



EMERSONS GREEN
TOWN COUNCIL

198 Westerleigh Road, Emersons Green, Bristol, South Gloucestershire, BS16 7AN
Town Clerk: Joanne Bryant **Email:** clerk@emersonsgreen-tc.gov.uk **Tel:** 0117 3026989

26th of November 2024

To Councillors: Simon Budd, Colin Hunt, Rachael Hunt, Graham Hutter, Tina Potter and Rosemary Shakespeare.

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 the 2nd of December 2024 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.

Joanne Bryant

**Joanne Bryant PSLCC CiLCA
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

2nd of December 2024

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_2024.122 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_2024.123 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_2024.124 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_2024.125 Minutes.

Motion: That the *Minutes of the Planning Committee Meeting on the 18th of November 2024*, copies having been circulated, be approved as a correct record, and signed by the Chair.

PL_2024.126 Outstanding items.

None.

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

PL_2024.127 Planning and Licensing Applications.

To consider the Schedule of Planning and Licensing Applications at Appendix A

PL_2024.128 Planning Decisions.

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

COMMUNICATIONS

PL_2024.129 Correspondence.

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

PL_2024.130 Next Meeting.

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

**Monday 16th of December 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 & Licensing Applications.

Items to be considered at the meeting on the 2nd of December 2024:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS
08/11/2024	P24/02609/F	David Lloyd Leisure Club Willowherb Road Emersons Green South Gloucestershire BS16 7PF	Installation of 2no. padel courts and associated flood lighting. Extension of family terrace and associated works.	
11/11/2024	P24/02614/HH	26 Leap Valley Crescent Downend South Gloucestershire BS16 6TQ	Erection of two single storey rear extensions to form additional living accommodation.	
06/11/2024	P24/02590/HH	28 Youngs Court Emersons Green South Gloucestershire BS16 7AU	Erection of retaining wall and fence. Raising of ground level (Retrospective)	
12/11/2024	P24/02636/F	Concorde House Harlequin Office Park Fieldfare Emersons Green South Gloucestershire BS16 7FN	Extension of existing security fencing and installation of new bi-fold automated gate to enlarge secure site compound.	
20/11/2024	P24/02716/HH	47 Church Farm Road Emersons Green South Gloucestershire BS16 7BF	Erection of single storey rear extension to form additional living accommodation.	

20/11/2024	P24/02717/RVC	62 Westbourne Road Downend South Gloucestershire BS16 6RY	Variation of condition 2 (list of plans) attached to planning permission P24/00808/HH to alter the design of the approved single storey rear extension as detailed in the submitted revised proposed plan - Erection of a single storey rear extension to form additional living accommodation.	
22/11/2024	P24/02734/HH	39 Sweet Pea Way Emersons Green South Gloucestershire BS16 7QE	Erection of rear conservatory.	
18/01/2024 (Appeal)	P24/00131/RVC	Land At Lyde Green Emersons Green Bristol South Gloucestershire BS16 7NT	Removal of condition 2 (commencement of development) and 11 (common land registration) attached to planning permission P19/16524/F - Construction of a 7m access road into the Lyde Green development site with associated changes in the priority of Lyde Green Road. The widening of Lyde Green Road north to Road 5 to 7m and installation a 3m multi-user path, with provision of street lighting and planting. Re-surfacing of existing public right of way.	Previous comment was - No Comment

Schedule of Planning Application Decisions.

Items to be noted at the meeting on the 2nd of December 2024:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS	PLANNING DECISION
27/09/2024	P24/02288/HH	96 Emet Grove Emersons Green South Gloucestershire BS16 7EG	Installation of 1no. air source heat pump	No Comment, one Cllr chose to abstain.	Refusal
26/09/2024	P24/02273/HH	20 Springfield Road Mangotsfield South Gloucestershire BS16 9BG	Erection of two storey side/rear extension to form additional living accommodation. Erection of single storey front extension to form porch and facilitate conversion of existing garage to additional living accommodation. Installation of solar panels to the rear elevation. Installation of a timber pergola to the rear.	No objection.	Approve with Conditions

01/10/2024	P24/02324/RVC	Land Adjacent Willowherb Road And Thistle Close Emersons Green South Gloucestershire BS16 7GW	Variation of condition 15 (approved plans) attached to planning permission P21/08207/RM - Erection of 1no. Restaurant; 1no Public House; 3no Retail Units at Lyde Green Local Centre with parking and associated works. (Approval of Reserved Matters - appearance, landscaping, layout and scale; to be read in conjunction with Outline Planning Permission P19/09100/RVC, formerly PK04/1965/O)	No objection	Approve with conditions
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