



## **Minutes of Planning Committee Meeting 05<sup>th</sup> June 2023**

Present: Councillors Dave Somers (Chair for the meeting), Simon Budd, Colin Hunt, Rachael Hunt and Pat Morgan

Attendees: Donna Simmons (Committee Clerk)

Absent: None

Apologies: None

### **Beforehand Welcome members of the public and introduce all Councillors and guest speakers**

Donna Simmons welcomed all to the meeting and advised of the emergency procedures.

#### **PL\_2023.001 Election**

**Minutes:** A single nomination was received for Councillor Dave Somers to be elected as Chairman.

**Motion:** It was moved by Cllr Colin Hunt, supported by Cllr Simon Budd, and resolved that:

**Resolved:** Cllr Dave Somers be the Chairman

#### **PL\_2023.002 Election**

**Minutes:** A single nomination was received for Councillor Colin Hunt to be elected as Vice-Chairman.

**Motion:** It was moved by Cllr Simon Budd, supported by Cllr Rachael Hunt, and resolved that:

**Resolved:** Cllr Colin Hunt be the Vice-Chairman

### **PL\_2023.003 Declarations of Interests under the Localism Act 2011**

None

### **PL\_2023.004 Public Participation (not to exceed 5 minutes)**

None

### **PL\_2023.005 To approve the minutes of the 24<sup>th</sup> April 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 24<sup>th</sup> April 2023 be approved as a correct record and signed by the Chair.

### **PL\_2023.006 Outstanding Items from Previous Minutes**

None

### **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) – **RESOLVED** that No Objection be raised subject to all of the necessary and relevant regulations being met.
- b) P23/01581/HH – 12 Campanula Gardens Emersons Green (Erection of single storey rear extension to form addition living accommodation. Erection of front porch) – **RESOLVED** that No Objection be raised.
- c) P23/01621/HH – 38 Church Farm Road Emersons Green (Erection of a two storey front extension to form additional living accommodation) – **RESOLVED** that No Objection in principle be raised, however, Members have raised concerns over the close proximity of the proposed location of the front door to the off street parking provision. Members would also like assurance that the off street parking provision will adequately accommodate two vehicles without compromising the adjacent public footpath.

### **PL\_2023.008 Planning Decisions – Noted**

- 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 – Noted**

- a) South Gloucestershire Council - notification of major maintenance works to Badminton Road Downend from 19<sup>th</sup> June to 8<sup>th</sup> 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**

The Chairman closed the meeting at 10.50am