



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 11th April 2023

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

Attendees: Donna Simmons (Committee Clerk)

Absent: Councillors, R Hunt, C Johnson and Nichols

PL_2022.184 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_2022.185 Apologies for absence

None received

PL_2022.186 Declarations of Interests under the Localism Act 2011

None

PL_2022.187 Public Participation (not to exceed 5 minutes)

None

PL_2022.188 To approve the minutes of the 13th March 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 March 2023 be approved as a correct record and signed by the Chair.

PL_2022.189 Outstanding Items from Previous Minutes

None

PL_2022.190 Planning Applications

- a) P23/01120/HH – 3 Rodway Hill Mangotsfield (Erection of 1no. rear raised terrace) – **RESOLVED** that No Objection be raised.
- b) P23/01167/PNRE – Unit 101 Emerald Park Emersons Green (Prior notification of the intention to install roof mounted solar panels) – **RESOLVED** that No Objection be raised.
- c) P23/01173/HH – 18 Valley Gardens Downend (Installation of 1no side dormer and a hip to gable roof extension to form additional living accommodation. Creation of external raised platform with steps. (re-submission of P22/06645/HH)) – **RESOLVED** that Members have No Objection in principal to an extension, however, Members believe the resubmitted proposal is still overly dominant, overbearing and out of keeping with the surrounding area.
- d) P23/01186/CLP – 116 Westerleigh Road Downend (Change of use from dwellinghouse (Use Class C3) to a small 6 bed HMO (Use Class C4) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)) – **RESOLVED** that an Objection be raised due to the insufficient provision of off-street parking.
- e) P23/01200/PNRE – Unit 107 Longmead Road Emersons Green (Prior notification of the intention to install roof mounted solar panels) – **RESOLVED** that No Objection be raised.
- f) P23/01201/PNRE – Unit 201 Longmead Road Emersons Green (Prior notification of the intention to install roof mounted solar panels) – **RESOLVED** that No Objection be raised.
- g) P23/1202/PNRE – 400 Emerald Park Emersons Green (Prior notification of the intention to install roof mounted solar panels) – **RESOLVED** that No Objection be raised.
- h) P23/01203/PNRE – Unit 106 Longmead Road Emersons Green (Prior notification of the intention to install roof mounted solar panels) – **RESOLVED** that No Objection be raised.

PL_2022.191 Planning Decisions – Noted

- a) P23/00542/ADV – Unit B1 The Village Emerson Way Emersons Green (Installation of 1 no. externally illuminated fascia sign and 2 no. internally illuminated signs) – APPROVED (The Town Council did not Object).
- b) P23/00703/HH – 188 Willowherb Road Emersons Green (Erection of a single storey side extension to form additional living accommodation) – APPROVED (The Town Council did not Object).
- c) P23/00755/HH – 7 Dibden Road Downend (Demolition of Existing Conservatory. Erection of single storey side and rear extension to provide additional living accommodation) – APPROVED (The Town Council did not Object).
- d) P23/00804/PNH – 20 Morley Avenue Mangotsfield (The erection of a 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) – PRIOR APPROVAL NOT REQUIRED (The Town Council did not Object).

PL_2022.192 Correspondence – Noted

- a) Correspondence and accompanying documents from a Town Planning Agent on behalf of EE Ltd for a proposed telecommunications development on Emerson Way Emersons Green, (google maps street view - <https://goo.gl/maps/KQZUk3Zo329ijro69>). The proposal will form a base station with a street pole 17.5m in height and associated ground-based cabinets. The agent has asked for any comments before a formal application is submitted – circulated to Members prior to the meeting.

PL_2022.193 Date of next meeting – Monday 24 April 2023 at 10.30am

The Chairman closed the meeting at 11.00am