



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 05th August 2019

Present: Councillors S Bassett, S Budd, P Morgan, D Somers & C Wilkins

Attendees: Donna Simmons (Planning Committee Clerk) and two representatives of Hinton Group regarding planning application P19/8333/F.

The Chairman welcomed all to the meeting and advised of the evacuation procedure.

056. Apologies

Apologies were received from Cllrs R Hunt, R Nichols, & P Todd.

057. Declarations of Interest

Cllr D Somers declared an interest in Item 061(a).

Cllr Wilkins joined the meeting at 10.40am.

058. Public Participation

The representatives of Hinton Group informed Members that they had attended the meeting to answer any questions that Members may have regarding planning application P19/8333/F.

With Members agreement, the Chairman brought forward Item 061.(d) for consideration.

061.(d) P19/8333/F – Land at Harlequin Office Park Emersons Green (Erection of mixed-use development comprising of 1no. 90 bedroom Hotel (Class C1), 1no. Restaurant/Bar (Class A3/A4) and 1no. Coffee Shop with Drive Thru Facility (Class A1/A3) with parking, landscaping and associated works) – It was **RESOLVED** that Members have **No Objection** in principle, however, they would like to see areas within the site set aside for bee corridors, and for the maintenance of the landscaped areas to provide good and continuing bio-diversity to the site. Members also have serious concerns of the impact the proposed businesses may have on nearby existing businesses.

The representatives of Hinton Group left the meeting at 11.05am.

059. Approval of Minutes of 22nd July 2019

It was **RESOLVED** that the minutes of 22nd July are approved as an accurate record of the meeting on 22^{ly} July 2019.

060. Outstanding Items from Minutes

None.

061. Planning Applications

Cllr D Somers had previously expressed an interest in Item 061.(a) and did not take part in the resolution for this item.

- a) P19/08829/PDR – 49 Oak Tree Close Mangotsfield (Erection of single storey rear extension to form additional living accommodation) – It was **RESOLVED** that **No Objection** be raised.
- b) P19/09100/RVC – Land at Emersons Green East Land to East of Avon Ring Road South of M4 Motorway and North West of disused railway line (Variation of condition 14 attached to PK15/4232/RVC to amend wording as submitted on the applicants covering letter dated 04 July 2019) – It was **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Transport Officer.
- c) P19/7649/F – 14 Baynton Meadow Emersons Green (Erection of a single storey side/rear extension to form additional living accommodation) It was **RESOLVED** that **No Objection** be raised.

062. Planning Decisions for Noting

- a) PK13/2630/FDI – Land adjacent to Hallen Farm Howsmoor Lane Emersons Green (Diversion of footpath PMR/8) – PERMIT (The Town Council did not Object).
- b) PK15/2055/FDI – Near Jenner Boulevard Emersons Green (Diversion of footpaths LWE/76/10 and LPU/1/10) – PERMIT (The Town Council did not Object).
- c) P19/1575/F – 70 Guest Avenue Emersons Green (Installation of 1 No. window to front elevation to facilitate garage conversion. (Retrospective)) – PERMIT (The Town Council did not Object).
- d) P19/3296/F – David Lloyd Emersons Green (Installation of 1 No. combined heat and power unit) – PERMIT (The Town Council did not Object subject to the provision of a satisfactory acoustic report approved by Environmental Protection, and, the CHP Unit meeting all statutory requirements, in particular, those relation to noise emissions).
- e) P19/6288/PDR – 50 Adderly Gate Emersons Green (Erection of rear conservatory to provide additional living accommodation) – PERMIT (The Town Council did not Object).
- f) P19/6743/PDR – 42 Guest Avenue Emersons Green (Erection of a single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object).

063. Correspondence

- a) COM/19/0607/UNT – 18 Blackhorse Lane Emersons Green. Notification from South Gloucestershire Council of an enforcement complaint regarding the property and land being untidy – Noted
- b) COM/19/0618/UNT – 34 Westbourne Road Downend. Notification from South Gloucestershire Council of an enforcement complaint regarding untidy land – Noted

- c) South Gloucestershire Council – Summary of the feedback received on the Planning & Enforcement Survey and an update on the planning reviews – Noted, Members requested the full details of the briefing note be circulated.

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

Cllr S Budd gave his apologies for the next meeting on 19 August 2019.

065. Date of next meeting – Monday 19 August 2019 at 10.30

The Chairman closed the meeting at 11.35am