



EMERSONS GREEN  
TOWN COUNCIL

198 Westerleigh Road, Emersons Green, Bristol, South Gloucestershire, BS16 7AN  
**Town Clerk:** Joanne Bryant **Email:** [clerk@emersonsgreen-tc.gov.uk](mailto:clerk@emersonsgreen-tc.gov.uk) **Tel:** 0117 3026989

20th of May 2026

To Councillors: Simon Budd, Colin Hunt, Rachael Hunt, Graham Hutter, Tina Potter, Tracy Cannard and Eli Akatwijuka.

Dear Councillors,

You are hereby summoned to a meeting of the **Planning Committee** of Emersons Green Town Council to be held in **The Council Chamber of Emersons Green Town Council** on **Monday the 26th of May 2026 commencing at 1030hrs** for the transaction of the business on the **agenda attached**.

For your convenience, I have attached some useful guidance notes should any of your constituents wish to attend the meeting.

After the meeting, there will be the usual opportunity to share parish notices and other useful information with colleagues.

Of course, if you cannot attend for any reason then please send me your apologies by letter or email.

*Joanne Bryant*

**Joanne Bryant PSLCC CiLCA**  
**Town Clerk**

Members are reminded that this Council has a legal *duty* to consider the following legislation in the exercise of all its functions: The Freedom of Information Act 2000, The Data Protection Act 1998 & The Equality Act 2010. In addition, the Council has a *duty* to comply with the Local Government Transparency Code (2015). Furthermore, in carrying out the Council's functions, this Council *must* consider the impact of all decisions on reducing crime and disorder in the area and have regard to the protection of biodiversity. Finally, a Code of Conduct has been adopted by this Council for members to follow.



## Emersons Green Town Council Meetings

### Guidance Notes

#### Recording of Council Meetings

In accordance with The Openness of Local Government Bodies Regulations 2014, all Emersons Green Town Council meetings are open to the public and may be recorded.

All forms of recording and use of social media are permitted during our meetings, which are always open to the public.

However, as a matter of courtesy and practicality, we kindly request that visitors wishing to record a meeting provide as much advance notice as possible. Our Council Chamber has limited space, but we will do our best to accommodate media and recording requirements on a first-come, first-served basis.

#### Distractions

Attendees are asked not to cause any distraction during meetings. The definition of a distraction is determined entirely at the Chair's discretion.

As a minimum, please avoid using flash photography or equipment that produces loud noise without prior approval. Failure to comply may result in being asked to leave by the Chair.

#### Public Participation

Public participation will take place only during the designated agenda item, which will be limited to a maximum of 30 minutes. During this time, members of the public are welcome to make representations, ask questions, or provide evidence relating to items on the agenda.

To assist with meeting administration, Emersons Green Town Council requests that members of the press and public email their questions in advance to [clerk@emersonsgreen-tc.gov.uk](mailto:clerk@emersonsgreen-tc.gov.uk) no later than 12:00 noon on the day before the meeting.

In the email, please confirm whether you will attend in person or would like an officer to read your question on your behalf.

Priority for physical attendance will be given to members of the press and individuals who have submitted questions in advance—especially those wishing to present their questions personally. Remaining seats will then be allocated on a first-come, first-served basis.

At the Chair's discretion, each individual representation will be limited to no more than five minutes. During the meeting, the Chair will invite speakers who have indicated a wish to participate. Written representations may also be accepted at this time.

#### Standing Orders

For reference, copies of the Council's Standing Orders and all other policy documents governing meeting conduct are available on our website:

[www.emersonsgreen-tc.gov.uk/town-council/council-policies](http://www.emersonsgreen-tc.gov.uk/town-council/council-policies)

Emergency evacuation procedure: Leave via the Emergency Exit within the Council Chamber or out of the Main Entrance and convene in the Town Council Parking Spaces within the Car Park
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## AGENDA<sup>1</sup> 26th of May 2026

Members are reminded that this Council has a legal *duty* to consider the following legislation in the exercise of all its functions: The Freedom of Information Act 2000, The Data Protection Act 1998 & The Equality Act 2010. In addition, the Council has a *duty* to comply with the Local Government Transparency Code (2015).

