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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

12th of December 2023

To Councillors: Simon Budd (Chair), Colin Hunt (Deputy Chair), Rachael Hunt, Graham Hutter, and 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 18th 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 **18th 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_2023.100 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_2023.101 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_2023.102 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_2023.103 Minutes.

Mover: Cllr Simon Budd

Secunder: TBC

Motion: That the *Minutes of the Planning Committee Meeting 4th of December 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_2023.104 Outstanding items.

To receive an update from the Deputy Town Clerk.

PL_2023.105 Planning and Licensing Applications.

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

PL_2023.106 Planning Decisions.

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

COMMUNICATIONS

PL_2023.107 Correspondence.

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

PL_2023.108 Next Meeting.

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

Monday 2nd of January 2024 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 18th of December 2023:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS
24.11.2023	P23/03232/HH	Fairview Emersons Green Lane Emersons Green Bristol South Gloucestershire BS16 7AB.	Erection of a two-storey front, rear, and side extension to provide additional living accommodation.	Proposer: Second: Motion:
30.11.2023	P23/03269/TRE	10 Baynton Meadow Emersons Green Bristol South Gloucestershire BS16 7EL.	Works to no.1 Oak Tree, crown reduced by radial 2m to clear from neighboring building Tree Preservation Order KTPO 3/91 dated 29 July 1991.	Proposer: Second: Motion:
01.12.2023	P23/03327/RVC	Bristol And Bath Science Park Dirac Crescent Emersons Green South Gloucestershire	Variation of condition 16 attached to planning permission P22/01914/RM to amend the approved list of plans. Erection of 1 no Research and Development Building (forming Inhalation Centre of Excellence) (Class E) and associated works with appearance, landscaping, layout, scale, and access to be determined. Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK13/2502/O.	Proposer: Second: Motion:

28/11/2023	P23/03285/HH	22 Bissex Mead Emersons Green Bristol South Gloucestershire BS16 7DY.	Conversion of garage to form additional living accommodation.	Proposer: Seconder: Motion:
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Schedule of Planning Application Decisions.

Items noted at the meeting on the 18th of December 2023:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS	PLANNING DECISION
20/06/2023	P23/01912/RVC	Parcel 30 Land at Emersons Green East South Gloucestershire.	Variation of condition no.18 (plans list) attached to permission P21/06187/RM to amend the approved plans to redesign plots 1 - 15. (Erection of 63 no. dwellings and associated works with appearance, landscaping, layout, and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission P19/09100/RVC formerly PK04/1965/O). Urban extension on 99 hectares of land comprising of: - Residential development of up to 2550 dwellings; up to 100,000m2 of B1, B2, B8 and C1 employment floorspace. Up to 2,450 m2 of small scale A1, A2, A3 A4 and A5 uses. One, 2 - form entry primary school, a land reservation for a second 2 - form entry primary school and	No objection.	Approve with conditions.

			<p>a land reservation for a secondary school. Community facilities including a community hall and cricket pavilion (class D1). Transportation infrastructure comprising connections to the Folly roundabout on Westerleigh Road and the Rosary roundabout on the Ring Road and the construction of the internal road network. A network of footways and cycleways. Structural landscaping. Formal and informal open space. Surface water attenuation areas. (Outline) with means of access to be determined. Further (third) variation of Condition relating to trigger for construction of Tiger Tail on M32 attached to approved Outline application).</p>		
12/09/2023	P23/02592/ADV	<p>Greggs Unit Harlequin Office Park Fieldfare Emersons Green Bristol South Gloucestershire BS16 7FN.</p>	<p>Display of 1no. illuminated Totem sign, 4no illuminated menu digital screens, 2no. non-illuminated Totem signs, 1no. No entry/Give Way sign and 6no. illuminated Facia signs.</p>	<p>No comments were submitted.</p>	<p>Approve with conditions.</p>

28/09/2023	P23/02755/TRE	25 Applin Green Emersons Green Bristol South Gloucestershire BS16 7ES	Works to 1no. Acorn to remove overhanging branches covered by TPO 3/91 dated 29th July 1991.	No objection raised subject to the fulfilment of the South Gloucestershire Tree Officer's request.	Refused.
29/09/2023	P23/02781/F	Mangotsfield United Football Club Cossham Street Mangotsfield Bristol South Gloucestershire BS16 9EN.	Conversion of a stadia natural grass pitch to a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, replacement floodlights, 2no. replacement stands, a storage container and replacement team shelters.	No comments were submitted.	Approved.
09/11/2023	P23/03116/TRE	23 Bye Mead Emersons Green Bristol South Gloucestershire BS16 7DL	Works to reduce height of 1no Oak tree by 2 metres and lateral spread by 1.5metres. Covered by Tree Preservation Order KTPO 03/91 dated 29th July 1991.	No objection subject to the approval of the South Gloucestershire Council Tree Officer.	Approved.
09/11/2023	P23/03123/CLP	3 Marigold Close Emersons Green Bristol South Gloucestershire BS16 7GU.	Erection of side conservatory/orangery to provide additional living accommodation.	No objection.	Approved - Certificate of Lawfulness.

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.	Approved – Certificate of Lawfulness.
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