



Name: Cllr Simon Budd
(Chairman)

Date: 09th October 2023

Signed:

Minutes of the Planning Committee Meeting
held in the Council Chamber, Emersons Green Town Council,
1030hrs on Tuesday 29th of August 2023.

Present: Councillors Simon Budd (Chairman), Colin Hunt (Deputy Chairman), and Graham Hutter.

Absent: None.

In attendance: Deputy Clerk, Jane Wray and Clerk's Assistant, Donna Simmons.

Apologies: Councillor Rachael Hunt.

Public: None.

Notes: The meeting began at 1030hrs. All resolutions are passed with a majority vote, by a show of hands, unless otherwise stated.

Beforehand: Welcome and introductions.

Minutes: The Chairman welcomed everyone present at the meeting and explained the emergency procedures.

PL_2023.056 Declaration of Interest – Localism Act 2011.

Minutes: The Chairman reminded members of the requirement to declare an interest. No interests were declared.

PL_2023.057 Public Participation.

Minutes: No members of the public were present.

PL_2023.058 Minutes.

Motion: It was moved by Cllr Colin Hunt, supported by Cllr Graham Hutter, and resolved that:

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

Minutes: The minutes were signed at the meeting by the Chairman.

PL_2023.059 Outstanding items.

Minutes: None.

PL_2023.060 Planning Applications.

Minutes: 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(reserved matters to include appearance, landscaping, layout and scale to be read in conjunction with PK04/1965/O (superseded by P19/09100/RVC)) for amendments to the appearance, landscaping, layout and scale of the development).

Motion: It was moved by Cllr Colin Hunt, supported by Cllr Graham Hutter, and resolved that:

Resolved: No Objections be raised.

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 the front of the 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 Northwest 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).

All planning decisions were noted.

PL_2023.062 Correspondence.

- a) LI23/5403/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 1800pm – 2300pm.

Motion: It was moved by Cllr Colin Hunt, supported by Cllr Graham Hutter, and resolved that:

Resolved: The application was noted.

PL_2023.063 Dates and Timings.

Minutes: The Chairman announced that the next meeting of the Planning Committee was scheduled to take place:

Monday 11TH of September 2023 at 1030hrs in the Emersons Green Town Council Chamber.

The Chairman concluded the formal business of the meeting at 1047hrs and announced that an informal 'roundtable' discussion would take place afterward.