



# STOKE GIFFORD

PARISH COUNCIL

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## STOKE GIFFORD PARISH COUNCIL MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 26<sup>th</sup> March 2024

### EMERGENCY PROCEDURE

*In the event of a fire all those present should leave the building calmly, breaking a fire alarm panel on the way out, and assemble on the far side of the car park at the assembly point.*

*Attendees are reminded to either switch off or make silent their mobile phones.*

### PRESENT:

Cllrs D Addison, S Bandcroft, M Brown, J Brunwin, K Cranney, A Hyde, K Marsden, P Richardson and A Shore. Also in attendance was John Rendell (Clerk) fourteen residents and three representatives to discuss planning application 7e.

1	<b>Welcome and apologies for absence.</b> The Chair, Councillor Andrew Shore welcomed all present to the meeting.  Apologies were received from Councillors Richard Barber and Neel Das Gupta.	<b>ACTIONS</b>
2	<b>To receive notification of any member's personal or prejudicial interest.</b> Councillor Penny Richardson declared an interest in agenda item 7e.  Councillor Tony Hyde asked the Clerk to update his Declaration of Interest form to the following:  Chair of Stoke Gifford Retirement Village Residents Association and Executive Member of the ExtraCare Charitable Trust.	Clerk updated 27.03.24
3	<b>To approve minutes of the last Planning &amp; Transportation meeting dated 27<sup>th</sup> February 2024.</b> The minutes dated Tuesday 27 <sup>th</sup> February 2024 were agreed as an accurate record proposed by Councillor Keith Cranney, seconded by Councillor Tony Hyde, unanimously carried.	

4	<p><b>Public Session [Maximum 15 minutes, up to 3 minutes per person].</b></p> <p>Following many reports into SGC over several months regarding the condition of the roads, residents were pleased to see SGC operatives filling potholes along Kingsway and Clay Lane. Residents are keen for SGC to now keep on top of the condition of the roads and urged the District Members to ensure that once the works are carried out in the future the work is to a reasonable level checked and signed off.</p> <p>Cllr Andrew Shore gave an update that he had followed up (from the last meeting) with SGC regarding potholes on Hambrook Lane. These bad potholes have now been filled.</p>	
5	<p><b>‘Welcome to Stoke Gifford Parish’ signage following the change of boundary.</b></p> <p>The Parish Clerk has been in contact with the Asset and Infrastructure Department at SGC regarding the addition of new ‘welcome to Stoke Gifford’ signs around the parish.</p> <p>Following recent boundary changes and growing housing developments at Brooklands Park and Mulgrove Farm, the Clerk and office staff have identified four locations where a sign could be installed informing residents of the parish boundary and when passing into Stoke Gifford.</p> <ul style="list-style-type: none"> <li>1- Off A4174 left onto New Road</li> <li>2- Off A4174 left onto Great Stoke Way South</li> <li>3- Oxleigh Way boundary line (on the newly built road)</li> <li>4- Great Stoke Way North/ Winterbourne Road</li> </ul> <p>The Chair, Councillor Andrew Shore has also driven around the parish and agrees with the four locations noted. This is something SGPC should look into installing when possible.</p> <p>SGC have confirmed the costs would be in the region of £2k - to include site checks, utility surveys, design and install of the signage. The signage would then become an asset of the Parish council to be maintained by SGPC. Cllr Andrew Shore commented that the sign on Oxleigh Way may be easier &amp; cheaper to install, as being an unadopted highway at present, we may not need to go through SGC.</p> <p>The Committee were keen to see this progress and the Chair, Councillor Andrew Shore asked the Clerk to investigate costs further and add to the Full Council agenda in April for discussion and a decision.</p>	<p>Clerk to add to the Full Council agenda in April.</p>
6	<p><b>Update on previous planning applications.</b></p> <ul style="list-style-type: none"> <li>○ 59 Smithcourt Drive – permission granted (SGPC no objection, subject to conditions)</li> <li>○ 105 Kings Drive – permission granted (SGPC no objection, subject to conditions)</li> <li>○ Crest House – permission granted (SGPC no objection)</li> </ul>	

	<p>○ 14 Clover Leaze – permission granted (SGPC no objection)</p> <p>Cllr Andrew Shore updated Members that there had been a recent issue with some comments for one application submitted by SGPC onto the SGC planning portal being lost/missed by SGC and that he is in dialogue with SGC about stopping a reoccurrence.</p>	
<p>7</p>	<p><b>Planning Applications</b></p> <p>Should planning permission be granted, SGPC would request the inclusion of a condition restricting the hours of working (and movement or delivery of machinery or building materials), during the period of construction, to 07:30 – 18:00 Monday to Friday, 08:00 – 13:00 Saturdays and with no working permitted on Sundays or Public Holidays.</p> <p><b>a) Concord Medical Centre Braydon Avenue Little Stoke South Gloucestershire BS34 6BQ</b>  <i>Erection of first and second floor extensions to provide additional facilities.</i></p> <p>Doctors / staff from the surgery &amp; the agent/architect were present, they gave a verbal overview of the proposals.</p> <p>Residents present were concerned the application suggests there is an active bus route passing the Doctors site along Braydon Avenue, this hasn't been the case for ten years so this needs addressing. The architect didn't realise the bus service had been cancelled on this route and will amend the application.</p> <p>Many local residents have concerns with vehicles being parked on side streets and across driveways, including staff from the Doctors as well as patients, the proposed application would only increase this issue as no additional parking plan is presented. Members and residents present all acknowledge the need for additional Doctors &amp; Nurses coping with the additional housing being built within the local area but would like the Architect and Surgery to know the main route of the problems caused is generally parking. Concerns were also raised about how the construction work could feasibly be carried out without impacting on the current surgery and its patients. Some suggestions were made as to other potential locations; including the YTL site, Brooklands (near the new housing) and the old youth centre site on Little Stoke Lane.</p> <p>Cllr Keith Cranney feels there is the need for expanded patient facilities but that there needs to be better transport options and a construction management plan.  Cllr Keiron Marsden &amp; Cllr Andrew Shore both commented that they felt conflicted between the clear needs &amp; benefits of an expanded medical facility and the constraints of the current site, with the facility needing more land or perhaps another site, however we have to assess the application presently in front of us.  Cllr Mike Brown was concerned there is not enough parking provision and insufficient space for a site compound necessary to facilitate the construction works.</p> <p>Following a lengthy discussion Councillor Dave Addison proposed no objection to this planning application, subject to an improved parking provision for the expanded facilities to limit the nuisance caused by over-spill parking in nearby streets, seconded by Councillor Tony Hyde, a vote was taken, 6 for, 3 abstentions, proposal carried.</p>	

