

Minutes of the Planning Committee

Held in the Council Chamber, Emersons Green Town Council

23rd of September 2024

- Present: Councillors Simon Budd (Chairman), Colin Hunt (Deputy Chairman), Graham Hutter, Tina Potter, Rachael Hunt.
- In attendance: Joanne Bryant (Town Clerk), Jane Wray (Deputy Clerk), Emma Yu (Assistant Clerk)
- Apologies: None
- Notes: The meeting began at 1030hrs. All resolutions are passed with a majority vote, by a show of hands, unless otherwise stated.

INTRODUCTION

PL_2024.076 Welcome and Introductions.

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

PL_2024.077 Declaration of Interest – Localism Act 2011.

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

PL_2024.078 Public Participation.

Two members of the public were in attendance.

Cllr Rachael Hunt arrived at 10.35am.

Chairman brought forward item PL_2024.084. A presentation from Taylor Wimpey representatives informing the Committee of proposals for Cossham Street in Mangotsfield was delivered, followed by an opportunity for questions. Suggestions were put forward for consideration.

A Taylor Wimpey public exhibition of the plans will be held at Pomphrey Hill Pavilion on Wednesday 2nd October 2024, 2pm until 7pm.

COUNCIL ADMINISTRATION

PL_2024.079 Minutes.

Motion: That the *Minutes of the Planning Committee Meeting on the 9th of September 2024*, copies having been circulated, were approved as a correct record, and signed by the Chair.

PL_2024.080 Outstanding items.

None.

PL_2024.081 Planning and Licensing Applications.

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

Cllr Colin Hunt left the room at 11.13am.

PL_2024.082 Planning Decisions.

Schedule of Planning Application Decisions at Appendix B was noted.

COMMUNICATIONS

PL_2024.083 Correspondence.

No correspondence received.

PL_2024.084 Taylor Wimpey Presentation.

A presentation informing the Committee of proposals was delivered at item PL_2024.078 - Public Participation.

PL_2024.085 Next Meeting.

Noted that the next meeting of the Planning Committee is currently scheduled for:

Monday 7th of October 2024 at 1030hrs in Emersons Green Town Council Chambers.

The meeting closed at 11.20am.

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

Appendix A

Schedule of Planning & Licensing Applications.

Items considered at the meeting on the 23rd of September 2024, and resolutions made:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS
02/09/2024	P24/02089/HH	42 Cave Grove Emersons Green South Gloucestershire BS16 7BR	Erection of single storey side and rear extension to form additional living accommodation.	No Objections
03/09/2024	P24/02093/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.	No Objections.
30/08/2024	P24/02103/HH	55 Emerson Way Emersons Green South Gloucestershire BS16 7AP	Erection of front porch. Erection of a two and single storey rear extension to form additional living accommodation.	No objection to single storey rear extension. EGTC have concerns about the two-storey extension adversely affect any natural light for the neighbouring property, and the design may fall foul of the massing guidance. Both the porch and two-storey extension are out of keeping with the surrounding area.

11/09/2024	P24/02149/PNH	45 Meadgate Emersons Green South Gloucestershire BS16 7AZ	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.6m, for which the maximum height would be 4.0m, and for which the height of the eaves would be 2.5m.	No Objections.
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Initialed by Chairman

Schedule of Planning Application Decisions.

Items noted at the meeting on the 23rd of September 2024:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS	PLANNING DECISION
29/04/2024	P24/01058/HH	11 Johnson Road Emersons Green South Gloucestershire BS16 7JR	Erection of a single storey side extension to form additional living accommodation.	No Objection.	Approve with Conditions.
26/04/2024	P24/01046/HH	24 Lupin Close Emersons Green South Gloucestershire BS16 7GN	Erection of a single storey rear extension to form additional living accommodation.	No Comment. There could be a possible impact on the neighbours.	Approve with Conditions.
26/06/2024	P24/01553/HH	9 Howells Mead Emersons Green South Gloucestershire BS16 7DT	Erection of single storey rear extension to form additional living accommodation.	No Objection.	Approve with Conditions.
18/07/2024	P24/01754/CLP	1 Elmtree Avenue Mangotsfield South Gloucestershire BS16 9BW	Replacement of clay double roman tiles with Redland 50 concrete double Roman tiles and utilise cloak verge tiles..	No Objection, as long as the proposal is in keeping with the area.	Approve Certificate of Lawfulness