



EMERSONS GREEN  
TOWN COUNCIL

198 Westerleigh Road, Emersons Green, Bristol, South Gloucestershire, BS16 7AN

**Clerk:** Ian Lyons **Email:** [clerk@emersonsgreen-tc.gov.uk](mailto:clerk@emersonsgreen-tc.gov.uk) **Tel:** 0117 3026989

11<sup>th</sup> July 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 17th 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](mailto: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**

**17<sup>th</sup> 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\_2023.029 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\_2023.030 Declaration of Interests under the Localism Act 2011.**

**PL\_2023.031 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\_2023.032 To approve the minutes of 03<sup>rd</sup> July 2023 meeting.**

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

**PL\_2023.033 To discuss any outstanding items from the previous minutes.**

**PL\_2023.034 Planning Applications.**

- a) P23/01527/HH – 229 Colliers Break Emersons Green (Erection of 2.4m high boundary fence (retrospective) (resubmission of P23/00923/HH)).
- b) P23/01555/TRE – Apple Blossom Dibden Lane Emersons Green (Works to crown thin the top canopy of 1no Oak Tree by 15% . On north west side of crown cut back to previous points from property cuts no bigger than 75mm. On south east side of crown cut back to previous points to balance crown, cuts no bigger than 75mm. Covered by Tree Preservation Order SGTPO 06/99 dated 17th June 1999).
- c) P23/01914/HH – 43 Leap Valley Crescent Downend (Erection of single storey rear extension to form additional living accommodation).
- d) P23/01924/HH – 56 Sundew Road Emersons Green East (Erection of summer house).
- e) P23/01998/F – Car Park of National Composites Centre Bristol and Bath Science Park (Erection of structures and plant for information technology (IT) installation, acoustic fencing, and associated works).
- f) P23/02069/F – Land adjacent to Fairview Cottage Emersons Green Lane Emersons Green (Erection of 1no. attached dwelling and associated works).

**PL\_2023.035 Planning Decisions for noting.**

- a) P23/00568/F – Land At Harlequin Office Park Fieldfare Emersons Green (Erection of 1no. single storey Drive Thru retail / bakery unit and 1 no. part single storey and part two storey Drive Thru restaurant (Sui Generis), including erection of customer order displays and associated canopies, play equipment and outdoor seating, together with car parking, landscaping and associated works) – APPROVED (The Town Council did not Object in principle. Members noted the comments of the South Gloucestershire Council Transport Officer but still had the remaining concerns; 1) The increased volume of vehicles accessing/leaving the site via Follybrook Rd - this is an extremely busy road used by cyclists, cars and articulated lorries, who sometimes park on the road waiting for access onto another site. There is often severe congestion on the road, sometimes causing a potential safety issue. 2) The increased volume of vehicles leaving Follybrook Rd onto the A4174 - the slip road leading onto the A4174 is very short making joining the very fast moving Ring Road very difficult and potentially dangerous. 3) Cycle access from the A4174 onto Follybrook Road - the dropped kerb is too close to the A4174 junction, with fast moving vehicles leaving the Ring Road it is very difficult for cyclists to cross over safely. 4) The increased volume of traffic accessing the site will lead to increased levels of carbon emissions in this area, in which there is currently a children's nursery).
- b) 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) – WITHDRAWN (The Town Council did not Object subject to all of the necessary and relevant regulations being met).
- c) P22/05933/RVC – Downend Car Wash The Huntsman Garage Westerleigh Road Downend (Variation of condition 2 attached to planning permission PK12/3591/RVC to allow for external lighting to be installed) – Finally Disposed Of (The Town Council Planning Committee carefully considered the submitted light report but had very serious concerns of the possible effect that the proposed lighting may have had on nearby residents).

**PL\_2023.036 Correspondence.**

- a) PT.7717 Temporary Bus Lane Suspension Order for Westerleigh Lane Emersons Green – notification from South Gloucestershire Council of the intention to make the above order which will be to suspend, temporarily, the bus lane in that length of Westerleigh Lane which extends from the end of the bus lane in a westerly direction for a distance of 47.4 metres. The order is required in connection with the facilitation of temporary access to a construction site. The order will be operative from 14 August 2023 for a maximum of eighteen months. The measures may not be implemented for the whole of the period but only when traffic signs are in position, the works are anticipated to be of eighteen months duration.

**PL\_2023.037 Date of next meeting Monday 31<sup>st</sup> July 2023 at 10.30am**