

## **Minutes of the Planning Committee**

**Held in the Council Chamber, Emersons Green Town Council**

**13<sup>th</sup> of April 2026**

- Present:** Councillors Graham Hutter, Tina Potter, and Colin Hunt (Deputy Chair).
- In attendance:** Jane Wray (Deputy Clerk)
- Apologies:** Cllrs Simon Budd and Rachael Hunt.
- 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.

### **INTRODUCTION**

#### **Welcome and Introductions.**

The chair of the meeting welcomed all attendees and described the emergency procedures.

**PL\_2026.001 Declaration of Interest – Localism Act 2011.**  
No interests were declared.

**PL\_2026.002 Public Participation.**  
There were no members of the public present.

### **COUNCIL ADMINISTRATION**

**PL\_2026.003 Minutes.**

**Resolved:** That the Minutes of the Planning Committee Meeting on the **30th of March 2026**, copies having been circulated, were approved as a correct record, and signed by the Chair.

**PL\_2026.004 Outstanding items.**  
No outstanding items

**PL\_2026.005 Planning and Licensing Applications.**

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

**PL\_2026.006 Planning Decisions.**

Schedule of Planning Application Decisions at Appendix B was noted.

### COMMUNICATIONS

**PL\_2026.007 Correspondence.**

Correspondence received, was noted by the Committee.

**PL\_2026.008 Next Meeting.**

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

**Monday 27th of April 2026 at 1030hrs in Emersons Green Town Council Chambers.**

The meeting closed at 10:41.

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 to be considered at the meeting on the 13th of April 2026:

<b>DATE</b>	<b>REF NO</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>EGTC COMMENTS</b>
02/02/2026	P26/00240/F	Buildings A And D Green Tree Farm Lyde Green Emersons Green South Gloucestershire BS16 7NT	Change of use of 1no. building to 6no. flats (Class C2) and 1no. building to shared recreational space with associated works as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) (retrospective).	No Objection
27/03/2026	P26/00731/HH	7 Meadgate Emersons Green South Gloucestershire BS16 7AZ	Erection of single storey side and rear extensions to form additional living accommodation.	Object on the grounds of overdevelopment

## Appendix B

### Schedule of Planning Application Decisions.

Items to be noted at the meeting on the 13th of April 2026:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS	PLANNING DECISION
30/12/2024	P24/03000/RVC	Downend Car Wash The Huntsman Garage Westerleigh Road Downend South Gloucestershire BS16 6UB	Variation of condition 2 attached to permission PK12/3591/RVC (formerly PK11/3240/F) to allow for the installation of external lighting. Change of use from Car and Van Rentals (Sui Generis) to Hand Car Wash and Car Sales (Sui Generis) as defined in The Town and Country Planning (Use Classes) Order 1987 (as amended). Creation of new vehicular access.	Objection in regards to the obtrusiveness of the lighting to neighbouring residents. If approval is granted, prior to this we recommend a full lighting assessment is completed.	Approve with Conditions
20/11/2025	P25/02691/PIP	Land South Of Westerleigh Road, Emerson Green, Bristol BS16 6UB	Permission in principle for the erection of a minimum of 8 no. dwellings and a maximum of 9 no. dwellings.	No Objection.	Approve

23/12/2025	P25/02989/F	Car Park At The National Composites Centre Bristol And Bath Science Park Emersons Green South Gloucestershire BS16 7FSGloucestershire BS16 7GA	Erection of 1no. building to form data facility, with fencing, and associated works	No Objection.	Approve with Conditions
05/02/2026	P26/00262/HH	264A Badminton Road Downend South Gloucestershire BS16 6NS	Installation of replacement 1no. side dormer to form additional living accommodation.	No Objection.	Approve with Conditions