Furthermore, in carrying out the Council's functions, this Council *must* consider the impact of all decisions on reducing crime and disorder in the area and have regard to the protection of biodiversity. Finally, a Code of Conduct has been adopted by this Council for members to follow.

### INTRODUCTION

#### Welcome and Introductions.

The chair of the meeting will welcome members of the public, introduce all Councillors and guest speakers, describe the emergency procedures, and make any necessary safety announcements.

#### PL\_2026.025 Declaration of Interest – Localism Act 2011.

Under Section 31 of Localism Act 2011 and in accordance with the Councils' Code of Conduct (section 27(6) (d)), any declarations of disclosable pecuniary or personal interests must be declared and Standing Orders followed. Requests for dispensations can be considered if received in advance of the meeting and in writing to the Clerk (Proper Officer) – Localism Act 2011 S33.

#### PL\_2026.026 Public Participation.

Members of the public will be given the opportunity to ask questions of the committee for a maximum of five minutes per person in accordance with the guidance notes.

### COUNCIL ADMINISTRATION

#### PL\_2026.027 Minutes.

To consider that the *Minutes of the Planning Committee Meeting on the 11th of May 2026*, copies having been circulated, be approved as a correct record, and signed by the Chair.

#### PL\_2026.028 Outstanding items.

To receive an update from the Committee Clerk.

#### PL\_2026.029 Planning and Licensing Applications.

To consider the Schedule of Planning and Licensing Applications at Appendix A.

#### PL\_2026.030 Planning Decisions.

To note the Schedule of Planning Application Decisions at Appendix B.

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<sup>1</sup> All items listed are routine business at the discretion of the Chair, unless otherwise stated.



## COMMUNICATIONS

**PL\_2026.031 Appeal**

To consider a response to the appeal made to the Planning Inspectorate, PINS APP/P0119/C/26/3378284.

**PL\_2026.032 Correspondence.**

To note official correspondence to the Committee, copies having been circulated.

**PL\_2026.033 Next Meeting.**

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

**Monday 8th of June 2026 at 1030hrs in Emersons Green Town Council Chambers.**

To note the time that the business of this meeting was closed.

At the discretion of the Chair, Councillors may be 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 26th of May 2026:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS
10/04/2026	P26/00850/F	79 Westerleigh Road Downend South Gloucestershire BS16 6US	Creation of new vehicular access onto classified highway (Class C)	
29/04/2026	P26/01005/CLP	24 Cowslip Crescent Emersons Green South Gloucestershire BS16 7GL	Installation of 1no. rear dormer and installation of rooflights to the front elevation. Erection of 1no. single storey rear extension.	
18/05/2026	P26/01126/HH	30 Johnson Road Emersons Green South Gloucestershire BS16 7JR	Erection of a two storey rear extension to form additional living accommodation.	

## Appendix B

### Schedule of Planning Application Decisions.

Items to be noted at the meeting on the 26th of May 2026:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS	PLANNING DECISION
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.	Refusal
02/04/2026	P26/00800/TRE	23 Oak Tree Close Mangotsfield South Gloucestershire BS16 9AJ	Works to 1no. Beech Tree to crown reduce by 2.5m and crown lift to 4m and to sensitively correct unconsented pruning works covered by Tree Preservation Order SGTPO08/12 dated 28th August 2012.	No Objection. Subject to the approval of the Sth Glos Tree Officer.	Approve with Conditions
08/04/2026	P26/00831/HH	121 Guest Avenue Emersons Green South Gloucestershire BS16 7DA	Erection of single storey rear extension to form additional living accommodation.	No Objection.	Approve with Conditions

