



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 14th February 2022

Present: Councillors Somers (Chair), Budd, R Hunt, Morgan and Sunderland

Absent: Councillor Nichols

Attendees: Donna Simmons (Committee Clerk) and representative from Lyde Green Retail Group

2021.136. Apologies

None

2021.137. Declaration of Interest under the Localism Act

None

2021.138. Public Participation (not to exceed 5 minutes)

None

2021.139. Approval of Minutes of 31st January 2022

It was **RESOLVED** to approve the minutes of the meeting held on 31st January 2022.

2021.140. Outstanding Items from Previous Minutes

None

2021.141. Planning Applications

- a) P22/00457/PDR – 1 Harrison Close Emersons Green (Erection of a single storey rear extension to form additional living accommodation) – **RESOLVED** that **No Objection** be raised.
- b) P22/00516/PNH – 7 Blackhorse Lane Downend (The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.0 metres, for which the maximum height would be 4.0 metres, and for which the height of the eaves would be 2.3 metres) – **RESOLVED** that **No Objection** be raised.
- c) P22/08207/RM – Land adjacent to Willowherb Road and Thistle Close Lyde Green (Erection of 1no. Restaurant; 1no Public House; 3no Retail Units at Lyde Green Local Centre with parking and associated works. (Approval of Reserved Matters - appearance, landscaping, layout and scale; to be read in conjunction with Outline Planning Permission PK19/09100/RVC, formerly PK04/1965/O)) – **RESOLVED** that

No Objection in principal to this use of the site, however, the Committee do have the following concerns;

- 1) The unloading of deliveries to the site, in particular the proposed pub and restaurant - delivery vehicles should not stop/park on Willowherb Rd, this is a busy road and the site is located very closely to the local school.
- 2) The opening hours of the pub should be restricted to be in line with those of other pubs within the area.
- 3) The outside seating areas should have the hours of use restricted to mitigate any possible noise/disturbance to nearby residents.
- 4) The proposed parking provision should not be reduced.
- 5) Members would like the landscaping of the site to include more planting/greenery.
- 6) Members would ask to receive feedback from the Licensing Officer in relation to the opening hours for the pub, restaurant and the outside seating areas.

2021.142. Planning Decisions – Noted

- a) P21/05532/R3F – Emersons Green Library Emerson Way Emersons Green (Erection of single storey front extension to form group learning space (Class F1)) – PERMIT (The Town Council did not Object).
- b) P21/07519/F – 27 Fouracre Road Downend. Adjoining parish application (Demolition of existing storage building and garage. Erection of 1 no new dwelling with access and associated works) – REFUSED (The Town Council made No Comment).
- c) P21/07904/TRE – Land Off Blackhorse Lane Blackhorse Place Mangotsfield (Works to fell 1 no. willow as covered by tree preservation order KTPO 03/91 dated 29th July 1991) – PERMIT (The Town Council initially Objected to the felling of the tree but following advice from the South Gloucestershire Council Tree Officer regarding the poor health of the tree withdrew their objection. However, Members requested that a condition be attached to permission that a replacement tree was planted and accepted the comments of the South Gloucestershire Council Tree Officer that this should happen in the next planting season).
- d) P21/07921/F 4 Morley Avenue Mangotsfield (Demolition of existing garages and extensions. Erection of two storey side and single storey rear extensions to form additional living accommodation) – PERMIT (The Town Council did not Object).
- e) P21/07993/PDR – 3 Applin Green Emersons Green (Erection of single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object subject to the parking provision meeting the current South Gloucestershire Council Residential Parking Standards).

2021.143. Correspondence

Members carefully considered the received correspondence from a local Ward Councillor and member of the public in respect of the Town Council's position on adjoining parish applications. It was **RESOLVED** to continue considering each application sent by South Gloucestershire Council under the Terms of Reference for the Committee, if, it is found that the application is unlikely to have an impact on the residents of the Town Council then the committee will continue to make 'No Comment'.

2021.144. Local Plan 2020 Phase 2 Consultation

Members agreed to hold an extraordinary meeting on 07th March 2022 to complete the questionnaire on the proposals for Phase 2 of the consultation.

2021.145. Items to report (no decisions can be made at this time)

The Committee Clerk informed Members that the South Gloucestershire Council Tree Officer will be attending the meeting on 14th March 2022 for a very short 'question and answer' session.

2021.146. Date of next meeting – Monday 28 February 2022 at 10.30

The Chairman closed the meeting at 11.45am

DRAFT