



Name: Cllr Dave Somers (Chair)

Date: 17<sup>th</sup> July 2023

Signed:

**Minutes of the Planning Committee Meeting**  
**held in the Council Chamber, Emersons Green Town Council,**  
**1030hrs on Monday 3<sup>rd</sup> of July 2023.**

**Present:** Councillors Dave Somers (Chair), Simon Budd, Colin Hunt, and Rachael Hunt.

**Absent:** None.

**In attendance:** Committee Clerk, Donna Simmons.

**Apologies:** Councillor Pat Morgan.

**Public:** No members of the public attended the meeting.

**Notes:** The meeting began at 1030hrs. All resolutions are passed with a majority vote, by a show of hands, unless otherwise stated.

**PL\_2023.020 Welcome and Introductions.**

**Minutes:** Cllr Dave Somers welcomed everyone present at the meeting and explained the emergency procedures.

**PL\_2023.021 Declaration of Interest – Localism Act 2011.**

**Minutes:** Cllr Dave Somers reminded members of the requirement to declare an interest. No interests were declared.

**PL\_2023.022 Public Participation.**

**Minutes:** No members of the public were present.

**PL\_2023.023 Minutes.**

**Motion:** It was Proposed by Cllr Colin Hunt and Seconded by Cllr Simon Budd, and resolved that:

**Resolved:** The *Minutes of the Planning Committee meeting held on the 19<sup>th</sup> of June 2023*, copies having been circulated, be approved as a correct record, and signed by the Chair.

**Minutes:** The minutes were signed at the meeting by Cllr Dave Somer.

**PL\_2023.024 Outstanding items.**

None

**PL\_2023.025 Planning Applications.**

**Minutes:** a. P23/01815/CLP – 18 Valley Gardens Downend (Installation of a hip-to-gable roof extension and 1no. dormer to facilitate a loft conversion).

**Resolved:** No Objection be raised subject to the current roofline not being raised and neighbouring properties not being excessively overlooked.

**Minutes:** 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).

**Resolved:** No Objection be raised.

**Minutes:** c. P23/01904/PNH – 20 Morley Avenue Mangotsfield (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).

**Resolved:** No Objection be raised.

**Minutes:** 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).

**Resolved:** No Objection be raised.

**PL\_2023.026 Planning Decisions.**

**Minutes:** 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).

**Resolved:** All planning decisions be noted.

**PL\_2023.027 Correspondence.**

**Minutes:** None received

**PL\_2023.028 Dates and Timings.**

**Minutes:** Cllr Dave Somers announced that the next meeting of the Planning Committee was scheduled to take place:

**Monday 17th of July 2023 at 1030hrs in the Emersons Green Town Council Chamber.**

Cllr Dave Somers concluded the formal business of the meeting at 1059hrs and announced that an informal 'round-table' discussion would take place afterward.