



Name: Cllr Simon Budd

Date: 20th January 2025

Signed: Original Signed

Minutes of the Planning Committee

Held in the Council Chamber, Emersons Green Town Council

6th of January 2025

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

In attendance: Paul Kearsley (Environmental Services Manager).

Apologies: Cllr Rachael Hunt

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_2024.140 Welcome and Introductions.

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

PL_2024.141 Declaration of Interest – Localism Act 2011.

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

PL_2024.142 Public Participation.

No members of the public were in attendance.

COUNCIL ADMINISTRATION

PL_2024.143 Minutes.

Motion: That the *Minutes of the Planning Committee Meeting on the 16th of December 2024*, copies having been circulated, were approved as a correct record, and signed by the Chair.

PL_2024.144 Outstanding items.

None.

PL_2024.145 Planning and Licensing Applications.

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

PL_2024.146 Planning Decisions.

Schedule of Planning Application Decisions at Appendix B was noted.

COMMUNICATIONS

PL_2024.147 Correspondence.

No correspondence received.

PL_2024.148 Next Meeting.

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

Monday 20th of January 2025 at 1030hrs in Emersons Green Town Council Chambers.

The meeting closed at 10:45am.

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 6th of January 2025:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS
10/12/2024	P24/02874/TRE	12 Baynton Meadow Emersons Green South Gloucestershire BS16 7EL	Works to 1no. Oak to reduce in height to approximately 4m to remove growth above the stem cavity and removal of the damaged lateral at approximately 4m with all remaining growth left to form a new crown covered by TPO 0330 dated 29/07/1999.	No Objection, subject to the approval of the South Gloucestershire Council Tree Officer.
10/12/2024	P24/02888/F	62 Leap Valley Crescent Downend South Gloucestershire BS16 6TN	Raising of roofline of existing dwelling to create first floor living accommodation and erection of single storey extension to existing detached garage.	No Objection. (One Cllr Choose to abstain)
18/12/2024	P24/02948/F	Eirenikon Emersons Green Lane Emersons Green South Gloucestershire BS16 7AD	Demolition of existing dwelling. Erection of 1no. self build dwelling with associated garden, parking, and bin and cycle storage.	No Objection.

Schedule of Planning Application Decisions.

Items noted at the meeting on the 6th of January 2025:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS	PLANNING DECISION
11/10/2024	P24/02410/F	A1 Sports And Performance Cars The Huntsman Garage Westerleigh Road Downend South Gloucestershire BS16 6UB	Change of use of Car Sales to a mixed use of MOT station/workshop (Use Class B2) and Car sales (Sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)	The comment of the planning committee is No objection, however the committee does have concerns over there being enough space considering the current usage of the space by the adjoining carwash. This could cause confusion with the entrance/exit onto Westerleigh Road.	Refusal
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)	The comments of Emersons Green Town Council Planning Committee are objection on the grounds of height.	Refusal