



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

07th March 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 March 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, 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_2022.165 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_2022.166 Declaration of Interests under the Localism Act 2011.

PL_2022.167 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_2022.168 To approve the minutes of 27th February 2023 meeting.

The Chair will be asked to sign the minutes.

PL_2022.169 To discuss any outstanding items from the previous minutes.

PL_2022.170 Planning Applications.

- a) P23/00703/HH – 188 Willowherb Road Emersons Green (Erection of a single storey side extension to form additional living accommodation).
- b) P23/00755/HH – 7 Dibden Road Downend (Erection of single storey side and rear extension to provide additional living accommodation).
- c) P23/00774/ADV – Land adjacent to Harlequin Office Park Fieldfare Emersons Green (Display of 7no. internally illuminated fascia signs and 1no. digital booth screen).
- d) P23/00776/ADV – McDonalds Restaurant Harlequin Office Park Fieldfare Emersons Green (Display of 4 no. internally illuminated freestanding signs, 1no. banner unit, 1 no. internally illuminated playland sign and 17no. Dot signs (comprising; 2no accessible bays, 2no. parked order bays, 3no. litter signs, 2no. no entry signs, 2no. pedestrian crossing signs, 1no. give way sign, 1no. speed limit sign, 2no. look left signs, 1no. look right and 1no. no left turn).
- e) P23/00777/ADV – McDonalds Restaurant Harlequin Office Park Fieldfare Emersons Green (Display of 1no. internally illuminated freestanding Totem sign to the North of the site).
- f) P23/00778/ADV – McDonalds Restaurant Harlequin Office Park Fieldfare Emersons Green (Display of 1no. internally illuminated freestanding Totem sign to the south of the site).
- g) P23/00804/PNH – 20 Morley Avenue Mangotsfield (Erection of single storey rear extension which would extend beyond the rear wall of the original house by 3.05

metres, for which the maximum height would be 3.80 metres and for which the height of the eaves would be 2.90 metres).

- h) P23/00807/HH – 28 Springleaze Mangotsfield (Erection of single storey rear extension to form additional living accommodation).

PL_2022.171 Planning Decisions for noting.

- a) P22/02485/HH – 18 Springfield Road Mangotsfield (Erection of a first floor rear/side extension, single storey rear/side extension to form additional living accommodation and installation of rear dormer (Resubmission of P20/12922/F) (Part Retrospective)) – APPROVED (The Town Council did not Object).
- b) P22/06374/HH – 5 Rowan Drive Emersons Green (Conversion of attached existing garage to form additional living accommodation) – APPROVED (The Town Council did not Object subject to the approval of the South Gloucestershire Council Transport Officer with regards to the adequate provision of parking).
- c) P22/07121/F – Land off Newlands Lane Emersons Green (Erection of 1 no. sub-station to be installed within existing service yard (in association with planning permission P22/05070/F)) – APPROVED (The Town Council did not Object).
- d) P23/00199/ADV – Sainsburys Supermarkets Ltd The Village Emerson Way Emersons Green (Display of 3 no. internally illuminated fascia signs) – APPROVED (The Town Council did not Object).
- e) P23/00278/HH – 29 Blackhorse Road Mangotsfield (Demolition of existing conservatory. Erection of a single storey rear extension to form additional living accommodation) – APPROVED (The Town Council did not Object).
- f) P23/00309/HH – 8 Britannia Close Downend (Installation of bi-fold doors to rear elevation) – APPROVED (The Town Council did not Object).
- g) 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) – PRIOR APPROVAL NOT REQUIRED (The Town Council did not Object).

PL_2022.172 Correspondence.

- a) L123/1419/STM – An application has been received from The Snack Van for a Mobile Street Trader license for the selling of hot and cold refreshments throughout the South Gloucestershire area. Trading hours are Monday to Friday 9am to 2pm.
- b) PT.6847 Public Footpath LPU/36/30, Emersons Green – notification from South Gloucestershire Council that the order has been continued in force with the approval of the Secretary of State for Transport until 21 September 2023 or until such time as the works are completed, whichever is the earlier. The effect of the order has closed, temporarily, to pedestrians that length of footpath which extends from a point 166 metres south east of its junction with Willowherb Road in a generally south easterly direction for a distance of 132 metres. This order was required because of the likelihood of danger to the public consequent upon works to construct new dwellings and associated infrastructure and would have expired on 21 March 2023.

PL_2022.173 Date of next meeting Monday 27th March 2023 at 10.30am