



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 21st November 2022

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

Attendees: Donna Simmons (Committee Clerk), Representative from Lyde Green Retail Limited

Absent: Councillors Johnson and Nichols

PL_2022.85 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_2022.86 Apologies for absence

Cllr R Hunt

PL_2022.87 Declarations of Interests under the Localism Act 2011

None.

PL_2022.88 Public Participation (not to exceed 5 minutes)

Representative for Lyde Green Retail Limited, in relation to the New Premises applications for the Restaurant and Micro Pub on the proposed retail development Willowherb Road, Lyde Green.

The Chair brought forward Items **PL_2022.92 (a) and (b)** and invited the representative to address the Committee:

A short synopsis of the two applications was given with the following being highlighted; the length of opening hours have been applied for to allow flexibility in running the businesses, a robust management system will be in place to ensure opening hours are adhered to. The Police have also been consulted and asked for a '11.30pm curfew with the premises being closed up by midnight' - the applicant will comply with this. The representative also pointed out that any licenses granted will be monitored by South Gloucestershire Council.

Following a short discussion it was **RESOLVED** that No Objection be raised to either New Premises application. However, Members do have concerns that the noise level in the outside area does not become too loud and impact on nearby residents. Members also seek assurance that the noise level will be closely monitored by South Gloucestershire Council.

The representative left the meeting at 10.45am

PL_2022.89 To approve the minutes of the 07th November 2022 meeting

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

Resolved: That the minutes of the meeting of the Planning Committee held on 07th November 2022 be approved as a correct record and signed by the Chair.

PL_2022.90 Outstanding Items from Previous Minutes

None.

PL_2022.91 Planning Applications

- a) P22/06286/CLP – 37 Forgetmenot Way Emersons Green (Erection of single storey side extension and single storey outbuilding) – **RESOLVED** that No Objection be raised.
- b) P22/06361/HH – 35 Harrison Close Emersons Green (Erection of single storey rear extension to form additional living accommodation) – **RESOLVED** that No Objection be raised.

PL_2022.92 Planning Decisions – Noted

- a) P22/05373/HH – 51 Guest Avenue Emersons Green (Erection of rear conservatory (Retrospective)) – PERMIT (The Town Council did not Object).
- b) P22/05604/HH – 134 Westerleigh Road Downend (Part conversion of existing garage to provide additional living accommodation. Erection of 1.8m rear boundary wall (Part resubmission P22/03300/HH)) – PERMIT (The Town Council did not Object subject to the adequate provision of parking).
- c) P22/05741/HH – 80 Blackhorse Road Mangotsfield (Erection of a single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object).
- d) P22/05775/CLP – 66 Westbourne Road Downend (Installation of rear dormer to facilitate loft conversion) – APPROVE CERTIFICATE OF LAWFULNESS (The Town Council did not Object).
- e) P22/05874/TRE – Emerald Park East Longmead Road Emersons Green (Works to 1 no. Quercus Rubra tree to crown lift by 3.6 m to above level of CCTV on neighbouring building 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).

PL_2022.93 Correspondence

- a) South Gloucestershire Council – Notification of a New Premises Application and plan under the Licensing Act 2003 for Restaurant, proposed retail development Willowherb Road Lyde Green. Full details can be found on the Council’s website; Consultation Homepage - Licensing Act_2003 Register - South Gloucestershire Online Consultations (southglos.gov.uk). Documents circulated to Members prior to the meeting – Previously addressed under Item **PL_2022.87** Public Participation.
- b) South Gloucestershire Council – Notification of a New Premises Application and plan under the Licensing Act 2003 for Micro Pub, proposed retail development Willowherb Road Lyde Green. Full details can be found on the Council’s website; Consultation Homepage - Licensing Act_2003 Register - South Gloucestershire Online Consultations (southglos.gov.uk). Documents circulated to Members prior to the meeting – Previously addressed under Item **PL_2022.87** Public Participation.

PL_2022.94 Date of next meeting – Monday 05 December 2022 at 10.30am

The Chairman closed the meeting at 10.55am