



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

22nd of August 2023

To Councillors: Simon Budd, Graham Hutter, Colin Hunt, Rachael Hunt,

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 29th of August 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,

Jane

Jane Wray
Deputy Clerk

Emersons 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, Emersons 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

AGENDA **29th of August 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.

Beforehand 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_2023.056 Declaration of Interests under the Localism Act 2011.

Members are reminded of the legal requirements concerning the declaration of interests. Forms held with South Glos should be regularly updated. A Member must declare a disclosable pecuniary interest which he/she has in any item on the agenda. A Member with a disclosable pecuniary interest in any item may not participate in any discussion of the matter at the meeting and must not participate in any vote taken on the matter at the meeting. In addition, the Council's Standing Orders require a member with a disclosable pecuniary interest to leave the room where the meeting is held while any discussion or voting takes place.

PL_2023.057 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 in accordance with the guidance notes.

PL_2023.058 To approve the minutes of 14th of August 2023 meeting.

Mover: TBC

Secunder: TBC

Motion: That the Minutes of the Planning Committee meeting held on 14th of August 2023, copies having been circulated, be approved as a correct record, and signed by the Chairman.

PL_2023.059 Outstanding Items

To receive an update from the Deputy Clerk.

PL_2023.060 Planning Applications.

- a) P23/02334/RVC - Lyde Green Schools Honeysuckle Lane Emersons Green – (Variation of conditions 1, 8 and 16 to application P20/14136/RM erection of new primary and secondary school (reserved matters to include appearance, landscaping, layout and scale to be read in conjunction with PK04/1965/O (superseded by P19/09100/RVC)) for amendments to the appearance, landscaping, layout and scale of the development).

PL_2023.061 Planning Decisions for noting.

- a) P23/01815/CLP - 18 Valley Gardens Downend - (Installation of a hip to gable roof extension and 1no. dormer to facilitate a loft conversion with associated works. Conversion of existing garage into additional living accommodation and relocation of entrance to front of property) – APPROVE CERTIFICATE OF LAWFULNESS (The Town Council did not object subject to the current roofline not being raised and neighbouring properties not being excessively overlooked).
- b) P23/01823/HH - 10 Johnson Road Emersons Green – (Erection of a two storey rear extension to form additional living accommodation) – REFUSED (The Town Council did not object subject to neither the adjoining and adjacent properties suffering any loss of light).
- c) P23/01898/HH - 108 Wadham Grove Emersons Green – (Conversion of existing garage to form additional living accommodation. Demolition of existing garden room/store and erection of 1no detached garden room) – APPROVED (The Town Council did not object).
- d) P23/01982/TRE - 107 Pinkers Mead Emersons Green – (Works to 1 no. Oak tree (A) to crown reduce to a finished height of 10 metres and radial spread of 4.5 metres. Works to 1 no. Oak tree (B) to crown reduce to a finished height of 7 metres and radial spread of 4.5 metres. Trees covered by Tree Preservation Order KTPO 03/91 dated 29th July 1991) – APPROVED (The Town Council did not object subject to the approval of South Gloucestershire Council Tree Officer).
- e) P23/01998/F - Car Park of National Composites National Composites Centre Bristol and Bath Science Park – (Erection of structures and plant for information technology (IT) installation, acoustic fencing, and associated works) – APPROVED (The Town Council did not object).
- f) P23/02109/HH - 8 Stockwell Avenue Mangotsfield – (Erection of a single storey rear and side extension to form additional living accommodation) – APPROVED (The Town Council did not object).
- g) P22/06660/RVC - Land at Emersons Green East Land To East Of Avon Ring Road South Of M4 Motorway And North West Of Disused Railway Line. – (Variation of condition 9 (plans list) attached to P20/12935/RM to realign the fencing and footpath along the western boundary including the provision of an additional path within the site boundary with 3 metre lighting columns along the extent of the footpath) – APPROVED (The Town Council did not object).

PL_2023.062 Correspondence.

- a) L123/5403/STS – An application has been received from Emerson Kebab for a New Street Trading Consent. The application is for the selling of hot food and hot and cold drinks in Folly Brook Road, Emersons Green. Trading hours will be Monday – Sunday from 18.00pm – 23.00pm.

PL_2023.063 Dates and timings.

- To note the next meeting of the Planning Committee will be on Monday 11th of September 2023 at 1030hrs in the Emersons Green Town Council Chamber.
- To note the time that the business of this meeting was closed.

At the discretion of the chair, Councillors may be invited to make Parish announcements, and take part in a general discussion after the meeting.