



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 29th March 2021
(Held via Zoom)

Present: Councillors Bassett, Budd, R Hunt, Morgan, Somers (Chairman) and Wilkins

Attendees: Kath MacConnachie (Town Clerk) and Donna Simmons (Planning Committee Clerk)

The Chairman welcomed all to the meeting.

465. Apologies

Apologies were received from Cllr Nichols

466. Declarations of Interest

None

467. Public Participation

None

468. Approval of Minutes of 15th March 2021

It was **RESOLVED** that the minutes of 15th March are approved as an accurate record of the meeting on 15th March. It was noted that the Chairman will sign the original copies of these minutes at the earliest opportunity.

469. Outstanding Items from Minutes

- Felled tree – The Paddocks, Land adjacent to Oaklands Court, Blackhorse Place. Cllr Budd raised concerns that the Willow tree may not recover as it had been pollarded

back extremely hard. Members agreed that the Committee Clerk will contact the South Gloucestershire Council Tree Officer to raise these concerns.

470. Planning Applications

- a) P21/01181/CLP – 36 Springleaze Mangotsfield (Erection of hip to gable roof extension, installation of rear dormer and 1 no. rooflight to front elevation to facilitate loft conversion.) – **RESOLVED** that an **Objection** be raised: The Committee do not object to a loft extension but feel that the proposed hip to gable roof extension would be overbearing to surrounding properties. Members would also ask the South Gloucestershire Council Planning Officer to carefully consider the type of glass used in the proposal to ensure the privacy of surrounding properties.
- b) P21/01185/PDR – 50 Tunbridge Way Emersons Green (Erection of a single storey rear extension to form additional living accommodation) – **RESOLVED** that **No Objection** be raised.
- c) P21/01284/F – 7 Stockwell Close Downend (Erection of first floor side extension to form additional living accommodation (resubmission of P19/17990/F)) – **RESOLVED** that **No Comment** be made.
- d) P21/01294/PNRR – Graham House Emerson Way Emersons Green (Prior notification of a change of use from retail (Class A1) to 1 no dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)) – **RESOLVED** that an **Objection** be raised; The loss of this business unit would threaten the health and vitality of the Emersons Green shopping centre, particularly given its location in the parade of shops which accommodates smaller, local businesses. The loss of a retail unit would impact negatively on the local economy, particularly impacting potential small businesses tenants and reducing employment opportunities in the local area.
The reduction of small businesses in the area would impact negatively on social function and the sense of the local community.
It is also considered that the plans represent poor visual amenity, design and appearance: The frontage, as illustrated on the projection drawing, is incongruous and not at all in keeping with the rest of the parade of shops.
Precedent: There is concern that this would set a precedent for other neighbouring shops, compounding the above concerns around the local economy, employment, social function and sense of community).
- e) P21/01427/F – 31 Forgetmenot Way Emersons Green (Erection of single storey side/rear extension to form additional living accommodation. Hip to gable roof extension and installation of 1no rear dormer to facilitate loft conversion – **RESOLVED** that an **Objection** be raised; Members feel that the proposals would result in an overdevelopment of the site and that the proposed roof extension is unduly dominant.
- f) P21/01689/F – 252 Badminton Road Downend (Erection of single storey rear extension to form additional living accommodation) – **RESOLVED** that **No Objection** be raised.
- g) P21/01695/PNH – 58 Jubilee Crescent (The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.0 metres, for which the maximum height would be 3.8 metres, and for which the height of the eaves would be 2.4 metres) – **RESOLVED** that **No Objection** be raised.

471. Planning Decisions – Noted

- a) P20/14136/RM – Lyde Green Schools Honeysuckle Lane Emersons Green (Erection of new primary and secondary school (Reserved matters to include appearance, landscaping, layout and scale to be read in conjunction with PK04/1965/O (superseded by P19/09100/RVC)) – PERMIT (The Town Council did not Object).
- b) P20/23750/F – Adjacent to Harlequin Office Park Fieldfare Emersons Green (Erection of single storey Day Nursery (Class E) with associated landscaping, parking and access) – PERMIT (The Town Council raised an Objection, Members had serious concerns regarding the suitability of the air pollution and possible high pollution surrounding the site. The Committee did not believe this was a suitable area for a nursery to be sited).
- c) P21/00178/TRE – 4 Bampton Close Emersons Green (Works to fell 1 no. Oak tree covered by KTPO 03/91 dated 26th February 19910 – PERMIT (The Town Council raised an Objection, however, Members noted the applicant’s comments regarding previously received advice and undertook to accept the opinion of the South Gloucestershire Council Tree Officer).
- d) P21/00624/TRE – 4 Bampton Close Emersons Green (Works to fell 1no. Quercus Robur Tree covered by KTPO 03/91 dated 26th February 1991) – WITHDRAWN (The Town council raised an Objection, the tree was subject to a Tree Preservation Order and the applicant had not supplied any documentation or explanation as to why it was necessary to fell the tree).

472. Correspondence

None

473. Planning applications from adjoining parishes

Following a carefully considered discussion, Members agreed to continue to appraise adjoining parishes planning applications notified to the Town Council by South Gloucestershire Council. It was felt that although the applications may be in an adjoining parish, potentially, these could have an impact on the residents of the Town Council either directly or indirectly. It was agreed that: 1) A draft template for the consideration of all planning applications be drawn up and submitted to the Committee for their approval at the next meeting. 2) The Committee Clerk will contact South Gloucestershire Planning Department to enquire what criteria is used in deciding which planning applications are notified to the Town Council. 3) A reply from the Town Council to the enquiry received from a District Councillor will be drafted and submitted it to Members for their approval.

Cllr Bassett left the meeting at 11.40am

474. Items to report

Cllr Budd reported that there have been several sightings of rats in Emersons Green Park. Cllr Hunt informed the Committee that South Gloucestershire Council are aware of the issue and are investigating.

Cllr Hunt has received a complaint from a local resident that a tree in the wildlife corridor on Emersons Green Lane has been deliberately felled with the area also

being fenced off. The Committee Clerk will report the matter to South Gloucestershire Council Planning Enforcement. The item will also be included on the agenda for Full Council at their next meeting for further discussion.
Cllrs Hunt, Morgan and Wilkins gave their apologies for the next meeting.

475. Date of next meeting – Monday 12 April 2021 at 10.30

The Chairman closed the meeting at 12.10pm