



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 28th October 2019

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

Attendees: Donna Simmons (Planning Committee Clerk)

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

116. Apologies

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

117. Declarations of Interest

None

118. Public Participation

None

119. Approval of Minutes of 30th September 2019

It was **RESOLVED** that the minutes of 14th October are approved as an accurate record of the meeting on 14th October 2019

120. 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 South Gloucestershire Council confirming that the maintenance of the boundary falls within the remit of Blackhorse Sports & Community Association. Members **RESOLVED** to contact the Sports & Community Association requesting that the posts be repaired and the overgrown boundary hedge be trimmed.

121. Planning Applications

- a) P19/7483/RM – Land at Emersons Green (Construction of flow control structures and overflow channel reprofiling of the Parkfield watercourse with associated works (Approval of Reserved Matters with appearance, landscaping, layout, scale to be determined, to be read in conjunction with Outline permission PK04/1965/O superseded by PK15/4232/RVC. Revised plans received 15 October 2019) – It was **RESOLVED** that with regards to the revised plans received 15 October 2019, Members would reiterate their previous comments in that they would expect the

views of the South Gloucestershire Council Drainage Officer be taken into account.

- b) P19/13689/RM – Lyde Green Cricket Pavillion Emersons Green (Erection of cricket pavilion and associated works with appearance, landscaping, layout, scale and access to be determined. (To be read in conjunction with Outline Planning Permission P19/09100/RVC (formerly PK15/4232/RVC and PK04/1965/O) – It was **RESOLVED** that **No Objection** be raised.
- c) P19/14061/F – 8 Elmleigh Avenue Mangotsfield (Erection of a single storey rear extension to form additional living accommodation. Erection of a porch and access ramps) – It was **RESOLVED** that **No Objection** be raised.
- d) P19/14429/PDR – 8 Berkeley Way Emersons Green (Installation of 1no rear dormer to facilitate loft conversion) – It was **RESOLVED** that **No Objection** be raised.
- e) P19/14838/PDR – 2 Berkeley Way Emersons Green (Erection of a single storey rear extension to form additional living accommodation (resubmission of PK18/5106/PDR)) – It was **RESOLVED** that **No Objection** be raised.

122. Planning Decisions for Noting

- a) P19/4315/ADV – Land at The Village Retail Park Emerson Way Emersons Green (Display of 1 no. internally illuminated free-standing totem sign) – PERMIT (The Town Council did not Object).
- 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 (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. Further (third) variation of Condition relating to trigger for construction of Tiger Tail on M32 attached to approved Outline application) – PERMIT (The Town Council did not Object subject to the approval of the South Gloucestershire Council Transport Officer).
- c) 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 between the hours of 7:00am to 8:00pm. (PK12/1367/RVC-Variation of condition 19 attached to (part of) planning consent P96/4467 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) – PERMIT (The Town Council raised an Objection on the basis of the increased disturbance to residents in the residential area).
- d) P19/10832/F – 32 Hawthorn Way Emersons Green (Erection of 1no. detached annexe ancillary to the main dwelling) – PERMIT (The Town Council raised an Objection on the basis that; 1. The proposed dwelling is an overdevelopment of the site. 2. The proposed dwelling is not in-keeping with surrounding properties, in particular, the flat roof. 3. The proposed dwelling may be intrusive to the

neighbouring property.4. No plans/documentation have been provided for the proposed provision of parking.

- e) P19/11959/PDR – 39 Guest Avenue Emersons Green (Conversion of part of double garage to form additional living accommodation) – PERMIT (The Town Council did not Object).
- f) P19/12418/PNH – 12 Newlands Lane Emersons Green (The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.85 metres, for which the maximum height would be 3.1 metres, and for which the height of the eaves would be 2.1 metres) – PERMIT (The Town Council did not Object).
- g) P19/12865/PDR – 94 Guest Avenue Emersons Green (Conversion of garage to form living accommodation) – PERMIT (The Town Council did not Object).

123. Correspondence

- a) COM/19/0844/BOC – Iceland Foods Plc The Village Emerson Way. Notification from South Gloucestershire Council of an enforcement complaint regarding the breach of Condition 9 attached to permission (waste stored outside) P96/4468 and installation of a shipping container on site – Noted
- b) South Gloucestershire Council – Notification of a Premises application and a Proposed Premises Plan received from Chef & Brewer, Land at Harlequin Office Park, adjacent to A4174, Fieldfare, Emersons Green – Noted

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

Cllr Budd reported overgrown trees and shrubs alongside the combined foot and cycle path between Blackhorse Garage and the Town Office on Westerleigh Road; making it very difficult for pedestrians & cyclists to use the path. The Committee Clerk will report this to South Gloucestershire Council.

125. Date of next meeting – Monday 11 November 2019 at 10.30

The Chairman closed the meeting at 11.20am