



EMERSONS GREEN  
TOWN COUNCIL

## Minutes of Planning Committee Meeting 01<sup>st</sup> April 2019

Present: Councillors J Adams, S Budd, P Morgan, & C Wilkins

Attendees: Donna Simmons (Planning Committee Clerk)

### 203 Apologies for Absence

Apologies were received from Cllrs T Cannard, R Hunt R Nichols & D Somers.

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

### 204 Public Participation

None

### 205 Declarations of Interest

No interests were declared at this time.

### 206 Approval of Minutes of 18<sup>h</sup> March 2019

It was **RESOLVED** that the minutes of 18<sup>th</sup> March are approved as an accurate record of the meeting on 18<sup>th</sup> March 2019.

### 207 Outstanding Items from Minutes

- **PK18/2422/RM – Bristol and Bath Science Park Emersons Green. Town Clerk to contact South Gloucestershire Council Planning Department regarding the issue that plans for the fuel storage tanks were not on the planning portal at the time the Planning Committee were asked for their consultee comments, nor were they included in the description of the planning application.**

### 208 Planning Applications

- a) PK18/3977/F – Land at White House Farm Howsmoor Lane Emersons Green (Demolition of seven buildings (Buildings 2, 3, 4, 5, 6 7 and 8) on drawing no P:16-0300\_3 to facilitate the erection of 89 no. dwellings, car parking including garages, bin and cycle stores, landscaping, internal access roads and associated infrastructure and engineering works) – It was **RESOLVED** to raise an **Objection**; Members previous comments regarding this application still apply. Members have also noted that the application description has been increased from 88 to 89 properties but that revised plans have not been submitted showing the location of the additional dwelling.

- b) P19/1575/F – 70 Guest Avenue Emersons Green (Installation of 1no.window to front elevation to facilitate garage conversion. (Retrospective)) – It was **RESOLVED** that **No Objection** be raised.
- c) P19/2733/F – 38 Bridgeleap Road Downend (Erection of a single storey rear/side extension to form additional living accommodation) – It was **RESOLVED** that **No Objection** be raised.
- d) P19/2748/F – 79 Westons Hill Drive Emersons Green (Erection of a two storey and single storey rear extension to form additional living accommodation) – It was **RESOLVED** that **No Objection** be raised.
- e) P19/2750/RVC – National Composite Centre Feynman Way Central Emersons Green (Variation of condition 3 attached to planning permission PK18/2078/F to change wording re: noise levels to 'The cumulative rating level of noise emitted from the site shall not exceed the background noise levels (day and night) by 0dB or more. The noise levels shall be determined at the boundary of the nearest noise sensitive premises. Measurements and assessments shall be made in accordance with the provisions of BS4142') – It was **RESOLVED** that **No Objection** be raised subject to all criteria of the South Gloucestershire Council Noise Policy being met.

## 209 Planning Decisions for Noting

- a) P19/0873/PNOR – Graham House 1<sup>st</sup> floor Offices Emerson Way Emersons Green (Prior notification of a change of use from first floor offices (Class B1 (a)) to Residential (Class C3) 6 no. flats as defined in the Town and Country Planning (General Permitted Development)(England) Order 2015) – PERMIT (The Town Council did not Object, however, Members felt that parking provision for the proposed dwellings should be specifically allocated to ensure that provision for future residents and their visitors is retained).
- b) P19/0911/F – 2 Pinkers Mead Emersons Green (Installation of window to the front elevation to facilitate garage conversion (retrospective)) – PERMIT (The Town Council did not Object).
- c) P19/0912/F – 26 Berkeley Way Emersons Green (Erection of single storey front extension and single storey side extension to form additional living accommodation) – PERMIT (The Town Council raised an Objection; Members had serious concerns that the remaining private amenity space would not be sufficient after the proposed extensions had been constructed).
- d) P19/1141/PDR – 64 Tunbridge Way Emersons Green (Demolition of existing rear extension and erection of single storey rear extension) – PERMIT (The Town Council did not Object).
- e) P19/1862/PDR – 8 Adderly Gate Emersons Green (Erection of a single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object).

## 210 Correspondence

- a) South Gloucestershire Council – Results from the recently undertaken Planning and Enforcement Survey – **RESOLVED** that the presentation be emailed to Councillors.

**Action: Committee Clerk to email the presentation to Councillors**

- b) South Gloucestershire Council – Notice of Proposal Traffic Order – Emersons Green East Multi Modal Interchange Off Street Parking Place – Proposed Variation – PT.6188 (Update). It is proposed to introduce off street parking places for Car

Club Vehicles and electric vehicles and revoke the South Gloucestershire Council (off street parking places) (Consolidation and Variation) Order 1998 as varied, in so far as it relates to the Emersons Green East Multi-Modal Interchange. Full details can be viewed on [www.southglos.gov.uk/consultation](http://www.southglos.gov.uk/consultation) – **NOTED**

- c) L119/1264/STM – An application for a Mobile Street Trader from Gio's Gelato to trade throughout the South Gloucestershire Area. The application is for the selling of ice cream and soft drinks between the hours of 09.00am and 21.00pm Monday to Sunday - it was **RESOLVED** that **No Objection** be raised
- d) COM/19/0197/OD – Lansdown Place Emersons Green Lane Emersons Green. Notification from South Gloucestershire Council of an enforcement complaint regarding a boundary fence being moved and the erection of an outbuilding – **NOTED**
- e) COM/19/0202/BOC – Unit 2 The Village Emerson Way Emersons Green. Notification from South Gloucestershire Council of an enforcement complaint regarding a breach of condition attached to P96/4467 and PK12/1367/RVC – rubbish is being stored in the loading area – **NOTED**
- f) South Gloucestershire Council – Notification that planning application P19/0638/RM Bristol & Bath Science Park Dirac Crescent Emersons Green will be considered by the Strategic Sites Delivery Committee at The Civic Centre, High Street, Kingswood on 04 April 2019 at 11.00am – **NOTED**

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

Cllr Wilkins reported that a large amount of rubbish had been dumped on the open space area near to the skate park.

**Action: Committee Clerk to contact South Gloucestershire Council**

**212 Date of next meeting – 15 April 2019 at 10.30**

The Chairman closed the meeting at 11.25am