



EMERSONS GREEN
TOWN COUNCIL

Minutes of Planning Committee Meeting 10th October 2022

Present: Councillors Somers (Chair for the meeting), Budd, C Hunt and Morgan

Attendees: Donna Simmons (Committee Clerk)

Absent: Councillor R Hunt, Johnson and Nichols

PL_2022.55 Welcome members of the public and introduce all Councillors and guest speakers

Cllr Somers welcomed all to the meeting and advised of the emergency procedures.

PL_2022.56 Apologies for absence

None received

PL_2022.57 Declarations of Interests under the Localism Act 2011

None.

PL_2022.58 Public Participation (not to exceed 5 minutes)

None.

PL_2022.59 To approve the minutes of the 30th August 2022 meeting

Motion: It was moved by Cllr Morgan, supported by Cllr Hunt and resolved that:

Resolved: That Members note the error on the circulated draft minutes for item PL_2022.49 and agree an amendment to read 'Planning Committee'. The minutes of the meeting of the Planning Committee held on 15th August 2022 be approved as a correct record and signed by the Chair.

PL_2022.60 Outstanding Items from Previous Minutes

None.

PL_2022.61 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) – **RESOLVED** that No Objection be raised, however, Councillors would insist that all statutory risk assessments on the proposed fuel storage area are completed and approved before permission is granted.
- 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) – **RESOLVED** that No Objection be raised.
- 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)) – **RESOLVED** that No Objection be raised subject to the adequate provision of parking.
- d) P22/05658/CLP – 7 Rodway Hill Road Mangotsfield (Installation of rear dormer to facilitate loft conversion) – **RESOLVED** that No Objection be raised.
- e) P22/05775/CLP – 66 Westbourne Road Downend (Installation of rear dormer to facilitate loft conversion) – **RESOLVED** that No Objection be raised.

PL_2022.62 Planning Decisions – Noted

- 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_2022.63 Correspondence - Noted

- 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_2022.64 Date of next meeting – Monday 24 October 2022 at 10.30am

The Chairman closed the meeting at 11.05am