



Name: Colin Hunt

Date: 27th of August 2024

Signed: Original Signed

Minutes of the Planning Committee Meeting

held in the Council Chamber, Emersons Green Town Council,

1030 hrs on Monday 12th August 2024

Present: Councillors Colin Hunt (Deputy Chairman), Tina Potter and Graham Hutter.

Absent: None.

In attendance: Paul Kearsley (Environmental Services Manager), Councillor Rosemary Shakespeare

Apologies: Councillors Rachael Hunt and Simon Budd.

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

INTRODUCTION

PL_2024.048 Welcome and Introductions.

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

PL_2024.049 Declaration of Interest – Localism Act 2011.

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

PL_2024.050 Public Participation.

No members of the public were in attendance.

COUNCIL ADMINISTRATION

PL_2024.051 Minutes.

RESOLVED That the *Minutes of the Planning Committee Meeting on the 29th of July 2024*, copies having been circulated, were approved as a correct record, and signed by the Deputy Chair.

PL_2024.052 Outstanding items.

None.

PL_2024.053 Planning and Licensing Applications.

RESOLVED: Comments of *Schedule of Planning and Licensing Applications* submitted as per Appendix A.

PL_2024.054 Planning Decisions.

Schedule of Planning Application Decisions at Appendix B was noted.

PL_2024.055 South Gloucestershire Council - Regulation 18 consultation.

RESOLVED: No comment to be made by EGTC at this time.

COMMUNICATIONS

PL_2024.056 Correspondence.

Correspondence noted.

PL_2024.057 Next Meeting.

The next meeting of the Planning Committee is currently scheduled for:

Tuesday 27th of August 2024 at 1030hrs in Emersons Green Town Council Chambers.

The Chairman concluded the formal business of the meeting at 10:49 hrs and announced that an informal 'roundtable' discussion would take place afterward.

Appendix A

Schedule of Planning & Licensing Applications.

Items considered at the meeting on the 12th of August 2024:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS
24/07/2024	P24/01793/HH	92 Willowherb Road Emersons Green South Gloucestershire BS16 7GB	Conversion of existing garage into additional living accommodation.	Motion: It was moved by Cllr Colin Hunt, supported by Cllr Tina Potter and resolved that: Resolved: No Objection.
15/07/2024	P24/01715/HH	126 Westons Brake Emersons Green South Gloucestershire BS16 7BP	Erection of first floor side and single storey rear extensions to form additional living accommodation.	Motion: It was moved by Cllr Graham Hutter, supported by Cllr Tina Potter and resolved that: Resolved: No Objection.

Schedule of Planning Application Decisions.

Items noted at the meeting on the 12th of August 2024:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS	PLANNING DECISION
16/02/2024	P24/00395/HH	229 Colliers Break Emersons Green South Gloucestershire BS16 7ED	Erection of 2.4m high boundary wall along part of northern boundary and retention of part of an existing 2.4m high fence along eastern boundary only.	Objection on the grounds of height.	Approve with Conditions.
27/02/2024	P24/00502/HH	14 Lily Road Emersons Green South Gloucestershire BS16 7PB	Conversion of existing garage to form additional living accommodation. Erection of garden shed (part retrospective).	No objection, subject to adequate parking provision.	Approve with Conditions.
30/05/2024	P24/01331/HH	137 Colliers Break Emersons Green South Gloucestershire BS16 7EB	Erection of single storey rear extension to form additional living accommodation (Retrospective)	No Objection.	Approve with Conditions.
10/06/2024	P24/01409/HH	19 Rockside Avenue Downend South Gloucestershire BS16 6TH	Erection of two storey side and single storey rear extension to form additional living accommodation.	No Objection, subject to the neighbour facing windows having obscure glass.	Approve with Conditions.

21/06/2024	P24/01508/HH	4 Guest Avenue Emersons Green South Gloucestershire BS16 7GA	Garage conversion to form additional living accommodation.	No Objection subject to no addition of a side window.	Approve with Conditions.
05/07/2024	P24/01617/CLP	16 Daffodil Way Emersons Green South Gloucestershire BS16 7NE	Installation of 1No. rear dormer and 3No. front Velux windows.	No comment, due to lack of information.	Approve Certificate of Lawfulness
19/06/2024	P24/01474/PNH	28 Pear Tree Way Emersons Green South Gloucestershire BS16 7FY	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3.53m, and for which the height of the eaves would be 2.5m.	Objection, on the grounds of over-development.	Prior Approval Granted