



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 06th January 2020

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

Attendees: Donna Simmons (Planning Committee Clerk)

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

166. Apologies

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

167. Declarations of Interest

None

168. Public Participation

None

169. Approval of Minutes of 23rd December 2019

It was **RESOLVED** that the minutes of 23rd December are approved as an accurate record of the meeting on 23rd December 2019

170. Outstanding Items from Minutes

None

Cllr Budd joined the meeting at 10.50am

171. Planning Applications

- a) P19/7335/RM – Land at Emersons Green East (Approval of reserved matters in respect of layout, scale, landscaping and appearance of a proposal for Public Open Space including a Reed Bed, approval of reserved matters to be read in conjunction with (PK04/1965/O dated 14 June 2013) on Land at Emersons Green. Revised plans received 17 December 2019) – It was **RESOLVED** that **No Objection** be raised to revised plans dated 17 December 2019 subject to the approval of the South Gloucestershire Council Landscape Officer.
- b) P19/18534/F – 21 Bye Mead Emersons Green (Erection of a single storey rear extension to form additional living accommodation) – It was **RESOLVED** that **No Objection** be raised.
- c) P19/18724/RVC – Parcel 21B Land at Emersons Green East Land to East of Avon Ring Road South of M4 Motorway and North West of disused railway (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK04/1965/O (superseded by P19/09100/RVC). Erection of 35 no. dwellings with

garages, parking, landscaping and associated works, with removal of condition 3 relating to occupation of dwellings in relation to adjacent landfill remediation) – It was **RESOLVED** that an **Objection** be raised, Members feel that the incompleteness of the remediation works to the landfill site could have a negative effect on the occupiers of these dwellings. As stated in the delegated report for PK17/4910/RM (Item 4.5), the Environmental Protection Officer summarised that; ‘no dwellings within 100m of the landfill site shall be occupied until all landfill material has been excavated and remediated and the platform constructed’. Members are aware that existing residents of Lyde Green are already experiencing a bad odour in this area on a regular basis.

- d) P19/18727/RVC – Parcel 27A and 28 Howsmoor Lane Emersons Green (Variation of conditions no. 3 and 4 attached to planning permission PK18/1513/RM (Erection of 140 no. dwellings with garages, parking, landscaping and associated works. (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK16/5607/RM) to allow additional occupations within the 75m remediation offset area) – It was **RESOLVED** that an **Objection** be raised, Members feel that the incompleteness of the remediation works to the landfill site could have a negative effect on the occupiers of these dwellings. As per the delegated report for PK18/1513/RM (Item 4.5), the comment of the Environmental Protection Officer was that development within Parcels 27A and 28 should adhere in full to the requirements of the Remediation Strategy approved under Condition 42 of PK15/4232/RVC. Members are aware that existing residents of Lyde Green are already experiencing a bad odour in this area on a regular basis.
- e) P19/19110/CLP – 5 Fouracre Avenue Downend (Installation of a rear and side dormer) – It was **RESOLVED** to make **No Comment**

172. Planning Decisions - Noted

- a) P19/13857/RVC – 163 Willowherb Road Emersons Green (Removal of condition 1 attached to planning permission PK13/2649/RM for House 163 Willowherb Road only. Erection of 137 units and associated road, landscape and parking (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK04/1965/O)-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)) – REFUSE (The Town Council raised an Objection; Members were in agreement with the South Gloucestershire Council Landscape Officer).
- b) P19/14838/PDR – 2 Berkeley Way Emersons Green (Installation of 1 no rear dormer to facilitate loft conversion) – PERMIT (The Town Council did not Object).
- c) P19/15021/F – 17 The Folly Downend (Erection of two storey side and rear extensions to form additional living accommodation. Installation of 3 no roof lights to front roof face to facilitate loft conversion) – REFUSE (The Town Council did not Object provided the remaining private amenity space complied with the South Gloucestershire Council Policy).

- d) P19/15189/F – 1 Mangotsfield Road Mangotsfield (Creation of new vehicular access and driveway) – PERMIT (Members had serious concerns that an additional egress/driveway on this busy main road, with access to shops, pub and bus stop would cause safety issues to both pedestrians and vehicles alike. Members sought the comments of the South Gloucestershire Council Transport Officer. Members also noted that the proposal would leave little usable amenity space).
- e) P19/15368/F – 26 Quarry Way Emersons Green (Erection of a first-floor extension over existing garage to form additional living accommodation) – PERMIT (The Town Council did not Object).
- f) P19/17625/PDR – 15 Berkeley Way Emersons Green (Conversion of garage into living accommodation) – PERMIT (The Town Council did not Object subject to the approval of the South Gloucestershire Council Transport Officer regarding the adequate provision of parking).

173. Correspondence

None

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

None

175. Date of next meeting – Monday 20 January 2020 at 10.30

The Chairman closed the meeting at 11.55am