



Name: Cllr Simon Budd

Date: 15th September
2025

Signed: Original signed.

Minutes of the Planning Committee

Held in the Council Chamber, Emersons Green Town Council

1st of September 2025

- Present:** Councillors Simon Budd (Chair), Graham Hutter, Tina Potter, and Colin Hunt (Deputy Chair).
- In attendance:** Sarah Parkin (Assistant Clerk) and Paul Kearsley (ESM).
- Apologies:** None
- 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_2025.076 Welcome and Introductions.

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

PL_2025.077 Declaration of Interest – Localism Act 2011.

No interests were declared.

PL_2025.078 Public Participation.

No members of the public were in attendance.

COUNCIL ADMINISTRATION

PL_2025.079 Minutes.

Resolved: That the *Minutes of the Planning Committee Meeting on the 18th of August 2025*, copies having been circulated, were approved as a correct record, and signed by the Chair.

PL_2025.080 Outstanding items.

No outstanding items.

PL_2025.081 Planning and Licensing Applications.

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

PL_2025.082 Planning Decisions.

Schedule of Planning Application Decisions at Appendix B was noted.

COMMUNICATIONS

PL_2025.083 Correspondence.

Correspondence received was noted by the Committee.

PL_2025.084 Next Meeting.

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

Monday 15th of September 2025 at 1030hrs in Emersons Green Town Council Chambers.

The meeting closed at 10:48.

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 1st of September 2025:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS
12/08/2025	P25/01951/TRE	46 Wadham Grove Emersons Green South Gloucestershire BS16 7DW	Works to 2no. Poplars to pollard to previous points covered by TPO 03/91 dated 29th July 1991.	No Objection, subject to the approval of the Sth Glos Council Tree Officer.
19/08/2025	P25/01998/TRE	44 Wadham Grove Emersons Green South Gloucestershire BS16 7DW	Works to pollard 3.no Poplar Trees (T5), (T6) and (T7) by 4 metres (previous points) covered by Tree Preservation Order KTPO3/91 dated 29th July 1991.	No Objection, subject to the approval of the Sth Glos Council Tree Officer.
07/08/2025	P25/01927/F	Blackhorse Garage Westerleigh Road Emersons Green South Gloucestershire BS16 7AN	Installation of 4,500 litre fuel tank.	No Comment, due to lack of information regarding the type of fuel to be housed.
16/07/2025	P25/01732/F	Land At Weston Farm Westerleigh Road South Gloucestershire	Erection of 3no. commercial units (Class E), erection of 34no. dwellings with access alterations, ground level alterations, drainage, landscaping and associated works.	Objection, on the grounds of loss of wildlife habitat and green community space.

Schedule of Planning Application Decisions.

Items noted at the meeting on the 1st of September 2025:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS	PLANNING DECISION
03/06/2025	P25/01357/HH	1 Bishop Road Emersons Green South Gloucestershire BS16 7ET	Erection of shed.	No Objection	Approve with Conditions
26/06/2025	P25/01546/HH	5 The Folly Downend South Gloucestershire BS16 6RE	Erection of detached outbuilding.	No Objection	Approve with Conditions
30/06/2025	P25/01574/HH	195 Colliers Break Emersons Green South Gloucestershire BS16 7ED	Conversion of existing garage to provide additional living accommodation.	No objections subject to adequate parking.	Approve with Conditions
06/05/2025	P25/01112/HH	1 Blackhorse Road Mangotsfield South Gloucestershire BS16 9BP	Erection of replacement detached garage.	No Objection	Approve with Conditions

09/06/2025	P25/01414/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) (retrospective) (resubmission of P24/02410/F).	Objection on the grounds of the impact to the neighbouring properties.	Refusal
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