



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 09th December 2019

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

Attendees: Donna Simmons (Planning Committee Clerk)

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

146. Apologies

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

147. Declarations of Interest

None

148. Public Participation

None

149. Approval of Minutes of 25th November 2019

It was **RESOLVED** that the minutes of 25th November are approved as an accurate record of the meeting on 25th November 2019

150. Outstanding Items from Minutes

None

151. Planning Applications

- a) P19/16786/RM – Parcel 2 Emersons Green East (Erection of 19 residential units with associated road, landscape and parking (Approval of Reserved Matters layout, appearance, scale and access to be read in conjunction with Outline Planning Permission PK04/1965/O)) – It was **RESOLVED** that **No Objection** be raised, however, Members are concerned over the lack of provision of on-site visitor parking, principally with the current on-going issues with parking in Lyde Green.
- b) P19/17146/F – Unit 7A St Lukes House Emersons Green (Change of use from retail (Class A1) to Holistic therapy (Class D1) as defined in the Town and Country Planning (Use Classes) order 1987 (as amended) – It was **RESOLVED** that **No Objection** be raised,
- c) P19/17400/F – Land at Junction of Blackhorse Road and Westerleigh Road Emersons Green (Replacement of the existing 14.7m column with 1 no. 20m column, installation of 7 no. cabinets and ancillary works) – It was **RESOLVED** to raise an **Objection**, Members feel that the height of the proposed column will have

a negative effect on the surrounding street scene, and, that there may be potential health implications for nearby residents and nursery school.

- d) P19/17625/PDR – 15 Berkeley Way Emersons Green (Conversion of garage into additional living accommodation) – It was **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Transport Officer regarding the adequate provision of parking.

152. Planning Decisions - Noted

- 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 P19/09100/RVC)) – PERMIT (The Town Council commented that Members expected the expert views of the South Gloucestershire Council Drainage Engineers to be taken into account).
- b) P19/8333/F – Land at Harlequin Business 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) – PERMIT (The Town Council did not Object in principle, however, Members would have liked to have seen areas within the site set aside for bee corridors, and the maintenance of the landscaped areas to provide good, continuing bio-diversity to the area. Members also had serious concerns of the impact the proposed businesses may have on nearby existing businesses).
- c) P19/13868/F – 5 Westons Hill Drive Emersons Green (Erection of a two storey side extension to form additional living accommodation) – PERMIT (The Town Council did not Object).
- d) P19/16165/F – 19 Emet Lane Emersons Green (Erection of a two storey side and single rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object subject to the adequate provision of parking. Members noted that the size of the proposed garage may not have met the South Gloucestershire Council Residential Parking Standards, and, that no other parking arrangements had been demonstrated)

153. Correspondence

None

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

None

155. Date of next meeting – Monday 23 December 2019 at 10.30

The Chairman closed the meeting at 11.00am