



Name: Cllr Simon Budd
Date: 2nd February 2026
Signed: Original Signed

Minutes of the Planning Committee

Held in the Council Chamber, Emersons Green Town Council

19th of January 2026

- Present: Councillors Graham Hutter, Tina Potter, Simon Budd (Chair), and Colin Hunt (Deputy Chair).
- In attendance: Paul Kearsley (ESM) and Emma Yu (Assistant Clerk)
- Apologies: None
- Absent: Cllr's 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_2025.159 Welcome and Introductions.

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

PL_2025.160 Declaration of Interest – Localism Act 2011.

No interests were declared.

PL_2025.161 Public Participation.

There were no members of the public present.

COUNCIL ADMINISTRATION

PL_2025.162 Minutes.

Resolved: That the *Minutes of the Planning Committee Meeting on the 5th of January 2026*, copies having been circulated, were approved as a correct record, and signed by the Chair.

PL_2025.163 Outstanding items.

No outstanding items

PL_2025.164 Planning and Licensing Applications.

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

PL_2025.165 Planning Decisions.

Schedule of Planning Application Decisions at Appendix B was noted.

COMMUNICATIONS

PL_2025.166 Correspondence.

Correspondence received, was noted by the Committee.

PL_2025.167 Next Meeting.

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

Monday 2nd of February 2026 at 1030hrs in Emersons Green Town Council Chambers.

The meeting closed at 10:46.

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 19th of January 2026:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS
18/12/2025	P25/02966/O	Land At Rock House Farm Shortwood Mangotsfield South Gloucestershire	Demolition of existing structures; erection of up to 280 no. dwellings and 1no. building providing up to 350 sq m GIA of commercial space (Class E); vehicular access off Main Road / Shortwood Hill; emergency access off B4465; pedestrian and cycle routes; together with water management measures, green infrastructure and landscaping, and all associated infrastructure (Outline) with access be determined, all other matters reserved.	Please see below.

P25/02966/O

The Comment of the Emersons Green Town Council Planning Committee is objection due to the combined impacts on traffic, infrastructure, and the local environment. All additional vehicle movements generated by the development will inevitably increase pressure on Cossham Street, which already suffers from heavy congestion and limited capacity at peak times, creating further safety risks for pedestrians, cyclists, and residents. When considered alongside the cumulative effects of planning application P24/02685/O, it is clear that the road network cannot sustainably accommodate the increased volume of traffic. Furthermore, the proposal would result in the unacceptable loss of valuable green space, which currently supports wildlife, provides a buffer between existing housing and the main road, and contributes to the character and wellbeing of the community.

19/12/2025	P25/02976/F	Sainsburys Supermarkets Ltd The Village Emerson Way Emersons Green South Gloucestershire BS16 7AE	Installation of replacement plant equipment.	No Objection
06/01/2026	P26/00024/TRE	Rodway Hill Manor Manor Road Mangotsfield South Gloucestershire BS16 9LG	Works to fell 1.no Larch tree (G1) and reduce lower branches to group of Yew trees (G1) to provide road clearance. Covered by Tree Preservation Order KTPO4/77 dated 2nd April 1979.	No Objection, subject to the approval of the Sth Glos Tree officer.
12/12/2025	P25/02910/F	Logistic Support Services Limited Elderflower Drive Emersons Green South Gloucestershire BS16 7NJ	Erection of two storey extension to existing building to form offices (Class E(g)(i)) with associated works.	No Objection
06/01/2026	P26/00022/HH	7 Meadgate Emersons Green South Gloucestershire BS16 7AZ	Erection of single storey front and rear extensions to form additional living accommodation.	No Objection

Schedule of Planning Application Decisions.

Items noted at the meeting on the 19th of January 2026:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS	PLANNING DECISION
18/11/2025	P25/02644/HH	9 Berkeley Way Emersons Green South Gloucestershire BS16 7BZ	Demolition of existing conservatory and erection of single storey rear extension to form additional living accommodation (retrospective).	No objection.	Approve with Conditions