



EMERSONS GREEN  
TOWN COUNCIL

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

**Clerk:** Ian Lyons **Email:** [clerk@emersonsgreen-tc.gov.uk](mailto:clerk@emersonsgreen-tc.gov.uk) **Tel:** 0117 3026989

07<sup>th</sup> February 2023

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 13th February 2023 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](mailto: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\_2022.145 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\_2022.146 Declaration of Interests under the Localism Act 2011.**

**PL\_2022.147 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\_2022.148 To approve the minutes of 30<sup>th</sup> January 2023 meeting.**

The Chair will be asked to sign the minutes.

**PL\_2022.149 To discuss any outstanding items from the previous minutes.**

**PL\_2022.150 Planning Applications.**

- a) P23/00278/HH – 29 Blackhorse Road Mangotsfield (Erection of a single storey rear extension to form additional living accommodation).
- b) P23/00309/HH – 8 Britannia Close Downend (Installation of bi-fold doors to rear elevation).
- c) P23/00321/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 5.4 meters, for which the maximum height would be 4 meters, and for which the height of the eaves would be 3 metres).

**PL\_2022.151 Planning Decisions for noting.**

- a) P22/01746/F – Land at 29A and 29B St James Place Mangotsfield. Adjoining parish application (Demolition of existing semi-detached dwellings and garages. Erection of 6 no. attached dwellinghouses with associated parking, alteration to access, landscaping and associated works) – APPROVED (the Town Council made No Comment)

- b) 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) – APPROVED (The Town Council did not Object subject to the inadequate provision of parking).
- c) P22/06865/CLP – 8 Britannia Close Downend (Installation of rear bi fold doors to ground floor. Internal re configuration.) – WITHDRAWN (The Town Council did not Object).
- d) P22/06908/F – Sainsburys Supermarkets Ltd The Village Emerson Way Emersons Green (Installation of 10 no. electric vehicle charging points, 2 no. electrical substations, and rearrangement of the existing car park) – APPROVED (The Town Council did not Object).
- e) P22/06964/F – Unit 101 Longmead Road Emersons Green (Change of Use from offices (Class E) to vehicle body repair centre (Class B2) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) with installation of 3 no. flues and associated external alterations) – APPROVED (The Town Council did not Object).

**PL\_2022.152 Correspondence.**

- a) LI23/0501/STS – An application has been received from Mike’s Kebab Van for a New Street Trader Consent for the selling of hot food and soft drinks in Folly Brook Road Emersons Green. Trading hours are Friday and Saturday 18.30 – 01.00 and Sunday to Thursday 18.30 – 00.00.
- b) P22/03662/F – Land to the rear of 27 Fouracre Road Downend (Demolition of existing storage building and garage to form new access and erection of 1no new dwelling with associated works (re-submission of P21/07519/F) – Notification from South Gloucestershire Council that the applicant has submitted an appeal to the Secretary of State against the refusal of planning permission by South Gloucestershire Council. This is an adjoining parish application.

**PL\_2022.153 Date of next meeting Monday 27<sup>th</sup> February 2023 at 10.30am**