



Name: Cllr Simon Budd

Date: 12/10/2026

Signed: Original Signed

Minutes of the Planning Committee

Held in the Council Chamber, Emersons Green Town Council

28th of September 2026

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

In Attendance: Paul Kearsley (Environmental Services Manager) and Amelia Sheppard (Assistant Clerk)

Apologies: None.

Absent: Cllr Eli Akatwijuka.

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_2026.084 Declaration of Interest – Localism Act 2011.

No declarations made.

PL_2026.085 Public Participation.

No members of the public were in attendance..

COUNCIL ADMINISTRATION

PL_2026.086 Minutes.

Resolved: That the *Minutes of the Planning Committee Meeting on the 17th of August 2026*, and the **14th of September 2026**, copies having been circulated, were approved as a correct record, and signed by the Chair.

PL_2026.087 Outstanding items.

No outstanding items.

PL_2026.088 Planning and Licensing Applications A.

Resolved: The Committee ratified the decisions made by the Committee Clerk under delegated authority following the previous non-quorate meeting. Members noted the actions taken and confirmed their agreement with the decisions made.

PL_2026.089 Planning and Licensing Applications B.

There were no further applications to consider.

PL_2026.090 Planning Decisions.

Schedule of Planning Application Decisions at Appendix B was noted.

COMMUNICATIONS

PL_2026.091 Correspondence.

The Committee noted correspondence received, copies having been circulated, with a response to be considered for Local Government (Miscellaneous Provisions) Act 1982 formal consultation on South Gloucestershire Council's draft Street Trading Policy and Application Guideline at a future meeting.

PL_2026.092 Next Meeting.

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

Monday 12th of October 2026 at 1030hrs in Emersons Green Town Council Chambers.

The meeting closed at 10:48hrs

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 under delegated authority, following the meeting on the 14th of September 2026:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS
27/07/2026	P26/01792/HH	Beaumont 130 Westerleigh Road Downend South Gloucestershire BS16 6UT	Demolition of existing outbuildings and erection of detached double garage. Erection of 1.8m boundary fence.	No Objection.
03/08/2026	P26/01956/HH	46 Leap Valley Crescent Downend South Gloucestershire BS16 6TN	Demolition of existing rear area, erection of a single storey rear extension with access steps and part conversion of existing garage to form additional living accommodation.	No Objection, subject to adequate parking provision.

Appendix B

Schedule of Planning Application Decisions.

Items noted at the meeting on the 28th of September 2026:

DATE	REF NO	LOCATION	PROPOSAL	EGTC COMMENTS	PLANNING DECISION
02/10/2024	P24/02335/RM	Land To The North Of Elderflower Drive Emersons Green South Gloucestershire	Erection of two storey building to form workshop and office (Class B1), with 1no. associated storage building, service yard and car parking, with appearance, landscaping, layout, scale and access to be determined (Approval of Reserved Matters to be read in conjunction with outline permission P19/09100/RVC formerly PK04/1965/O).	No Objection.	Approve with Conditions.
27/04/2026	P26/00989/F	Emersons Green Dental Practice 110 Emerson Way Emersons Green South Gloucestershire BS16 7AS	Installation of 1no. shipping container for storage.	No Objection.	Approve with Conditions.

11/06/2026	P26/01324/TRE	8 Glevum Close South Gloucestershire Emersons Green BS16 7BF	Works to 1 no. Ash Tree to carry out root pruning to facilitate installation of a root barrier 20m in length and 3.5m in depth covered by Tree Preservation Order KTPO 03/91 dated 29th July 1991.	No Objection, subject to the approval of the Sth Glos Tree Officer.	Approve with Conditions.
15/06/2026	P26/01390/HH	50 Valley Gardens Downend South Gloucestershire BS16 6SG	Raising of roof line and erection of a front porch to facilitate conversion of existing garage.	Objection, due to the lack of parking and the adverse impact it would have on the character and appearance of the street scene.	Approve with Conditions.
13/05/2026	P26/01125/F	Unit 4 Vertex Park South Oakwood Drive Emersons Green South Gloucestershire BS16 7LB	Change of use from General Industrial (Class B2) and Storage and Distribution (Class B8) to General Industrial (Class B2) and Storage and Distribution (Class B8) and/or Indoor sport, recreation and fitness (Class E(d)) as defined in the Town and Country Planning (use class order) 1987.	No Objection.	Approve with Conditions.
30/06/2026	P26/01473/HH	4 Rockside Gardens Downend South Gloucestershire BS16 6TJ	Erection of single storey rear extension and replacement of flat roof with pitched roof on side elevation to form additional living accommodation.	No Objection.	Approve with Conditions.

03/08/2026	P26/01719/HH	30 Johnson Road Emersons Green South Gloucestershire BS16 7JR	Erection of single storey rear extension to form additional living accommodation.	No Objection.	Approve with Conditions.
11/06/2026	P26/01327/CLE	Land At Lyde Green Emersons Green South Gloucestershire	Confirmation of lawful commencement of planning permission P19/16524/F.	Objection, due to the previous conditions not yet being met.	Approve Certificate of Lawfulness.
13/07/2026	P26/01608/HH	76 Westbourne Road Downend South Gloucestershire BS16 6RH	Demolition of existing garage. Erection of two storey side and single storey rear extension to form additional living accommodation. Erection of front porch.	No Objection.	Approve with Conditions.
27/07/2026	P26/01682/CLP	The Annexe The Stables Dibden Lane Emersons Green South Gloucestershire BS16 7AF	Conversion of existing garage into additional living accommodation.	No Objection.	Approve Certificate of Lawfulness
03/06/2026	P26/01259/HH	262 Badminton Road Downend South Gloucestershire BS16 6NS	Erection of first floor side and rear extensions to form additional living accommodation.	Objection due to the impact on neighbouring properties.	Approve with Conditions.

16/01/2026	P26/01604/HH	2 Primrose Road Emersons Green South Gloucestershire BS16 7HR	Conversion of garage into additional living accommodation.	No Objection, subject to adequate parking provision.	Approve with Conditions
01/07/2026	P26/01489/HH	Fairview Emersons Green Lane South Emersons Green South Gloucestershire BS16 7QL	Raising of roof line to accommodate building regulation requirements (Retrospective)	No Objection.	Approve with Conditions