



Name: Cllr Simon Budd

Date: 2nd March 2026

Signed: Original Signed

Minutes of the Planning Committee

Held in the Council Chamber, Emersons Green Town Council

16th of February 2026

Present: Councillors Graham Hutter, Simon Budd (Chair), and Colin Hunt (Deputy Chair).

In attendance: Paul Kearsley (ESM) and Emma Yu (Assistant Clerk)

Apologies: Cllr Tina Potter.

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_2025.179 Welcome and Introductions.

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

PL_2025.180 Declaration of Interest – Localism Act 2011.

No interests were declared.

PL_2025.181 Public Participation.

There were no members of the public present.

COUNCIL ADMINISTRATION

PL_2025.182 Minutes.

Resolved: That the *Minutes of the Planning Committee Meeting on the 2nd of February 2026*, copies having been circulated, were approved as a correct record, and signed by the Chair.

PL_2025.183 Outstanding items.

No outstanding items

PL_2025.184 Planning and Licensing Applications.

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

PL_2025.185 Planning Decisions.

Schedule of Planning Application Decisions at Appendix B was noted.

COMMUNICATIONS

PL_2025.186 Correspondence.

Correspondence received, was noted by the Committee.

PL_2025.187 Next Meeting.

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

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

The meeting closed at 10:47.

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 16th of February 2026:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS
20/01/2026	P26/00130/HH	34 Colliers Break Emersons Green South Gloucestershire BS16 7EE	Erection of single storey rear and side extension to form additional living accommodation.	No Objection
23/12/2025	P25/02989/F	Car Park At The National Composites Centre Bristol And Bath Science Park Emersons Green South Gloucestershire BS16 7FS	Erection of 1no. building to form data facility, with fencing, and associated works	No Objection
05/01/2026	P26/00012/TRE	Land At Pinkers Mead Emersons Green South Gloucestershire BS16 7EF	Works to fell 2.no Oak trees (T2) (T7) and remove Ivy and faulted limbs from 1.no Oak tree (T6). Covered by Tree Preservation Order KTPO 03/91 dated 29th July 1991.	Please see below.
21/01/2026	P26/00152/F	Vino And Pane Willowherb Road Lyde Green South Gloucestershire BS16 7GW	Erection of single storey extension to form store.	Objection. Due to the loss of parking.

05/02/2026	P26/00262/HH	264A Badminton Road Downend South Gloucestershire BS16 6NS	Installation of replacement 1.no side dormer to form additional living accommodation.	No Objection
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P26/00012/TRE

Objection

Have these trees been assessed by an experienced arboricultural consultant using the Quantified Tree Risk Assessment (QTRA) methodology to ensure an appropriate balance between tree safety and tree value? No Tree Survey has been provided within the supporting documentation, and therefore no justification has been given for the proposed felling of T2 and T7.

For T2, has any consideration been given to alternative remedial options—such as cabling or bracing—to retain the tree?

Additionally, in relation to T6, no indication has been provided regarding which branches are proposed for removal.

Schedule of Planning Application Decisions.

Items noted at the meeting on the 16th of February 2026:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS	PLANNING DECISION
13/11/2025	P25/02516/HH	31 Morley Avenue Mangotsfield South Gloucestershire BS16 9JE	Erection of two storey rear extension to provide additional living accommodation.	No Objection.	Approve with Conditions
12/12/2025	P25/02885/HH	54 Cherry Banks Emersons Green South Gloucestershire BS16 7HZ.	Erection of two storey rear extension to provide additional living accommodation.	No Objection.	Approve with Conditions
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.	Approve with Conditions

27/11/2025	P25/02763/HH	3 Manor Grove Mangotsfield South Gloucestershire BS16 9LF	Erection of outbuilding with log burner incidental to the main dwelling (Retrospective)	No Objection.	Approve with Conditions
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