



Name: Cllr Simon Budd

Date: 3rd February 2025

Signed: Original signed

Minutes of the Planning Committee

Held in the Council Chamber, Emersons Green Town Council

20th of January 2025

- Present: Councillors Simon Budd, Colin Hunt, Graham Hutter, Rosemary Shakespeare, Tina Potter and Rachael Hunt.
- 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_2024.149 Welcome and Introductions.

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

PL_2024.150 Declaration of Interest – Localism Act 2011.

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

PL_2024.151 Public Participation.

No members of the public were in attendance.

COUNCIL ADMINISTRATION

PL_2024.152 Minutes.

Motion: That the *Minutes of the Planning Committee Meeting on the 6th of January 2025*, copies having been circulated, were approved as a correct record, and signed by the Chair.

PL_2024.153 Outstanding items.

None.

PL_2024.154 Planning and Licensing Applications.

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

PL_2024.155 Planning Decisions.

Schedule of Planning Application Decisions at Appendix B was noted.

COMMUNICATIONS

PL_2024.156 Correspondence.

No correspondence received.

PL_2024.157 Next Meeting.

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

Monday 3rd of February 2025 at 1030hrs in Emersons Green Town Council Chambers.

The meeting closed at 10:50am.

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 considered at the meeting on the 20th of January 2025:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS
30/12/2024	P24/03000/RVC	Downend Car Wash The Huntsman Garage Westerleigh Road Downend South Gloucestershire BS16 6UB	Variation of condition 2 attached to permission PK12/3591/RVC (formerly PK11/3240/F) to allow for the installation of external lighting. Change of use from Car and Van Rentals (Sui Generis) to Hand Car Wash and Car Sales (Sui Generis) as defined in The Town and Country Planning (Use Classes) Order 1987 (as amended). Creation of new vehicular access.	Objection in regards to the obtrusiveness of the lighting to neighbouring residents. If approval is granted, prior to this we recommend a full lighting assessment is completed.
08/1/2025	LI25/0216/STS	Folly Brook Road Emersons Green South Gloucestershire	Renewal Street trading consent.	No objection.

Schedule of Planning Application Decisions.

Items noted at the meeting on the 20th of January 2025:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS	PLANNING DECISION
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.	No objections	Approved with conditions.
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.	No objections	Approved with conditions.
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 Gloucestershire Council tree officer	Approved with conditions

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.	Approved with conditions
25/11/2024	P24/02739/CLP	86 Johnson Road Emersons Green South Gloucestershire BS16 7JG	Installation of solar PV equipment and a rooflight upon the front roof slope and a rear dormer to facilitate loft conversion.	No objection subject to adequate parking provision.	Approve Certificate of Lawfulness