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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

28th of November 2023

To Councillors: Simon Budd (Chair), Colin Hunt (Deputy Chair), Rachael Hunt, Graham Hutter, and Cllr Tina Potter.

Dear Councillors,

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 4th of December 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.

After the meeting, there will be the usual opportunity to share parish notices and other useful information with colleagues.

Of course, if you cannot attend for any reason then please send me your apologies by letter or email.

Yours Sincerely,

A handwritten signature in black ink that reads "Jane Wray". The signature is written in a cursive, flowing style.

Jane Wray
Deputy Town Clerk

Emersons Green Town Council Meetings

Guidance Notes

Recording of Council Meetings

To comply with The Openness of Local Government Bodies Regulations 2014, all 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, the 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 them 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

A G E N D A¹ **4th of December 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.

INTRODUCTION

PL_2023.091 Welcome and Introductions.

To welcome members of the public, introduce all Councillors and guest speakers, describe the emergency procedures, and make any necessary safety announcements.

PL_2023.092 Declaration of Interest – 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 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_2023.093 Public Participation.

Members of the 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.

COUNCIL ADMINISTRATION

PL_2023.094 Minutes.

Mover: Cllr Simon Budd

Secunder: TBC

Motion: That the *Minutes of the Planning Committee Meeting 20th of November 2023*, copies having been circulated, be approved as a correct record, and signed by the Chair.

¹ All items are routine business, at the discretion of the Chair, unless otherwise stated.

PL_2023.095 Outstanding items.

To receive an update from the Deputy Clerk.

PL_2023.096 Planning and Licensing Applications.

To consider the *Schedule of Planning Applications* at Appendix A.

PL_2023.097 Planning Decisions.

To note the *Schedule of Planning Application Decisions* at Appendix B.

COMMUNICATIONS

PL_2023.098 Correspondence.

To note official correspondence to the Council, copies having been circulated.

PL_2023.099 Next Meeting.

To note the next meeting of the Planning Committee is currently scheduled for:

**Monday 18th of December 2023 at 1030hrs in Emersons Green Town
Council Chambers.**

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.

Schedule of Planning Applications.Items to be considered at the meeting on the 4th of December 2023:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS
14.11.2023	P23/03123/CLP	3 Marigold Close Emersons Green Bristol South Gloucestershire BS16 7GU.	Erection of side conservatory/orangery to provide additional living space – APPLICATION FOR A CERTIFICATE OF LAWFULNESS.	Proposer: Second: Motion:
16.11.2023	P23/03116/TRE	23 Bye Mead Emersons Green Bristol South Gloucestershire BS16 7DL.	Works to reduce the height of 1no Oak Tree by 2 metres and lateral spread by 1.5 metres. Covered by Tree Preservation Order KTPO 03/91 dated 29 th July 1991.	Proposer: Second: Motion:
23.11.2023	P23/02869/F	2 Barn Close Emersons Green Bristol South Gloucestershire BS16 7EP.	Alterations to the garage to facilitate conversion to home office/storage space.	Proposer: Second: Motion:
23.11.2023	P23/03221/F	36 Dibden Road Downend Bristol South Gloucestershire BS16 6UE.	Conversion of existing dwelling to form 2no. new dwellings with associated works.	Proposer: Second: Motion:

23.11.2023	P23/03235/TRE	63 Adderley Gate Emersons Green Bristol South Gloucestershire BS16 7DR.	Works to fell 1no. Ash Tree (T1). Cut back 1no. Oak Tree (T2) to give 3m clearance from the property. Crown reduce 1no. Oak Tree (T3) over driveway by up to 2 metres while retaining canopy profile, covered by Tree Preservation Order KTPO 03/91 dated 29 July 1991.	Proposer: Seconder: Motion:
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Schedule of Planning Application Decisions.Items for noting at the meeting on the 4th of December 2023:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS	PLANNING DECISION
22.11.2023	P23/02783/HH ADJOINING PARISH	2 Sutherland Avenue Downend Bristol South Gloucestershire BS16 6QJ.	Erection of two-storey side and rear extensions, single-storey rear extensions, and single-storey front extensions to form additional living accommodation and garage.	No Objection.	Refusal.
22.11.2023	P23/03046/CLLB	Dibden Farm Dibden Lane Emersons Green Bristol South Gloucestershire.	Installation of gas line and 1no. gas meter box.	No Objection.	Approve – Certificate of Lawfulness.