



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 05th December 2022

Present: Councillors Somers (Chair for the meeting), S Budd, and Morgan

Attendees: Donna Simmons (Committee Clerk)

Absent: Councillors C Hunt, R Hunt, Johnson and Nichols

PL_2022.95 Welcome members of the public and introduce all Councillors and guest speakers

Cllr Somers welcomed all to the meeting and advised of the emergency procedures.

PL_2022.96 Apologies for absence

None received

PL_2022.97 Declarations of Interests under the Localism Act 2011

None

PL_2022.98 Public Participation (not to exceed 5 minutes)

None

PL_2022.99 To approve the minutes of the 21st November 2022 meeting

Motion: It was moved by Cllr Morgan, supported by Cllr Budd and resolved that:

Resolved: That the minutes of the meeting of the Planning Committee held on 21st November 2022 be approved as a correct record and signed by the Chair.

PL_2022.100 Outstanding Items from Previous Minutes

None

PL_2022.101 Planning Applications

- a) P22/06374/HH – 5 Rowan Drive Emersons Green (Conversion of existing attached garage to form additional living accommodation) – **RESOLVED** that No Objection be raised subject to the approval of the South Gloucestershire Council Transport Officer with regard to the adequate provision of parking.
- b) P22/06544/HH – 31 Adderly Gate Emersons Green (Erection of a single storey rear extension to form additional living accommodation) – **RESOLVED** that No Objection be raised.
- c) P22/06578/HH – 9 Cornflower Road Emersons Green (Erection of two storey rear extension to provide additional living accommodation (resubmission of P22/03191/HH)) – **RESOLVED** that an Objection be raised due to the inadequate provision of parking.
- d) P22/06628/CLP – 152 Johnson Road Emersons Green (Erection of a single storey rear extension) – **RESOLVED** that No Objection be raised.
- e) P22/06645/HH – 18 Valley Gardens Downend (Installation of 2no. hip to gable roof extensions and 2no. flat roof side dormers to form loft conversion and creation of external raised platform and steps) – **RESOLVED** that No Objection be raised in principle to a proposed extension, however, Members believe this proposal may be too dominant, overbearing and out of keeping with the surrounding street scene.
- f) P22/06660/RVC – Land at Emersons Green East Land to East of Avon Ring Road South of M4 Motorway and North West of disused railway line (Variation of condition 9 attached to P20/12935/RM to realign the footpath along the western boundary, installation of 3 metre lighting columns along the extent of the footpath and to include the following plans with the list of approved plans: P21-270-04 - Core Area Location Plan, 1729-GL - 17_I Bollard Lighting Plan, Drawing_47036B, 3CT76 Lighting Column, Kingfisher Lighting_Mod_Urban_Datasheet 2021 and 1739-GL-20_A Gate Locations-NVB Comments) – **RESOLVED** that No Objection be raised.
- g) P22/06686/HH – 26 Emerson Way Emersons Green (Demolition of existing rear conservatory. Erection of single storey rear extension to form additional living accommodation) – **RESOLVED** that No Objection be raised.
- h) P22/06721/HH – 71 Westerleigh Road Downend (Demolition of existing garage. Erection of a single storey rear extension to form additional living accommodation) – **RESOLVED** that No Objection be raised.

PL_2022.102 Planning Decisions – Noted

- a) P22/05658/CLP – 7 Rodway Hill Road Mangotsfield (Installation of rear dormer to facilitate loft conversion) – APPROVE CERTIFICATE OF LAWFULNESS (The Town Council did not Object).

PL_2022.103 Correspondence

None

PL_2022.104 Date of next meeting – Monday 19 December 2022 at 10.30am

The Chairman closed the meeting at 11.05am