



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 27th February 2023

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

Attendees: Donna Simmons (Committee Clerk)

Absent: Councillors, R Hunt and Nichols

PL_2022.155 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_2022.156 Apologies for absence

Councillor C Hunt

PL_2022.157 Declarations of Interests under the Localism Act 2011

None

PL_2022.158 Public Participation (not to exceed 5 minutes)

None

PL_2022.159 To approve the minutes of the 13th February 2023 meeting

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

Resolved: That the minutes of the meeting of the Planning Committee held on 13th February 2023 be approved as a correct record and signed by the Chair.

PL_2022.160 Outstanding Items from Previous Minutes

None

PL_2022.161 Planning Applications

- a) P23/00542/ADV – Unit B1 The Village Emersons Green (Installation of 1 no. externally illuminated fascia sign and 2 no. internally illuminated signs) – **RESOLVED** that No Objection be raised.
- b) P23/00561/HH – 38 Emet Grove Emersons Green (Erection of a single storey rear extension and garage conversion to form additional living accommodation) – **RESOLVED** that No Objection be raised subject to the adequate provision of parking.
- c) P23/00568/F – Land at Harlequin Office Park Fieldfare Emersons Green (Erection of 1no. single storey Drive Thru retail / bakery unit (Class E) and 1 no. part single storey and part two storey Drive Thru restaurant (Sui Generis), including erection of customer order displays and associated canopies, play equipment and outdoor seating, together with car parking, landscaping and associated works) – **RESOLVED** that No Objection be raised in principle, Members have noted the contents of the Transport Survey but still have the remaining concerns;
 - 1) The increased volume of vehicles accessing/leaving the site via Follybrook Rd - this is an extremely busy road used by cyclists, cars and articulated lorries, who sometimes park on the road waiting for access onto another site. There is often severe congestion on the road, sometimes causing a potential safety issue.
 - 2) The increased volume of vehicles leaving Follybrook Rd onto the A4174 - the slip road leading onto the A4174 is very short making joining the very fast moving Ring Road very difficult and potentially dangerous.
 - 3) Cycle access from the A4174 onto Follybrook Road - The dropped kerb is too close to the A4174 junction, with fast moving vehicles leaving the Ring Road it is very difficult for cyclists to cross over safely.
 - 4) The increased volume of traffic accessing the site will lead to increased levels of carbon emissions in this area, in which there is currently a children's nursery.
- d) P23/00635/TRE – 10 Hill View Blackhorse Lane Downend (Works to fell 1 no. ash as covered by Tree Preservation Order KTPO3/91 dated 29th July 1991) – **RESOLVED** that No Objection be raised subject to the approval of the South Gloucestershire Council Tree Officer.

PL_2022.162 Planning Decisions – Noted

- a) P23/00148/TRE – 8 Langley Mow Emersons Green (Works to 2no. Oaks to crown reduce back to previous pruning points, leaving cuts no bigger than 75mm covered by Tree Preservation Order KTPO03/91 dated 29 July 1991) – **APPROVED** (The Town Council did not Object subject to the approval of the South Gloucestershire Council Tree Officer).

PL_2022.163 Correspondence – Noted

- a) LI22/1043/STM – An application has been received from Gio's Gelato for the renewal of a Mobile Street Trader license for the selling of ice cream and confectionary throughout the South Gloucestershire area. Trading hours are Monday to Sunday 9am to 9pm.

PL_2022.164 Date of next meeting – Monday 13 March 2023 at 10.30am

The Chairman closed the meeting at 10.55am