



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

27th June 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 03rd July 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

03rd July 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.

PL_2023.020 To welcome members of the public and introduce all Councillors and guest speakers.

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

PL_2023.021 Declaration of Interests under the Localism Act 2011.

PL_2023.022 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_2023.023 To approve the minutes of 19th June 2023 meeting.

The Chair will be asked to sign the minutes, copies having been circulated.

PL_2023.024 To discuss any outstanding items from the previous minutes.

PL_2023.025 Planning Applications.

- a) P23/01815/CLP – 18 Valley Gardens Downend (Installation of a hip to gable roof extension and 1no. dormer to facilitate a loft conversion).
- b) P23/01898/HH – 108 Wadham Grove Emersons Green (Conversion of existing garage to form additional living accommodation. Demolition of existing garden room/store and erection of 1no detached ancillary annexe).
- c) P23/01904/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 3.35m, for which the maximum height would be 3.85m, and for which the height of the eaves would be 2.95m).
- d) P23/01912/RVC – Parcel 30 Land at Emersons Green East (Variation of condition no.18 attached to permission P21/06187/RM to amend the approved plans as stated in covering letter).

PL_2023.026 Planning Decisions for noting.

- a) P22/03998/HH – 13A And 13B Cossham Street Mangotsfield (Erection of first floor front extension to form additional living accommodation to both dwellings and raising of garage rooflines. Erection of side porch and erection of a single storey extension to garage to form garden room for 13B Cossham Street) – APPROVED (The Town Council made No Comment).
- b) P23/01306/HH – 47 Johnson Road Emersons Green (Erection of front porch) – APPROVED (The Town Council did not Object).
- c) P23/01402/F – 7 Dibden Road Downend (Demolition of Existing Conservatory. Erection of single storey side and rear extension to provide additional living accommodation to facilitate change of use from dwelling (Class C3) to 7 bedroom, 7 person House in Multiple Occupation (HMO) (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)) – APPROVED (The Town Council were unable to comment due to the timing of local elections).

PL_2023.027 Correspondence.

None received.

PL_2023.028 Date of next meeting Monday 17th July 2023 at 10.30am