



Name: Cllr Colin Hunt

Date: 2nd December 2024

Signed: Original Signed

Minutes of the Planning Committee

Held in the Council Chamber, Emersons Green Town Council

18th of November 2024

- Present: Councillors Simon Budd, Colin Hunt, Graham Hutter, Rosemary Shakespeare and Tina Potter.
- In attendance: Paul Kearsley (Environmental Services Manager) and Emma Yu (Assistant Clerk).
- Absent: Cllr's Rahael Hunt.
- Notes: The meeting began at 1030hrs. All resolutions are passed with a majority vote, by a show of hands, unless otherwise stated.

INTRODUCTION

PL_2024.113 Welcome and Introductions.

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

PL_2024.114 Declaration of Interest – Localism Act 2011.

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

PL_2024.115 Public Participation.

No members of the public were in attendance.

COUNCIL ADMINISTRATION

PL_2024.116 Minutes.

Motion: That the *Minutes of the Planning Committee Meeting on the 4th of November 2024*, copies having been circulated, were approved as a correct record, and signed by the Chair.

PL_2024.117 Outstanding items.

None.

PL_2024.118 Planning and Licensing Applications.

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

PL_2024.119 Planning Decisions.

Schedule of Planning Application Decisions at Appendix B was noted.

COMMUNICATIONS

PL_2024.120 Correspondence.

No correspondence received.

PL_2024.121 Next Meeting.

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

Monday 2nd of December 2024 at 1030hrs in Emersons Green Town Council Chambers.

The meeting closed at 10:36am.

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 18th of November 2024:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS
23/09/2024	P24/02244/TRE	3 Manor Court Manor Grove Mangotsfield South Gloucestershire BS16 9LF	Works to crown reduce 1no. Yew Tree by 2 metres to leave a finished height of 6 metres and a radial spread of 4 metres. Covered by Tree Preservation Order KTPO 4/77 dated 2 April 1977.	No Objections subject to the approval of the South Gloucestershire Council Tree Officer.

Schedule of Planning Application Decisions.

Items noted at the meeting on the 18th of November 2024:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS	PLANNING DECISION
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.	Emersons Green Town Council's resolution comes in 3 parts: - Emersons Green Town Council have no objections to the single-storey rear extension. - The second parking space required to ensure that this property conforms to the Council's parking standards has already been considered and we understand it to be partially constructed. Highways/Transport are content and therefore we have no comment on this aspect. - Emersons Green Town Council would raise concerns that given the varying rotations of this and the neighbouring property, a two-storey extension may 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. We would ask the officer to consider these comments if minded to approve.	Approve with Conditions