

Minutes of the Planning Committee

Held in the Council Chamber, Emersons Green Town Council

4th of August 2025

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

PL_2025.058 Welcome and Introductions.

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

PL_2025.059 Declaration of Interest – Localism Act 2011.

No interests were declared.

PL_2025.060 Public Participation.

No members of the public were in attendance.

COUNCIL ADMINISTRATION

PL_2025.061 Minutes.

Resolved: That the *Minutes of the Planning Committee Meeting on the 21st of July 2025*, copies having been circulated, were approved as a correct record, and signed by the Deputy Chair.

PL_2025.062 Outstanding items.

No outstanding items.

PL_2025.063 Planning and Licensing Applications.

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

PL_2025.064 Planning Decisions.

Schedule of Planning Application Decisions at Appendix B was noted.

COMMUNICATIONS

PL_2025.065 Correspondence.

Correspondence received was noted by the Committee.

PL_2025.066 Next Meeting.

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

Monday 18th of August 2025 at 1030hrs in Emersons Green Town Council Chambers.

The meeting closed at 10:39.

At the discretion of the Deputy 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 4th of August 2025:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS
17/07/2025	P25/01745/TRE	15 Bampton Close Emersons Green South Gloucestershire BS16 7QZ	Works to 1no. Oak to prune the branches overhanging the neighbour garden and the garden of 15 Bampton Close by approximately 3/4 metres, and crown thinning of up to 30%. covered by Tree Preservation Order KTPO 03/91, dated 29 July 1991.	The comment of the Emersons Green Town Council Planning Committee is - No objection, subject to the approval of the South Gloucestershire Council Tree Officer.
16/07/2025	P25/01760/O	Land North Of London Road And South And East Of Webbs Heath South Gloucestershire	Erection of up to 950 no. dwellings including 75 units of specialist elderly accommodation, community infrastructure, a mixed-use hub, mobility hubs, the laying out of green infrastructure and open space, the creation of a new means of access onto the A420 London Road and Webbs Heath, pedestrian and cycle connections to Warmley Community Forest and off-site improvements, new drainage infrastructure, and associated earthworks (Outline) with access to be determined, all other matters reserved.	<i>(Please see below)</i>

EGTC comments for - P25/01760/O

The Planning Committee of Emersons Green Town Council would like to reaffirm the objection made previously within its Local Plan Reg 19 response, in which we believe that the North Warmley New Neighbourhood is another site where there is a lack of robust justification for reducing the green belt protection.

- Up to 2000 cars feeding onto the already congested A420.
- Enormous stress on the remaining green spaces, local Commons, woods and strategic green corridors.
- Its isolated location makes it highly unlikely that the envisaged connection to Warmley High Street will materialise.
- Visually important hillsides including Pucklechurch Ridge and adjacent Oldland Ridge, will be directly impacted by the proposed developments.
- The site is located within a heritage rich and environmentally diverse area but no consideration appears to have been given to the potential implications and costs in the event of archaeological outcomes or costs associated with BNG which could impact funding for infrastructure. Based on experiences at Lyde Green, far longer timeframes and larger financial contributions are needed to get the infrastructure in place if it happens at all (secondary school still not built, huge problem with GPs who are already at capacity or surgery closed, dentists etc) suggesting infrastructure will not be delivered within the plan period.

Schedule of Planning Application Decisions.

Items noted at the meeting on the 4th of August 2025:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS	PLANNING DECISION
30/05/2025	P25/01337/HH	21 Aster Crescent Emersons Green South Gloucestershire BS16 7LZ	Erection of single storey rear conservatory.	No Objection.	Approve with Conditions
10/06/2025	P25/01410/CLP	67 Westbourne Road Downend South Gloucestershire BS16 6RY	Installation of 1no. rear dormer and loft conversion.	No Objection.	Approve Certificate of Lawfulness