



Name: Cllr Simon Budd

Date: 6th January 2025

Signed: Original Signed

Minutes of the Planning Committee

Held in the Council Chamber, Emersons Green Town Council

16th of December 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).

Apologies: None.

Absent: 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_2024.131 Welcome and Introductions.

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

Notes: Cllr Rachael Hunt arrived at 10:34am.

PL_2024.132 Declaration of Interest – Localism Act 2011.

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

PL_2024.133 Public Participation.

No members of the public were in attendance.

COUNCIL ADMINISTRATION

PL_2024.134 Minutes.

Motion: That the *Minutes of the Planning Committee Meeting on the 2nd of November 2024*, copies having been circulated, were approved as a correct record, and signed by the Deputy Chair.

PL_2024.135 Outstanding items.

None.

PL_2024.136 Planning and Licensing Applications.

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

PL_2024.137 Planning Decisions.

Schedule of Planning Application Decisions at Appendix B was noted.

COMMUNICATIONS

PL_2024.138 Correspondence.

No correspondence received.

PL_2024.139 Next Meeting.

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

Monday 6th of January 2025 at 1030hrs in Emersons Green Town Council Chambers.

The meeting closed at 11:03am.

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 16th of December 2024:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS
15/11/2024	P24/02685/O	Land At Cossham Street Mangotsfield South Gloucestershire	Erection of up to 150 no. new dwellings, green infrastructure and associated works (outline) with access from Cossham Street to be determined, all other matters reserved.	<p>The access onto Cossham Street is inadequate to handle the expected volume of traffic generated by the proposed development. As a 'B' road, it already struggles with the current traffic flow, particularly due to its proximity to local amenities. Furthermore, the access road is situated near an already heavily used football ground, exacerbating safety and traffic concerns.</p> <p>The proposed estate is likely to become a key walking route for children traveling to school. Without a designated pedestrian footpath throughout, this poses significant safety risks and could result in preventable accidents. Additionally, the development would result in the loss of valuable green space, negatively affecting local wildlife and reducing biodiversity in the area.</p> <p>Should the development proceed, it is crucial that the proposed access road incorporates sufficient traffic-calming measures. These should include the installation of bollards to prevent residents and visitors from parking on grass verges, ensuring the safety and usability of the area for all.</p>

25/11/2024	P24/02739/CLP	86 Johnson Road Emersons Green South Gloucestershire BS16 7JG	Installation of rear dormer to facilitate loft conversion.	No objections subject to adequate parking provisions.
03/12/2024	P24/02816/TRE	Orchard Lodge Emersons Green Lane Emersons Green South Gloucestershire BS16 7AB	Works to crown reduce 1 no. Ash tree (T1) to leave a finish height of 6m and radial spread of 4m and 1 no. Ash tree (T2) to leave a finished height of 5m and radial spread of 4m. Trees covered by Preservation Order KTPO3/91 dated 29 July 1991.	No objections subject to the approval of the South Glos Council tree officer.

Schedule of Planning Application Decisions.

Items noted at the meeting on the 16th of December 2024:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS	PLANNING DECISION
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.	Approve with Conditions