**b) P24/00581/HH - Mead House Mead Road Stoke Gifford South Gloucestershire BS34 8PS**

*Erection of single storey rear extensions to form additional living accommodation.*

Following a short discussion, Councillor Dave Addison proposed no objection to this planning application, seconded by Councillor Sue Bandcroft, proposal carried.

**c) P24/00557/HH - 13 Tetbury Close Little Stoke South Gloucestershire BS34 6SD**

*Demolition of existing conservatory. Replacement of rear conservatory with single storey rear extension.*

Following a short discussion, Councillor Keith Cranney proposed no objection to this planning application, seconded by Councillor Keiron Marsden, proposal carried,

**d) P24/00470/HH – 2 The Avenue Little Stoke South Gloucestershire BS34 6LJ**

*Erection of front porch.*

Following discussion, Councillor Keith Cranney proposed no objection to this planning application, seconded by Councillor Sue Bandcroft, proposal carried.

**e) P24/00493/F - Land Adjacent To Grindelwald 37 Rock Lane Stoke Gifford South Gloucestershire BS34 8PF**

*Erection of 1no. dwelling with parking and associated works.*

*Councillor Penny Richardson declared an interest in this application and will not vote.*

The applicant was present and gave a verbal overview of his proposals.

Cllr Keiron Marsden had looked at the plans in detail and felt a lot of work had gone into them, however he was concerned about the proximity of the house to the road. Cllr Andrew Shore also commented on how a lot of work has clearly been done on the application but was concerned about the height of the new dwelling relative to 10 Barn Owl Way and 37 Rock Lane.

Following discussion, Councillor Keith Cranney proposed no objection to this planning application, seconded by Councillor Dave Addison, a vote was taken, 6 for, 2 against, proposal carried.

**f) P24/00547/F - Land At 94 Little Stoke Lane Little Stoke South Gloucestershire BS34 6HX**

*Erection of 1no. attached dwelling with associated works.*

Councillor Andrew Shore felt the application was improved compared to the previous (refused) application, with the vehicular access now from the rear. However, he was concerned at the reduced private amenity space for the existing house and the new dwelling being forward of the building line, contrary to SGC planning policies, feeling that it may be squeezing too much into the site.

	<p>Following discussion, Councillor Keith Cranney proposed no objection to this planning application, seconded by Councillor Dave Addison, a vote was taken, 5 for, 4 against proposal carried.</p> <p><b>g) P24/00471/F - Land At The Rolls Royce Site Gloucester Road North Filton South Gloucestershire</b>  <i>Demolition of existing buildings. Erection of 2no. ancillary logistics buildings, including the relocation of a bike shelter, alterations to the fence line; new external works and landscaping and associated works.</i></p> <p>Following a short discussion, Councillor Sue Bandcroft proposed no objection to this planning application, seconded by Councillor Andrew Shore, a vote was taken, 8 for, 1 abstention, proposal carried.</p> <p><b>h) P24/00643/HH - 72 Sandringham Road Stoke Gifford South Gloucestershire BS34 8PY</b>  <i>Erection of single storey side /rear extension to form additional living accommodation.</i></p> <p>Following a short discussion, Councillor Keith Cranney proposed no objection to this planning application, seconded by Councillor Keiron Marsden, proposal carried.</p> <p><b>i) P24/00492/HH - 14 Travers Walk Stoke Gifford South Gloucestershire BS34 8XW</b>  <i>Erection of single storey rear extension to form additional living accommodation.</i></p> <p>Following a short discussion, Councillor Keith Cranney proposed no objection to this planning application, seconded by Councillor Dave Addison, proposal carried.</p>	
8	<p><b>Any other business relevant to this committee.</b></p> <p>Councillor Sue Bandcroft reminded members the bus service timetable across the West of England Combined Authority area will be changing on the 7<sup>th</sup> April.</p> <p>The Chair, Councillor Andrew Shore has informed SGC Streetcare the painted lines installed by SGC on Ratcliffe Way and Sandringham Road have already faded away and are in need of repainting. They are due to be refreshed in the spring.</p> <p>Councillor Mike Brown has noticed a number of areas across the parish where SGC have painted lines to a poor standard, have already faded away and are in need of repainting.</p>	
9	<p><b>Date of next meeting.</b></p> <p>23<sup>rd</sup> April 2024</p>	
10	<p><b>CONFIDENTIAL ITEMS.</b></p> <p>To resolve, by the nature of the sensitivity of items to exclude the press and public [Public Bodies Admissions to Meeting]</p>	

	None.	
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The meeting closed at 20:55

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

**A Shore (Chair)** On behalf of Stoke Gifford Parish Council