



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 19th August 2019

Present: Councillors S Bassett, P Morgan & D Somers (Chairman)

Attendees: Cate Davidson – Town Clerk

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

066. Apologies

Apologies were received and accepted from Cllrs S Budd, R Hunt and C Wilkins. Councillors Todd and Nichols were absent.

067. Declarations of Interest

No interested were declared at this time.

068. Public Participation

No members of the public were present.

069. Approval of Minutes of 5th August 2019

It was **RESOLVED** that the minutes of 5th August are approved as an accurate record of the meeting.

070. Outstanding Items from Minutes

No items are outstanding.

071. Planning Applications

- a) P19/09457/F – 53 Westerleigh Road Downend (Creation of a new vehicular access). Having looked at a satellite image of this site members expressed concern that this development would set a precedent and the. It was **Resolved** that an **Objection** be made to this application on the basis that 1. Adequacy of parking – there is parking provided at the rear of the property and 2. Highway safety – this is a very busy road with no parking restrictions, additional access would make it dangerous.
- b) P19/09909/F – 2 Bishop Road Emersons Green (Erection of replacement side porch and single storey rear orangery). It was **Resolved** that **No Objection** be raised.
- c) P19/7933/RVC – Land at Emersons Green East (Variation of conditions 5 and 6 relating to Road 5. To be read in conjunction with reserved matters permission PK16/4926/RM - Construction of road 5 and adjoining roads, including carriageway and footway. Construction of Pond C4 and reprofiling of Lyde Green

Watercourse. Approval of reserved matters - appearance, landscaping, layout and scale; to be read in conjunction with outline planning permission PK15/4232/RVC, formerly PK04/1965/O).

And planning permission PK15/4232/RVC - Urban extension on 99 hectares of land comprising of :- Residential development of up to 2550 dwellings; up to 100,000m² of B1, B2, B8 and C1 employment floorspace. Up to 2,450 m² of small scale A1,A2, A3 A4 and A5 uses. One, 2 - form entry primary school, a land reservation for a second 2 - form entry primary school and a land reservation for a secondary school. Community facilities including a community hall and cricket pavilion (class D1). Transportation infrastructure comprising connections to the Folly roundabout on Westerleigh Road and the Rosary roundabout on the Ring Road and the construction of the internal road network. A network of footways and cycleways. Structural landscaping. Formal and informal open space. Surface water attenuation areas. (Outline) with means of access to be determined. Variation of Condition relating to trigger for construction of Tiger Tail on M32 attached to approved Outline application). After considerable consideration it was **Resolved** that the Council has **No Comment** on the basis that members do not feel suitably qualified to comment on legal matters in relation to this application.

- d) P19/8573/F – Happy Days Nursery Willowherb Road Emersons Green (Installation of 1no. condenser unit). It was **Resolved** that **No Objection** be raised subject to adequate maintenance of the unit.
- e) P19/8577/ADV – Happy Days Nursery Willowherb Road Emersons Green (Display of 1 No. externally illuminated fascia sign and 2 No. free standing illuminated totem signs). It was **Resolved** that **No Objection** be raised.
- f) P19/8823/RM – Parcel 16B Land adjacent to White House Farm Howsmoor Lane Emersons Green East (Erection of 100 no. dwellings, garages and associated infrastructure with appearance, landscaping, layout, scale and access to be determined. (To be read in conjunction with Outline Planning Permission PK15/4232/RVC, formerly PK04/1965/O)). Members spent some time considering the following matters: parking, informal home zone, traffic noise from the motorway, green space and design of housing. It was **Resolved** that **No Objection** be raised.
- g) P19/10235/F – 56 Westons Brake Emersons Green (Erection of two storey front and side extension with single storey rear extension to form additional living accommodation). Members considered this application in full including looking at satellite pictures of the site. Members have concerns that the two-story extension will have a significant impact on neighbouring properties. It was **Resolved** that an **Objection** be made based on the overdevelopment of the site and the negative impact this will have on neighbouring properties.
- h) P19/10508/RVC - Unit 3 The Village Emerson Way Emersons Green (Variation of condition 4 attached to planning permission PK12/1367/RVC to allow deliveries on Sundays and Bank Holidays within the between the hours of 7:00am to 8:00pm. PK12/1367/RVC-Variation of condition 19 attached to (part of) planning consent P96/4467(Erection of non-food retail units, 2 No. restaurants (A3), public house and associated car parking) to allow deliveries to Unit 3 (Lidl) between the hours of 6:00am and 11:00pm Monday to Saturday and 8:00am and 5:00pm on Sundays.) It was **Resolved** that an **Objection** is made on the increased disturbance to residents in this residential area.
- i) P19/10610/PND - Vinney Green House Emersons Green Lane Emersons Green (Prior notification of the intention to demolish Vinney Green house and associated outbuildings.) **Noted** by members.

072. Planning Decisions for Noting

- a) P19/7331/ADV – Land at Emersons Green Village Emersons Green (Display of 1 no. internally illuminated freestanding totem sign) – **PERMIT** (The Town Council did not Object).
- b) P19/7464/PDR – 197 Colliers Break Emersons Green (Installation of 1no. dormer to facilitate loft conversion) – **PERMIT** (The Town Council did not Object, however Members were concerned about the possible effects on surrounding properties and would like any objections received from neighbours to be given serious consideration).
- c) P19/7644/TRE – 10 Baynton Meadow Emersons Green (Works to 1no Oak tree to reduce back to previous points) – **PERMIT** (The Town Council did not Object subject to the approval of the South Gloucestershire Council Tree Officer).
- d) P19/7849/PDR – 49 Applin Green Emersons Green (Demolition of existing bay window. Erection of single storey rear extension to provide additional living accommodation) – **PERMIT** (The Town Council did not Object).
- e) P19/8404/PDR – 12 Patch Court Emersons Green (Erection of rear conservatory) – **PERMIT** (The Town Council did not Object).

073. Correspondence

- a) COM/19/0650/OD – Rose Cottage 2 Hicks Avenue Emersons Green. Notification from South Gloucestershire Council of an enforcement complaint development not being built to approved plans (PK19/1643/F) – an additional window and the installation of a window that should be obscured. Noted by members
- b) South Gloucestershire Council – An invitation for comments and observations on the consideration of extending the existing 20mph speed limit already in place in the vicinity of St Augustine’s Primary School Downend, to Westbourne Road Downend and the surrounding areas. Members considered the proposals and have **No Objection** to the plans.

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

Cllr Somers advised that the directional bollard on the entrance into the office has been knocked over and that the landowners should include No Entry signs on the right-hand lane into the car park. The Clerk advised that Premier Inn has been asked for signage to be improved.

Cllr Bassett informed members that he had reported a problem with a manhole cover just inside the car park to Richard Hull who had arranged for this to be dealt with very efficiently; thanks, were passed on to Richard.

Cllrs Somers and Bassett gave apologies for the meeting on 16th September.

075. Date of next meeting – Monday 02 September 2019 at 10.30

The Chairman closed the meeting at 12.05.