



**EMERSONS GREEN**  
TOWN COUNCIL

## **Minutes of Planning Committee Meeting 24<sup>th</sup> October 2022**

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

Attendees: Donna Simmons (Committee Clerk)

Absent: Councillor R Hunt, Johnson and Nichols

### **PL\_2022.65 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\_2022.66 Apologies for absence**

Cllr Budd & Cllr R Hunt sent apologies

### **PL\_2022.67 Declarations of Interests under the Localism Act 2011**

None.

### **PL\_2022.68 Public Participation (not to exceed 5 minutes)**

None.

### **PL\_2022.69 To approve the minutes of the 10<sup>th</sup> October 2022 meeting**

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

**Resolved:** That the minutes of the meeting of the Planning Committee held on 10<sup>th</sup> October 2022 be approved as a correct record and signed by the Chair.

### **PL\_2022.70 Outstanding Items from Previous Minutes**

None.

## PL\_2022.71 Planning Applications

- a) P22/05373/HH – 51 Guest Avenue Emersons Green (Erection of rear conservatory (Retrospective)) – **RESOLVED** that No Objection be raised.
- b) P22/05874/TRE – Emerald Park East Longmead Road Emersons Green (Works to 1 no. Quercus Rubra tree to crown lift by 3.6 m to above level of CCTV on neighbouring building covered by KTPO 03/91 dated 29/07/1991) – **RESOLVED** that No Objection be raised subject to the approval of the South Gloucestershire Council Tree Officer.
- c) P22/05884/HH – 63 Emersons Way Emersons Green (Erection of a single storey rear extension to form additional living accommodation. Conversion of garage to form living accommodation) – **RESOLVED** that No Objection be raised.
- d) P22/05924/F – Land adjacent to 7 Dibden Road Downend (Erection of 1 no. dwelling with associated works) – **RESOLVED** that No Objection be raised.
- e) 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) – **RESOLVED** that Members have carefully considered the submitted lighting report but have very serious concerns of the possible effect that the proposed lighting may have on nearby residents.

## PL\_2022.72 Planning Decisions – Noted

- a) P21/08207/RM – Land Adjacent Willowherb Road And Thistle Close Emersons Green (Erection of 1no. Restaurant; 1no Public House; 3no 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 P19/09100/RVC, formerly PK04/1965/O)) – PERMIT (The Town Council did not Object in principal to this use of the site, however, the Committee did have the following concerns;
  - 1) The unloading of deliveries to the site, in particular the proposed pub and restaurant – delivery vehicles should not stop/park on Willowherb Rd, this is a busy road and the site is located very closely to the local school.
  - 2) The opening hours of the pub should be restricted to be in line with those of other pubs within the area.
  - 3) The outside seating areas should have the hours of use restricted to mitigate any possible noise/disturbance to nearby residents.
  - 4) The proposed parking provision should not be reduced.
  - 5) Members would like the landscaping of the site to include more planting/greenery.
  - 6) Members would ask to receive feedback from the Licensing Officer in relation to the opening hours for the pub, restaurant and the outside seating areas.
- b) P22/04286/HH – 37 Forgetmenot Way Emersons Green (Erection of single storey rear and side extension to form additional living accommodation) – PERMIT (The Town Council did not Object, Members supported the comments of the South Gloucestershire Council Transport Officer and would like to see a condition of approval that an electric charging point is installed).
- c) P22/05083/HH – 13 Richmond Road Mangotsfield (Demolition of single storey rear extension. Erection of two storey and single storey rear extension to form

- additional living accommodation) – PERMIT (The Town Council made No Comment).
- d) P22/05129/HH – 36 Pinkers Mead Emersons Green (Erection of a single storey rear and first floor side extension to form additional living accommodation. Replacement of garage door with a window to facilitate garage conversion) – PERMIT (The Town Council did not comment).
  - e) P22/05190/PNRE – 5 Cobden Centre Folly Brook Road Emersons Green (Prior notification of the intention to install roof mounted solar panels) – Prior Approval Granted (The Town Council did not comment).
  - f) P22/05350/HH – 28 Trident Close Downend (Erection of front porch) – PERMIT (The Town Council did not comment).
  - g) P22/05345/TRE – 44 Wadham Grove Emersons Green (Works to 3no Poplar trees (T5,T6 and T7) to pollard to 4 metres as previous years as part of ongoing maintenance) – PERMIT (The Town Council did not comment).

### **PL\_2022.73 Correspondence - Noted**

- a) Bristol City Council – Invitation to participate in a questionnaire for research being conducted on understanding the challenges of meeting the need for development in areas at risk of flooding. The research focuses on fluvial and tidal flood risk rather than surface water flood risk. The findings on the questionnaire and subsequent research will be reported to Defra in early 2023.

### **PL\_2022.74 Date of next meeting – Monday 07 November 2022 at 10.30am**

The Chairman closed the meeting at 11.00am