



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 13th February 2023

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

Attendees: Ian Lyons (Town Clerk),

Absent: Councillors, C Hunt, Johnson and Nichols

PL_2022.145 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_2022.146 Apologies for absence

None received

PL_2022.147 Declarations of Interests under the Localism Act 2011

None

PL_2022.148 Public Participation (not to exceed 5 minutes)

None

PL_2022.149 To approve the minutes of the 30th January 2023 meeting

It was **RESOLVED** that the minutes of the meeting of the Planning Committee held 30th January 2023 be approved as a correct record and signed by the Chair.

PL_2022.150 Outstanding Items from Previous Minutes

None

PL_2022.151 Planning Applications

- a) P23/00278/HH – 29 Blackhorse Road Mangotsfield (Erection of a single storey rear extension to form additional living accommodation) – **RESOLVED** that No Objection be raised.
- b) P23/00309/HH – 8 Britannia Close Downend (Installation of bi-fold doors to rear elevation) – **RESOLVED** that No Objection be raised.
- 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) – **RESOLVED** that No Objection be raised.

PL_2022.152 Planning Decisions – Noted

- 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_2022.153 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 to 01.00 and Sunday to Thursday 18.30 to 00.00 – **RESOLVED** that No Objection be made.
- 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 1 no 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 – **NOTED**

PL_2022.154 Date of next meeting – Monday 27 February 2023 at 10.30am

The Chairman closed the meeting at 10.41am

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