gloucestershire Council - Notice of Intent of Temporary Traffic Order - (PT.6226) for various roads and various wards (No.2). The proposal is to temporarily close to vehicles, Dibden Road Downend. The order is required in connection with highway resurfacing works and will be operative from 08 April 2019 for a maximum period of eighteen months. The closure however may not be implemented for the whole of the period but only when traffic signs are in position and only as long as necessitated by the works which are anticipated to be of two weeks duration. The

alternative route will be Westerleigh Road, Blackhorse Lane, Beaufort Road and vice versa – **NOTED**

- b) LI19/1129/STM – An application for a Mobile Street Trader from Tony’s Super Whippy to trade throughout the South Gloucestershire area. The application is for the selling of ice cream and cold drinks between the hours of 10:30 and 19:00 Monday to Sunday – **NOTED**

Cate Davidson (Town Clerk) joined the meeting

- c) PK18/2422/RM – Bristol and Bath Science Park Dirac Crescent Emersons Green. An email from a local resident raising concerns with regards to the fuel storage tanks included within the application. Members carefully considered the concerns raised and noted that the South Gloucestershire Council Petroleum Officer had sought advice from the Health and Safety Executive who had advised that a Petrol Storage Certificate was not required. It was acknowledged that the tanks were included in a planning application in 2018 however it was noted that the plans for the tanks were not on the SGC website when EGTC considered the matter and that we were not advised when they were put onto the system later that month. The only reference to fuel tanks was on Page 35 of the design and access statement and the clerk advised members that a matter as significant as large fuel storage tanks should have been included in the description of the application. It is felt that this application has not been as transparent as it should have been and it was **RESOLVED** that the Town Clerk will contact South Gloucestershire Council to raise the issue and request that all future descriptions of planning applications fully include all elements of the application on the planning portal.

Action: Town Clerk to contact South Gloucestershire Council Planning Dept

201 Items to report (no decisions can be made at this time)
None

202 Date of next meeting – 01 April 2019 at 10.30

The Chairman closed the meeting at 11.55am