



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 11th November 2019

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

Attendees: Donna Simmons (Planning Committee Clerk)

The Chairman welcomed all to the meeting and advised of the evacuation procedure. The Chairman informed Members that a two minute silence at 11 o'clock would be held to mark Armistice Day.

126. Apologies

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

127. Declarations of Interest

None

128. Public Participation

None

129. Approval of Minutes of 28th October 2019

It was **RESOLVED** that the minutes of 28th October are approved as an accurate record of the meeting on 28th October 2019

130. Outstanding Items from Minutes

- Blackhorse playing fields – broken fence posts and overgrown boundary hedge. The Committee Clerk reported that a reply had been received from Blackhorse Sports & Community Association; The Association will carry out an inspection of the broken fence posts but are hoping to undertake some building works in the next twelve months and incorporate new boundary fencing then. The overgrown boundary hedge has now been cut, however, Members noted that as of Thursday of last week, the section of hedge alongside the electricity pole had been omitted. It was **RESOLVED** that the Committee Clerk would contact the Association.
- Overgrown trees and shrubs alongside the combined foot and cycle path between Blackhorse Garage and the Town Office on Westerleigh Road – The Committee Clerk reported that a reply had not yet been received from South Gloucestershire Council.

131. Planning Applications

- a) P19/15021/F – 17 The Folly Downend (Erection of two storey side and rear extensions to form additional living accommodation. Installation of 3no. roof lights to front elevation to facilitate loft conversion) – It was **RESOLVED** that **No Objection** be raised to the proposed extension, providing the remaining private amenity space complies with the South Gloucestershire Council Policy.
- b) P19/15229/PNH – 23 Charnhill Ridge Mangotsfield (Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5 metres, for which the maximum height would be 4.5 metres, and for which the height of the eaves would be 3.4 metres) – It was **RESOLVED** to make **No Comment**.
- c) P19/15368/F – 26 Quarry Way Emersons Green (Erection of a first floor extension over existing garage to form additional living accommodation) – It was **RESOLVED** that **No Objection** be raised.

The Chairman paused the meeting to allow the two minute silence to be observed.

- d) P19/16072/F – 104 Emerson Way Emersons Green (Erection of a single storey rear conservatory) – It was **RESOLVED** that **No Objection** be raised.

132. Planning Decisions - Noted

- a) PK17/1112/F – Land South of Lyde Green Emersons Green (Erection of 115 dwellings, associated infrastructure, construction of vehicular access, parking, landscaping, allotments and public open space) – PERMIT (The Town Council raised an Objection; Members were concerned that this parcel of land is not within the Master Plan designated for housing, and questioned what investigations had been undertaken to ascertain if the existing and forthcoming infrastructure/schools could cope with this additional development. Members had serious concerns with regards to the PROW being diverted through the proposed development as opposed to around the edge of the development thereby maintaining a 'green feel'. Members noted that neither the advice from the PROW Officer or the Coal Authority had been heeded. No information on who was to be responsible for the running and maintaining of the 4 proposed allotments had been provided).
- b) P19/10655/F – 20 Bridge Road Kingswood (Erection of 1 no. attached dwelling with associated works. Erection of single storey rear extension to existing dwelling to form additional living accommodation) – PERMIT (The Town Council made No Comment).
- c) P19/12307/PDR – 57 Guest Avenue Emersons Green (Part conversion of existing attached garage to form additional living accommodation) – PERMIT (The Town Council did not Object).
- d) P19/13852/PNH – 104 Emerson Way Emersons Green (The erection of a conservatory which would extend beyond the rear wall of the original house by 3.2 metres, for which the maximum height would be 3.15 metres, and for which the height of the eaves would be 2.5 metres) – REFUSE (The Town Council did not Object).
- e) P19/13912/PNH – 24 Lulworth Crescent Downend (The erection of a conservatory which would extend beyond the rear wall of the original house by 4.26 metres, for which the maximum height would be 3.72 metres, and for which the height of the eaves would be 2.6 metres) – PERMIT (Members noted that both the application

form and plans indicated that the proposal was an extension as opposed to a conservatory as per the description. Members did not Object to the proposed extension).

- f) P19/13930/CLP – 235 Badminton Road Downend (Installation of rear and side dormer to facilitate loft conversion) – PERMIT (The Town Council made No Comment).
- g) P19/1538/F – 12 & 14 Leap Valley Crescent Downend (Installation of rear dormer window to facilitate loft conversion (retrospective)) – PERMIT (The Town Council raised an Objection; Members felt that the singular dormer was overbearing to neighbouring properties, out of keeping with the surrounding area and not in line with the original submitted plans that were approved).

133. Correspondence

None

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

None

135. Date of next meeting – Monday 25 November 2019 at 10.30

The Chairman closed the meeting at 11.25am