



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

30th May 2023

To Councillors: Simon Budd, Colin Hunt, Rachael Hunt, Patricia Morgan,
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 05th June 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

AGENDA

05th June 2023

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.

Beforehand To welcome members of the public and introduce all Councillors and guest speakers.

The delegated officer, will welcome members of the public, introduce all Councillors and guest speakers, describe the emergency procedures, and make any necessary safety announcements.

PL_2023.001 Election.

To receive and consider nominations for the position of Chairman.

PL_2023.002 Election.

To receive and consider nominations for the position of Vice-Chairman.

PL_2023.003 Declaration of Interests under the Localism Act 2011.

PL_2023.004 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_2023.005 To approve the minutes of 24th April 2023 meeting.

The Chair will be asked to sign the minutes.

PL_2023.006 To discuss any outstanding items from the previous minutes.

PL_2023.007 Planning Applications.

- a) P23/01569/PN1 – Highways Land Emerson Way Emersons Green (Installation of 17.5m street pole style telecommunications mast, antennas, ground based equipment cabinets and associated ancillary development).
- b) P23/01581/HH – 12 Campanula Gardens Emersons Green (Erection of single storey rear extension to form addition living accommodation. Erection of front porch).
- c) P23/01621/HH – 38 Church Farm Road Emersons Green (Erection of a two storey front extension to form additional living accommodation).

PL_2023.008 Planning Decisions for noting.

- a) P23/00807/HH – 28 Springleaze Mangotsfield (Erection of a single storey rear extension to form additional living accommodation) – APPROVED (The Town Council did not Object).
- b) P23/00923/HH – 229 Colliers Break Emersons Green (Erection of 2 metre boundary fence to the side of the property (Retrospective)) – WITHDRAWN (The Town Council did not comment).
- c) P23/00924/PN1 – Land off Willowherb Road Emersons Green (Installation of 18.0m monopole, 3no. equipment cabinets, and ancillary development) – APPROVED (The Town Council did not comment).
- d) P23/00996/CLP – 11 Viola Way Emersons Green (Conversion of detached garage into playroom) – CERTIFICATE OF LAWFULNESS APPROVED (The Town Council did not comment).
- e) P23/01046/HH – 107 Jubilee Crescent Mangotsfield (Erection of a two storey side and rear extension with single storey rear extension to form additional living accommodation) – APPROVED (The Town Council did not comment).
- f) P23/01054/HH – 36 Pinkers Mead Emersons Green (Erection of a single story rear extension to form additional living accommodation) – APPROVED (The Town Council did not comment).
- g) P23/01118/CLP – 11 Stockwell Avenue Mangotsfield (Installation of rear dormer and hip to gable roof to form loft conversion) – CERTIFICATE OF LAWFULNESS APPROVED (The Town Council did not comment).
- h) P23/01120/HH – 3 Rodway Hill Mangotsfield (Erection of 1No. rear raised terrace) – APPROVED (The Town Council did not Object).
- i) P23/01167/PNRE Unit 101 Emerald Park Emersons Green (Prior notification of the intention to install roof mounted solar panels) – PRIOR APPROVAL GRANTED (The Town Council did not Object).
- j) 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)) – CERTIFICATE OF LAWFULNESS APPROVED (The Town Council raised an Objection due to the inadequate provision of parking).
- k) P23/01200/PNRE – Unit 107 Longmead Road Emersons Green (Prior notification of the intention to install roof mounted solar panels) – PRIOR APPROVAL GRANTED (The Town Council did not Object).
- l) P23/01201/PNRE – Unit 201 Longmead Road Emersons Green (Prior notification of the intention to install roof mounted solar panels) – PRIOR APPROVAL GRANTED (The Town Council did not Object).
- m) P23/01202/PNRE – 400 Emerald Park Emersons Green (Prior notification of the intention to install roof mounted solar panels) – PRIOR APPROVAL GRANTED (The Town Council did not Object).
- n) P23/01203/PNRE – Unit 106 Longmead Road Emersons Green (Prior notification of the intention to install roof mounted solar panels) – PRIOR APPROVAL NOT REQUIRED (The Town Council did not Object).

PL_2023.009 Correspondence.

- a) South Gloucestershire Council - notification of major maintenance works to Badminton Road Downend from 19th June to 8th July 2023. The work will involve the planing off of the existing surface and will be carried out between the hours 8pm until 6am on weekday nights. The two areas affected are junction of Cleeve Hill to Oakdale Road and junction of Westbourne Road to Blackhorse Lane. For the duration of the works, the road will be closed with diversion signs in place.

PL_2023.010 Date of next meeting Monday 19th June 2023 at 10.30am