



Name: Cllr Simon Budd
Date: 16th February 2026
Signed: Original Signed

Minutes of the Planning Committee

Held in the Council Chamber, Emersons Green Town Council

2nd of February 2026

- Present: Councillors Graham Hutter, Tina Potter, Simon Budd (Chair), Rachael Hunt and Colin Hunt (Deputy Chair).
- In attendance: Paul Kearsley (ESM) and Emma Yu (Assistant Clerk)
- Apologies: None
- Absent: Cllr`s Eli Akatwijuka.
- Notes: The meeting began at 1030hrs. All resolutions are passed with a majority vote, by a show of hands, unless otherwise stated.

PL_2025.168 Welcome and Introductions.

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

PL_2025.169 Declaration of Interest – Localism Act 2011.

No interests were declared.

PL_2025.170 Public Participation.

There were no members of the public present.

COUNCIL ADMINISTRATION

PL_2025.171 Minutes.

Resolved: That the *Minutes of the Planning Committee Meeting on the 19th of January 2026*, copies having been circulated, were approved as a correct record, and signed by the Chair.

PL_2025.172 Outstanding items.

No outstanding items

Notes: Cllr Rachael Hunt joined the meeting.

PL_2025.173 Planning and Licensing Applications.

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

PL_2025.174 Planning Decisions.

Schedule of Planning Application Decisions at Appendix B was noted.

PL_2025.175 Westerleigh Abattoir Extension.

Resolved: Members ratified the response to the Westerleigh Abattoir Extension, previously issued under the EGTC Scheme of Delegation.

PL_2025.176 Reducing the prevalence of private estate management arrangements.

A brief discussion was had regarding the consultation and recommended response.

Resolved: The Planning Committee authorises the Committee Clerk to submit the recommended response to the consultation.

COMMUNICATIONS

PL_2025.177 Correspondence.

Correspondence received, was noted by the Committee.

PL_2025.178 Next Meeting.

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

Monday 16th of February 2026 at 1030hrs in Emersons Green Town Council Chambers.

The meeting closed at 10:53.

At the discretion of the Chair, Councillors were 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 2nd of February 2026:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS
19/01/2026	P26/00116/CLP	29 Lulworth Crescent Downend South Gloucestershire BS16 6RZ	Erection of hip to gable roof extension and installation of 1no. rear dormer to facilitate loft conversion. <i>(application for certificate of lawfulness)</i>	No Objection.
16/01/2026	P26/00106/CLP	2 Primrose Road Emersons Green South Gloucestershire BS16 7HR	Conversion of existing garage to provide additional living accommodation.	Objection due to the absence of plans detailing the request.

Schedule of Planning Application Decisions.

Items noted at the meeting on the 2nd of February 2026:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS	PLANNING DECISION
18/11/2025	P25/02636/HH	44 Blackhorse Road Mangotsfield South Gloucestershire BS16 9BE	Erection of single storey rear extension to form additional living accommodation.	No Objection.	Approve with Conditions
25/11/2025	P25/02726/HH	17 Tunbridge Way Emersons Green South Gloucestershire BS16 7EW	Erection of single storey rear extension to form additional living accommodation.	No Objection.	Approve with Conditions
08/08/2025	P25/01931/PIP	Land At The Rosary Lyde Green South Gloucestershire	Permission in principle for the erection of a minimum of 4no. and up to a maximum of 9no. dwellings.	Objection due to the potential impact on public rights of way, especially the busy Bristol and Bath Railway Path, and the further loss of green space and wildlife habitat.	Approve