

Minutes of the Planning Committee

Held in the Council Chamber, Emersons Green Town Council

31st of March 2025

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

INTRODUCTION

- PL_2024.197 Welcome and Introductions.**
The Chair welcomed everyone present at the meeting and explained the emergency procedures.
- PL_2024.198 Declaration of Interest – Localism Act 2011.**
No interests were declared.
- PL_2024.199 Public Participation.**
No members of the public were in attendance.

COUNCIL ADMINISTRATION

- PL_2024.200 Minutes.**
Resolved: That the *Minutes of the Planning Committee Meeting on the 17th March 2025*, copies having been circulated, were approved as a correct record, and signed by the Chair.
- PL_2024.201 Outstanding items.**
The committee clerk clarified that we were still awaiting quotes for the planning consultant requested.
- PL_2024.202 Planning and Licensing Applications.**
Resolved: Comments of *Schedule of Planning and Licensing Applications* submitted as per Appendix A.

Notes: Cllr Rachael Hunt arrived at 10:42.

PL_2024.203 Planning Decisions.
Schedule of Planning Application Decisions at Appendix B was noted.

PL_2024.204 South Gloucestershire Council Local Plan.
Councillors ratified the appointment of Westgate Planning Services at a cost of £1,750 to aid the Town Council's response to the consultation. Councillors delegated authority to the Clerk to circulate responses once prepared via email and to respond on their behalf.

COMMUNICATIONS

PL_2024.205 Correspondence.
No correspondence to note.

PL_2024.206 Next Meeting.
Noted that the next meeting of the Planning Committee is currently scheduled for:

Monday 14th of April 2025 at 1030hrs in Emersons Green Town Council Chambers.

The meeting closed at 10:48am.

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 31st of March 2025:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS
06/03/2025	P25/00566/HH	Rothbury Blackhorse Lane Downend South Gloucestershire BS16 6TR	Erection of 1no. front porch. Erection of a single storey front/side extension to form additional living accommodation. Erection of 1no. garage.	No Objection.
06/03/2025	P25/00563/TRE	62 Wadham Grove Emersons Green South Gloucestershire BS16 7DW	Works to 2no Poplar Trees to pollard back to previous points, covered by Tree Preservation Order KTPO 03/91 dated 29th July 1991.	No Objection, subject to the approval of the Sth Glos Tree Officer.
12/03/2025	P25/00630/HH	28 Youngs Court Emersons Green South Gloucestershire BS16 7AU	Erection of retaining wall and 2m fence and alterations to ground level (retrospective) (resubmission of P24/02590/HH).	No Objection.

26/02/2025	P25/00485/TRE	84 Cave Grove Emersons Green South Gloucestershire BS16 7BA	Works to 3no Oak Trees to cut back low levels branches to the boundary line covered by Tree Preservation Order KTPO 03/91 dated 29th July 1991.	No Objection, subject to the approval of the Sth Glos Tree Officer.
17/03/2025	P25/00663/HH	10 Baynton Meadow Emersons Green South Gloucestershire BS16 7EL	Erection of rear/side single storey conservatory.	No Objection.

Schedule of Planning Application Decisions.

Items to be noted at the meeting on the 31st of March 2025:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS	PLANNING DECISION
16/01/2025	P25/00111/HH	90 Westons Hill Drive Emersons Green South Gloucestershire BS16 7DN	Erection of single storey side extension to provide additional living accommodation.	No objection.	Approved with conditions.
31/01/2025	P25/00265/TRE	Land To The Rear Of Pendock Court Emersons Green South Gloucestershire	Works to 1no. Quercus robur to crown reduce lower northeast side of tree by 3m to allow 4m clearance from neighbouring buildings, leaving the height at 17m and radial spread of 14m covered by TPO 0330 dated 22/01/2014	No Objection, subject to the approval of the South Gloucestershire Council Tree Officer.	Approved with conditions.
11/02/2025	P25/00346/CLP	11 Bryony Road Emersons Green South Gloucestershire BS16 7PH	Erection of a detached outbuilding to form home study.	No objections.	Approve Certificate of Lawfulness.
06/02/2025	P25/00301/HH	27 Harrison Close Emersons Green South Gloucestershire BS16 7HB	Erection of front porch.	No objections.	Approve with Conditions.

04/02/2025	P25/00291/ADV	Shell PFS Westerleigh Road Emersons Green South Gloucestershire BS16 7AN	Display of 1no. internally illuminated freestanding digital totem sign.	No objections.	Advert Approve with Conditions
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