



EMERSONS GREEN
TOWN COUNCIL

198 Westerleigh Road, Emersons Green, Bristol, South Gloucestershire, BS16 7AN

Clerk: Ian Lyons **Email:** clerk@emersonsgreen-tc.gov.uk **Tel:** 0117 3026989

13th December 2022

To Councillors: Simon Budd, Colin Hunt, Rachael Hunt, Caroline Johnson, Patricia Morgan,
Richard Nichols and David Somers

Dear Councillor,

You are hereby summoned to a meeting of the **Planning Committee** of Emersons Green Town Council to be held in **The Council Chamber of Emersons Green Town Council** on **Monday 19th December 2022 commencing at 1030hrs** for the transaction of the business on the **agenda attached**.

For your convenience, I have attached some useful guidance notes should any of your constituents wish to attend the meeting.

Yours faithfully,

Donna Simmons

Donna Simmons
Clerk's Assistant

Emerson's Green Town Council Meetings

Guidance Notes

Recording of Council Meetings

To comply with The Openness of Local Government Bodies Regulations 2014, all of our Council meetings are open to the public and may be recorded.

For clarity, all types of recording, and use of social media, *are* permitted at our Council meetings, which are always open to the public.

However, out of courtesy, and for practical reasons, we request that visitors who wish to record our meetings provide us with as much notice as possible. For example, our Council Chamber has limited space. Nevertheless, we will do our best to accommodate the media requirements of visitors, on a first come first served basis.

Distractions

In all cases, please *do not* cause a distraction, or you may be asked to leave by the Chair. For clarity, the definition of a distraction is entirely at the Chair's discretion.

As a minimum, please avoid using flash photography or any equipment that creates a loud noise, without prior approval.

Public Participation

During the meeting, public participation will take place *only* during this item. For practical reasons, this will be limited to a maximum of 30 minutes. During this item, the public are welcome to make representations, ask questions, and give evidence, regarding the business on the agenda.

To aid the meeting process, Emerson's Green Town Council request that all members of the press and public email their questions in advance to clerk@emersonsgreen-tc.gov.uk, no later than 1200hrs on the day before the meeting. In this email, the public are asked to confirm whether they will be in physical attendance or require an officer to read out the question on their behalf.

Furthermore, priority of physical attendance at a Council meeting will be given to the press and those who have sent their public questions in advance, particularly if they are willing to read it out themselves. After that, the remaining seats will be allocated on a first come first served basis.

At the Chair's discretion, all individual representations will be limited to no more than 5 minutes. During the meeting, the Chair will call for representations from visitors who have indicated that they wish to speak. Similarly, it is also possible for written representations to be received at this point.

Standing Orders

For your convenience, a copy of our Council's standing orders, and all other policy documents, that govern the conduct of our meetings can be found on our website at:

<https://www.emersonsgreen-tc.gov.uk/town-council/council-policies/>

Emergency evacuation procedure: Leave via the Emergency Exit within the Council Chamber or out of the Main Entrance and convene in the Town Council Parking Spaces within the Car Park

A G E N D A

Members are reminded that this Council has a legal *duty* to consider the following legislation in the exercise of all its functions: The Freedom of Information Act 2000, The Data Protection Act 1998 & The Equality Act 2010. In addition, the Council has a *duty* to comply with the Local Government Transparency Code (2015). Furthermore, in carrying out the Council's functions, this Council *must* consider the impact of all decisions on reducing crime and disorder in the area and have regard to the protection of biodiversity. Finally, a Code of Conduct has been adopted by this Council for members to follow.

PL_2022.105 To welcome members of the public and introduce all Councillors and guest speakers.

The Chair, or a delegated officer, will be asked to describe the emergency procedures and make any necessary safety announcements.

PL_2022.106 Declaration of Interests under the Localism Act 2011.

PL_2022.107 To receive representations from the press and public.

Members of the press and public will be given the opportunity to ask questions of the committee for a maximum of five minutes per person.

PL_2022.108 To approve the minutes of 05th December 2022 meeting.

The Chair will be asked to sign the minutes.

PL_2022.109 To discuss any outstanding items from the previous minutes.

PL_2022.110 Planning Applications.

- a) P22/03717/HH – 23 Springleaze Mangotsfield (Erection of two storey side and rear extension to provide additional living accommodation. Installation of front ramp. Amended design plans for the proposed extension received 23rd November 2022).
- b) P22/05884/HH – 63 Emerson Way Emersons Green (Erection of a single storey rear extension to form additional living accommodation. Conversion of garage to form living accommodation. Amended plans relating to the site boundary line received).
- c) P22/06849/TRE – 84 Cave Grove Emersons Green (Works to reduce crown by 2m to 4 no. Oak trees and 3 no. Silver Birch covered by Tree Preservation Order KTP03/91).
- d) P22/06864/F – 11 Beck Close Emersons Green (Erection of front porch. Garage conversion and erection of a single storey rear extension to form additional living accommodation. Change of use of land from amenity space (Sui Generis) to residential (Class C3) and erection of 1.6m boundary wall and 1 no. outbuilding (Amendment to previously approved scheme P21/08213/F)).
- e) P22/06865/CLP – 8 Britannia Close Downend (Installation of rear bi-fold doors to ground floor. Internal reconfiguration).

- f) P22/06908/F – Sainsburys Supermarkets Ltd the Village Emersons Way Emersons Green (Installation of 10 no. electric vehicle charging points, 2 no. electrical substations, and rearrangement of the existing car park).
- g) P22/06924/RVC – 17 The Folly Downend (Variation of Condition 5 attached to replace the proposed plans and elevation plans. Erection of two storey side and rear extension to form loft conversion and additional living accommodation).

PL_2022.111 Planning Decisions for noting.

- a) P22/05924/F – Land Adjacent 7 Dibden Road Downend (Erection of 1 no. dwelling with associated works) – REFUSE (The Town Council did not Object).
- b) P22/06036/PNH – 22 Cowslip Crescent Emersons Green (The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.4m, for which the maximum height would be 4m, and for which the height of the eaves would be 3.2m) – WITHDRAWN (The Town Council did not Object).
- c) P22/06286/CLP – 37 Forgetmenot Way Emersons Green (Erection of single storey side extension and single storey outbuilding) – APPROVE CERTIFICATE OF LAWFULNESS(The Town Council did not Object).
- d) P22/06361/HH – 35 Harrison Close Emersons Green (Erection of a single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object).

PL_2022.112 Correspondence.

- a) South Gloucestershire Council – Invitation to join an ‘Planning Enforcement Process, Practice and Training’ briefing in January 2023. Circulated to Members prior to the meeting.
- b) South Gloucestershire Council – Consultation for the use of Pomphrey Hill/Johnson Road Emersons Green site for a summer festival on 10 June 2023 10.30am – 20.15pm. Circulated to Members prior to the meeting.

PL_2022.113 Date of next meeting Tuesday 03rd January 2023 at 10.30am