



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

4th October 2022

To Councillors: Simon Budd, Colin Hunt, Rachael Hunt, Caroline Johnson, Patricia Morgan,
Richard Nichols 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 10th October 2022 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 item 5. 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

A G E N D A

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_2022.55 To welcome members of the public and introduce all Councillors and guest speakers.

The Chair, or a delegated officer, will be asked to describe the emergency procedures and make any necessary safety announcements.

PL_2022.56 Declaration of Interests under the Localism Act 2011.

PL_2022.57 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_2022.58 To approve the minutes of 30th August 2022 meeting.

The Chair will be asked to sign the minutes.

PL_2022.59 To discuss any outstanding items from the previous minutes.

PL_2022.60 Planning Applications.

- a) P22/05070/F – Laaps Newlands Lane Emersons Green (Installation of roof top solar photovoltaics, hydrogen electrolyzers and associated plant to enable a green hydrogen production facility. Amended plans received 29 September 2022).
- b) P22/05483/ADV – Small Storage Building to The Rear of Unit 7 The Village Emerson Way Emersons Green (Display of 1 no. externally illuminated fascia sign, 1 no. non-illuminated fascia board sign and 2 no. window stickers).
- c) P22/05604/HH – 134 Westerleigh Road Downend (Part conversion of existing garage to provide additional living accommodation. Erection of 1.8m rear boundary wall (Part resubmission P22/03300/HH)).
- d) P22/05658/CLP – 7 Rodway Hill Road Mangotsfield (Installation of rear dormer to facilitate loft conversion).
- e) P22/05775/CLP – 66 Westbourne Road Downend (Installation of rear dormer to facilitate loft conversion).

PL_2022.61 Planning Decisions for noting.

- a) P22/03613/HH – 49 Jubilee Crescent Mangotsfield (Erection of two storey side extension and single storey rear to form additional living accommodation) – PERMIT (The Town Council did not Object).
- b) P22/03752/HH – Green Tree Farm Lyde Green. Adjoining parish application. (Erection of first floor side extension to form annexe ancillary to main dwelling house) – PERMIT (The Town Council did not comment).

- c) P22/03753/RVC – 266A Badminton Road Downend (Variation of condition 5 to amend the parking layout attached to permission PK11/1473/F. Erection of 1 no. detached dwelling with new vehicular and pedestrian access and associated works) – PERMIT (The Town Council did not Object).
- d) P22/03834/F – Site Storeroom Emersons Green Retail Park Emersons Green (Installation of new frontage to facilitate change of use of building from storeroom to community meeting room (Class F.2 as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended)) – PERMIT (The Town Council did not comment).
- e) P22/03875/ADV - 5-7A St Lukes House Emerson Way (Display of 1no. non illuminated fascia sign and 5 no. non illuminated window vinyl signs) – PERMIT (The Town Council did not Object).
- f) P22/04265/HH – 39 Adderly Gate Emersons Green (Erection of a single storey rear extension to form living accommodation) – PERMIT (The Town Council did not Object).

PL_2022.62 Correspondence.

- a) P21/08207/RM – Land adjacent Willowherb Road and Thistle Close Emersons Green (Erection of 1no Restaurant, 1no Public House, 3 no Retail Units at Lyde Green Local Centre with parking and associated works. (Approval of Reserved Matters – appearance, landscaping, layout and scale; to be read in conjunction with Outline Planning Permission PK19/09100RVC, formerly PK04/1965/O) – Notification from South Gloucestershire Council that the application will be considered by the Strategic Sites Delivery Committee.
- b) PT.7425 Beaufort Road Downend – Notification from South Gloucestershire Council of the intention to make a Road Traffic Order. The effect of which will be to close, temporarily, to vehicles the length of Beaufort Road which extends from its junction with Maggs Close to its junction with Mendip Crescent. The order is required for the connection of a new sewer and will be operative from 14 November 2022 for a maximum of eighteen months. The closure, however, may not be implemented for the whole of the period but only when traffic signs are in position and only for as long as is necessitated by the works which are anticipated to be of five days duration.

PL_2022.63 Date of next meeting Monday 24th October 2022 at 10.30am