



Name: Cllr Colin Hunt (Vice Chair)

Date: 14th of August 2023

Signed:

Minutes of the Planning Committee Meeting
held in the Council Chamber, Emersons Green Town Council,
1030hrs on Monday 17th of July 2023.

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

Absent: None.

In attendance: Committee Clerk Donna Simmons, Town Clerk Ian Lyons

Apologies: Councillors Pat Morgan and Rachael Hunt

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_2023.029 Welcome and Introductions.

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

PL_2023.030 Declaration of Interest – Localism Act 2011.

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

PL_2023.031 Public Participation.

Minutes: No members of the public were present.

PL_2023.032 Minutes.

Motion: It was moved by Cllr Colin Hunt, supported by Cllr Simon Budd, and resolved that:

Resolved: The *Minutes of the Planning Committee meeting held on the 3rd of July 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 Somers.

PL_2023.033 Outstanding items.

None

Minutes: Members had a short discussion on the consideration and resolutions of planning applications. It was agreed to consider each application individually with a motion and resolution for each application.

PL_2023.034 Planning Applications.

Minutes: a. P23/01527/HH – 229 Colliers Break Emersons Green (Erection of 2.4m high boundary fence (retrospective) (resubmission of P23/00923/HH)).

Motion: It was moved by Cllr Colin Hunt, supported by Cllr Simon Budd, and resolved that:

Resolved: **An objection** be raised, Members feel that the height of the fence is out of keeping with the surrounding area.

Minutes: 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).

Motion: It was moved by Cllr Simon Budd, supported by Cllr Colin Hunt, and resolved that:

Resolved: **No Objection** be raised subject to the approval of the South Gloucestershire Council Tree Officer.

Minutes: c. P23/01914/HH – 43 Leap Valley Crescent Downend (Erection of single storey rear extension to form additional living accommodation).

Motion: It was moved by Cllr Colin Hunt, supported by Cllr Simon Budd, and resolved that:

Resolved: **No objection** be raised.

Minutes: d. P23/01924/HH – 56 Sundew Road Emersons Green (Erection of summer house).

Motion: It was moved by Cllr Colin Hunt, supported by Cllr Simon Budd, and resolved that:

Resolved: **An objection** be raised, Members feel that the proposal is an overdevelopment of the site.

Minutes: 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).

Motion: It was moved by Cllr Colin Hunt, supported by Cllr Simon Budd, and resolved that:

Resolved: **No objection** be raised.

Minutes: f. P23/02069/F – Land adjacent to Fairview Cottage Emersons Green Lane Emersons Green (Erection of 1no. attached dwelling and associated works).

Motion: It was moved by Cllr Colin Hunt, supported by Cllr Simon Budd, and resolved that:

Resolved: **No objection** be raised.

PL_2023.035 Planning Decisions.

Minutes: 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).

All planning decisions were noted.

PL_2023.036 Correspondence.

Minutes: 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.

All correspondence was noted.

PL_2023.037 Dates and Timings.

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

Monday 31st of July 2023 at 1030hrs in the Emersons Green Town Council Chamber.

Cllr Dave Somers concluded the formal business of the meeting at 11.14am and announced that an informal 'round-table' discussion would take place afterward.