



**EMERSONS GREEN**  
TOWN COUNCIL

**Minutes of Planning Committee Meeting 26<sup>th</sup> April 2021**  
**(Held via Zoom)**

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

Attendees: Donna Simmons (Planning Committee Clerk)

The Chairman welcomed all to the meeting.

**476. Apologies**

Apologies were received from Cllr Budd, Hunt and Nichols

**477. Declarations of Interest**

None

**478. Public Participation**

None

**479. Approval of Minutes of 29<sup>th</sup> March 2021**

It was **RESOLVED** that the minutes of 29<sup>th</sup> March are approved as an accurate record of the meeting on 29<sup>th</sup> March. It was noted that the Chairman will sign the original copies of these minutes at the earliest opportunity.

**480. Outstanding Items from Minutes**

- Pollarded tree – The Paddocks, Land adjacent to Oaklands Court, Blackhorse Place. The South Gloucestershire Council Tree Officer has confirmed that the Willow tree species are able to withstand a 'hard' pollard and should 'reshoot' soon. However, he will continue to monitor the tree and if it does not recover will investigate and try to find the perpetrator.

- Felled Tree in wildlife corridor on Emersons Green Lane - The South Gloucestershire Council Tree Officer will visit the site and see if any action can be taken. The South Gloucestershire Council Planning Enforcement Team have confirmed that the matter will be investigated.

#### 481. Planning Applications

- P21/02144/RVC – Land South of Lyde Green Cattybrook Road Mangotsfield (Variation of conditions 6, 7 and 8 attached to planning permission PK17/1112/F to regularise the ecology strategies. Erection of 115 dwellings, associated infrastructure, construction of vehicular access, parking, landscaping, allotments and public open space) – **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Ecology Officer.
- P21/02600/F – 6 Patch Court Emersons Green (Erection of a single storey side extension to form additional living accommodation. Installation of 1 no side dormer to facilitate loft conversion – **RESOLVED** that **No Objection** be raised subject to the adequate provision of parking relevant to the proposed number of bedrooms in accordance with the South Gloucestershire Council Parking Policy – Members noted the submitted plans did not specify the designated purpose of the loft conversion. Members also noted the neighbour’s comments regarding access across the curb-side grassed area and would request these are taken into consideration.
- P21/02602/TRE – 19 Charnhill Ridge Mangotsfield (Works to 1 no Lime tree to reduce by 2.5m in height, lateral spread by up to 2 metres and crown lift to 5 metres above ground level. Covered by KTPO 05/77 dated 12/01/1979) – **RESOLVED** that **No Objection** be raised subject to the approval of the South Gloucestershire Council Tree Officer.
- P21/02708/F – 47 Westbourne Road Downend (Erection of a two-storey side extension to form additional living accommodation) – **RESOLVED** that **No Objection** be raised subject to the adequate provision of parking.

#### 482. Planning Decisions – Noted

- P20/20465/F 20 Home Field Close Emersons Green (Erection of two storey side and front link extension, first floor extension over existing garage and partial conversion of garage to provide additional living accommodation) – REFUSE (The Town Council raised an Objection; Members felt that the proposed extension would be overbearing and dominant and were concerned that the property behind the garage would be affected by losing light to the living accommodation).
- P20/23858/RM – Emersons Green East Land at Emersons Green (Laying out of public open space with landscaping and associated works. (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission P19/09100/RVC (formerly PK04/1965/O)) – PERMIT (The Town Council did not Object).
- P21/00369/TRE – 23 Emerson Way Emersons Green (Works to crown lift 1 no. Quercus Robur tree to 5.5m, reduce north and east elevations by 3m as well as south and west elevations by 1m, leaving a radial spread of 4m. Tree covered by KTPO 03/91 dated 29/07/1991) – PERMIT (The Town Council did not Object subject to the approval of the South Gloucestershire Council Tree Officer).
- P21/00371/TRE – Tree East Of 16 Youngs Court Emersons Green (Works to 1 no. Oak tree to remove deadwood and thin living crown by 15%. Tree covered by

Preservation Order KTPO 03/91 dated 29th July 1991) – PERMIT (The Town Council did not Object subject to the approval of the South Gloucestershire Council Tree Officer).

- e) P21/00557/F – 72 Lulworth Crescent Downend (Erection of single storey side/rear extension to provide additional living accommodation) – PERMIT (The Town Council did not Object).
- f) P21/00862/PDR – 44 Emerson Way Emersons Green (Erection of a single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object).
- g) P21/00865/PNHA – 68 Leap Valley Crescent Downend (Enlargement of single storey dwelling house by the construction of 1 no. additional storey) – PRIOR APPROVAL GRANTED (The Town Council raised an Objection; the proposed enlargement of the property is out of character and not in-keeping with the surrounding properties. This may also set a precedent for future applications within the area).
- h) P21/00896/O – Land at The Rosary Cattybrook Road Mangotsfield (Erection of 9 no. dwellings (Outline) with access and layout to be determined, all other matters reserved) - REFUSED (The Town Council raised an Objection; Members comments remained the same as for the previous application, P20/08205/O: 1) The site is not part of the Master Plan, with the large development of the surrounding area currently being undertaken, this proposal would lead to an overdevelopment of the area. 2) The ongoing problems with the nearby Landfill site have not yet been resolved and could have a detrimental effect on the proposed new residents).
- i) P21/00901/ADV – Blackhorse Garage Westerleigh Road (Display and installation of 1no. internally illuminated 5m EV Pole Sign) – PERMIT (The Town Council did not Object).

#### **483. Correspondence – Noted**

- a) P20/23276/F – 27 Guest Avenue Emersons Green. Notification from South Gloucestershire Council that an appeal has been made to the Secretary of State against the refusal of planning permission.
- b) South Gloucestershire Council – Notice of Proposal for Traffic Order PT. 6865 - Henfield Road, Lyde Green. The Order is to introduce a Prohibition of Motor Vehicles restriction in part of Henfield Road (the length which extends from its junction with Elderflower Drive in a northerly direction for a distance of 455 metres), to prevent access from the Lyde Green / Emersons Green East housing development onto Westerleigh Road at the Henfield crossroads. The Order is required to prevent any adverse effect on the road being used as a short cut from the new major housing developments in Lyde Green/Emersons Green East. The closure will not be implemented until the new routes to the developments are available and will not apply to cyclists.
- c) WHP Telecoms Ltd – documentation for a proposed installation of a 20m monopole and wraparound cabinet at base and associated ancillary works on Emersons Way Emersons Green. A planning application has not yet been submitted to South Gloucestershire Council.

**484. Planning applications from adjoining parishes**

It was **RESOLVED** to keep as a rolling agenda item and before further discussion, await a draft template for the future consideration of planning applications.

**485. Consideration of planning applications after 07 May 2021**

The High Court ruling on the continuation of virtual meetings after 06 May 2021 will not be known until the end of April. It was **RESOLVED** to implement the following procedure if the High Court ruling of 21 April 2021 does not allow for virtual meetings to continue and Members are unable to meet in the Town Council office; 1) The Committee Clerk will notify Members of all new applications and ask for comments. 2) A summary of the comments will be sent to the Chairman of the Committee for approval. 3) The approved comments will be submitted to South Gloucestershire Council.

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

None

**487. Date of next meeting – Monday 10 May 2021 at 10.30 (dependant on the High Court ruling of 21 April 2021)**

The Chairman closed the meeting at 11.15am