

Minutes of the Planning Committee

Held in the Council Chamber, Emersons Green Town Council

22nd of April 2025

Present: Councillors Simon Budd, Colin Hunt, and Rachael Hunt.

In attendance: Jo Bryant (Town Clerk) and Emma Yu (Assistant Clerk).

Apologies: Cllr Tina Potter and Graham Hutter.

Absent: Cllr Eli Akatwijuka.

Notes: The meeting began at 1045hrs. All resolutions are passed with a majority vote, by a show of hands, unless otherwise stated.

PL_2024.207 Welcome and Introductions.

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

PL_2024.208 Declaration of Interest – Localism Act 2011.

No interests were declared.

PL_2024.209 Public Participation.

No members of the public were in attendance.

COUNCIL ADMINISTRATION

PL_2024.210 Minutes.

Resolved: That the *Minutes of the Planning Committee Meeting on the 31st of March 2025*, copies having been circulated, were approved as a correct record, and signed by the Chair.

PL_2024.211 Outstanding items.

No outstanding items.

PL_2024.212 Planning and Licensing Applications.

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

PL_2024.213 Planning Decisions.

Schedule of Planning Application Decisions at Appendix B was noted.

PL_2024.214 South Gloucestershire Council Local Plan.

Councillors ratified the responses to the Regulation 19 Local Plan Consultation for South Gloucestershire Council submitted on behalf of the Committee.

COMMUNICATIONS

PL_2024.215 Correspondence.

Councillors noted correspondence from South Gloucestershire Council regarding EV Charging infrastructure proposals for Lyde Green Park and Ride and raised no concerns.

PL_2024.216 Next Meeting.

To note the next meeting of the Planning Committee is currently scheduled for:

Monday 28th of April 2025 at 1030hrs in Emersons Green Town Council Chambers.

The meeting closed at 11:05.

At the discretion of the Chair, Councillors were 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 22nd of April 2025:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS
26/03/2025	P25/00774/HH	16 Leap Valley Crescent Downend South Gloucestershire BS16 6TF	Demolition of existing single storey rear and side extension. Erection of a two storey side extension and single storey rear extension to form additional living accommodation. Installation of an additional 5No PV panels to the existing array of 7No PV panels.	No objection
17/03/2025	P25/00655/HH	39 Pinnell Grove Emersons Green South Gloucestershire BS16 7DE	Conversion of garage into additional living accommodation.	No objection – subject to adequate parking being demonstrated to be well within the residential curtilage.
03/04/2025	P25/00890/HH	67 Westbourne Road Downend South Gloucestershire BS16 6RY	Erection of a single storey rear extension to form additional living accommodation. Installation of 1no. rear dormer to facilitate loft conversions.	No Objection

Schedule of Planning Application Decisions.

Items noted at the meeting on the 22nd of April 2025:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS	PLANNING DECISION
13/02/2025	P25/00370/HH	45 Leap Valley Crescent Downend South Gloucestershire BS16 6TL	Erection of single storey rear extension to provide additional living accommodation.	No Objection.	Approved with conditions.
20/02/2025	P25/00420/HH	8 Colliers Break Emersons Green South Gloucestershire BS16 7EE	Conversion of existing garage into additional living accommodation.	No Objection.	Approved with conditions.
24/02/2025	P25/00448/HH	20 Elmtree Avenue Mangotsfield South Gloucestershire BS16 9BW	Erection of a first floor rear extension to form additional living accommodation.	No Objection.	Approved with conditions.
24/02/2025	P25/00444/HH	6 The Paddocks Downend South Gloucestershire BS16 6XG	Erection of a single storey rear extension to form additional living accommodation.	No Objection.	Approve with Conditions.

27/02/2025	P25/00495/TRE	18 Salmons Way Emersons Green South Gloucestershire BS16 7DJ	Works to 1no Oak Tree to crown reduce by 2m in height and by 1.5m in radial spread, covered by Tree Preservation Order TPO420 dated 23rd May 1990	No Objection subject to the approval of the South Glos Council Tree Officer	Approve with Conditions.
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