

Minutes of the Planning Committee

Held in the Council Chamber, Emersons Green Town Council

26th of October 2026

Present: Cllr Colin Hunt (Deputy Chair), Tracy Cannard, Graham Hutter, and Tina Potter.

In Attendance: Jane Wray (Deputy Clerk) and Amelia Sheppard (Assistant Clerk)

Apologies: Cllr's Simon Budd (Chair), Rachael Hunt

Absent: None.

The meeting began at 10:30hrs. All resolutions were assed with a majority vote, by a show of hands, unless otherwise indicated.

INTRODUCTION

Welcome and Introductions.

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

PL_2026.101 Declaration of Interest – Localism Act 2011.

No declarations made.

PL_2026.102 Public Participation.

No members of the public were in attendance.

COUNCIL ADMINISTRATION

PL_2026.103 Minutes.

Resolved: That the *Minutes of the Planning Committee Meeting on the 12th of October 2026*, copies having been circulated, were approved as a correct record, and signed by the Chair.



PL_2026.104 Outstanding items.
No outstanding items.

PL_2026.105 Planning and Licensing Applications.
Comments of Schedule of Planning and Licensing Applications submitted at per Appendix A.

PL_2026.106 Planning Decisions.
Schedule of Planning Application Decisions at Appendix B was noted.

COMMUNICATIONS

PL_2026.107 Correspondence.
The Committee noted correspondence received.

PL_2026.108 Next Meeting.
To note the next meeting of the Planning Committee is currently scheduled for:

Monday 9th of November 2026 at 1030hrs in Emersons Green Town Council Chambers.

The meeting closed at 10:35hrs

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 26th of October 2026:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS
09/10/2026	P26/02313/HH	11 Morley Avenue Mangotsfield South Gloucestershire BS16 9JE	Demolition of existing conservatory. Erection of single storey rear extension to form additional living accommodation and single storey front porch extension to provide utility and downstairs shower room. (Resubmission of previously approved scheme P22/02919/HH)	No Objection

Appendix B

Schedule of Planning Application Decisions.

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

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS	PLANNING DECISION
28/05/2026	P26/01213/F	Newlands Farmhouse Newlands Lane Emersons Green South Gloucestershire BS16 7PT	Installation of 1.8m high close-board timber fencing to rear boundary of the site and additional fencing on site to enclose pond and landscaped area to the south. Removal of kitchen window and replacement with timber stable style door, removal of window to office space and replacement with timber patio doors.	No Objection	Refusal
28/05/2026	P26/01203/LB	Newlands Farmhouse Newlands Lane Emersons Green South Gloucestershire BS16 7PT	External alterations to replace full length kitchen window with a timber stable style door, replace full length window to office space with timber patio doors and internal alterations to form a new opening in existing office space and install 1no new timber door.	No Objection	Refusal