



**EMERSONS GREEN**  
TOWN COUNCIL

## **Minutes of Planning Committee Meeting 13<sup>th</sup> March 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\_2022.165 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\_2022.166 Apologies for absence**

None received

### **PL\_2022.167 Declarations of Interests under the Localism Act 2011**

None

### **PL\_2022.168 Public Participation (not to exceed 5 minutes)**

None

### **PL\_2022.169 To approve the minutes of the 13<sup>th</sup> 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 27<sup>th</sup> February 2023 be approved as a correct record and signed by the Chair.

### **PL\_2022.170 Outstanding Items from Previous Minutes**

None

## PL\_2022.171 Planning Applications

- a) P23/00703/HH – 188 Willowherb Road Emersons Green (Erection of a single storey side extension to form additional living accommodation) – **RESOLVED** that No Objection be raised.
- b) P23/00755/HH – 7 Dibden Road Downend (Erection of single storey side and rear extension to provide additional living accommodation) – **RESOLVED** that No Objection be raised.
- 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) – **RESOLVED** that No Objection be raised.
- 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) – **RESOLVED** that No Objection be raised.
- 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) – **RESOLVED** that No Objection be raised.
- 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) – **RESOLVED** that No Objection be raised.
- 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) – **RESOLVED** that No Objection be raised.
- h) P23/00807/HH – 28 Springleaze Mangotsfield (Erection of single storey rear extension to form additional living accommodation) – **RESOLVED** that No Objection be raised.

## PL\_2022.172 Planning Decisions – Noted

- 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\_2022.173 Correspondence – Noted**

- a) LI23/1419/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\_2022.174 Date of next meeting – Monday 27 March 2023 at 10.30am**

The Chairman closed the meeting at 10.55am