



# STOKE GIFFORD

PARISH COUNCIL

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

Held on Tuesday, 23<sup>rd</sup> April 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, N Das Gupta, A Hyde, K Marsden, P Richardson and A Shore.

Also in attendance was John Rendell (Clerk) and two local residents.

1	<b>Welcome and apologies for absence.</b> The Chair, Councillor Andrew Shore welcomed all present to the meeting.  Apologies were received from Councillor Richard Barber.	<b>ACTIONS</b>
2	<b>To receive notification of any member's personal or prejudicial interest.</b> Councillor Penny Richardson asked the Clerk to remove 'investigator' and add Invigilator to the personal interest list.  Councillor Tony Hyde asked the Clerk to add the words 'Village' and 'Residents' to make the declaration read 'Stoke Gifford Retirement Village Residents Association' in the personal interest list.  Councillor Keith Cranney asked the Clerk to add South Glos Regulatory Committee to the personal interest list.  Councillor Keiron Marsden will not vote on agenda item 7d due to a family member having an affiliation with Abbeywood School.  Councillor Penny Richardson will note vote on agenda item 7d due to her role as part-	Clerk to amend personal interest list.

	time Invigilator for Abbeywood Community School.	
3	<p><b>To approve minutes of the last Planning &amp; Transportation meeting dated 26<sup>th</sup> March 2024.</b></p> <p>The minutes dated Tuesday 26<sup>th</sup> March 2024 were agreed as an accurate record proposed by Councillor Sue Bancroft, seconded by Councillor Keith Cranney, unanimously carried.</p>	
4	<p><b>Public Session [Maximum 15 minutes, up to 3 minutes per person].</b></p> <p>A local resident has noticed a second large digital sign on the A38 advertising the Brabazon site.</p>	
5	<p><b>Creation of Brooklands Park Residents Association.</b></p> <p>The Chair, Councillor Andrew Shore was recently invited to the first formal committee meeting since the Brooklands Park Residents Association formed. Local resident Neil Jarvis is the Chair of the group and continues to link with parish councillors for assistance with the issues and concerns they have within the Brooklands Park estate. They have 14 residents on the committee and roles have been assigned within the group.</p> <p>They have concerns over the condition of the paths/kerbs, the roads, dirt/dust, inappropriate parking, speeding cars and are seeking assistance from local members on contacts for Crest and South Glos Council.</p> <p>A previous complaint into Crest has been rectified with the majority of the street lighting now in working order.</p> <p>The Clerk will add the Brooklands Park Residents Association to the list of parish council memberships to be approved at the annual meeting in May.</p>	
6	<p><b>Update on previous planning applications.</b></p> <ul style="list-style-type: none"> <li>○ Abbeywood School – permission granted (SGPC no objection)</li> <li>○ 41 Bush Avenue – refusal (SGPC objection)</li> <li>○ 7 Parsons Avenue – refusal (SGPC objection)</li> <li>○ 38 Chalcombe Close – permission granted (SGPC no objection subject to condition)</li> <li>○ In depth summary of planning application outcomes following SGPC inputs to SGC.</li> </ul> <p>The Chair, Councillor Andrew Shore, presented some deeper analysis which he has carried out into 50 Stoke Gifford Parish planning applications reviewed by our Parish Council between March 2024 &amp; February 2024.</p> <p>24 of the 50 (48%) were for residential extensions, with 18% for new residential dwellings, 16% for commercial/business premises and the remaining 18% of application</p>	

	<p>types were shown categorised pictorially.</p> <p>Of the applications, 28 (56%) we felt had no planning issues (so we submitted no objection and no request for conditions, other than a construction hours restriction where appropriate). 89% of these were approved by South Glos Council, with 11% refused by SGC.</p> <p>Of the 15 objections we submitted, 7 (47%) applications were subsequently refused by SGC, with conditions added or revised plans applying to 4 others, meaning that our Parish submissions had some impact in 73% of the cases where we submitted an objection.</p> <p>A further 3 applications, to which SGPC did not formally object but we raised some concerns or caveats, had conditions added by SGC relevant to our points or concerns.</p>	
7	<p><b>Planning Applications</b></p> <p>Should planning permission be granted, the given the residential area, SGPC 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>The above condition request is added to the Parish submissions, where appropriate.</p> <p><b>a) P24/00768/PNH 144 Bush Avenue Little Stoke South Gloucestershire BS34 8NF</b>  <i>erection of single storey rear extension, which would extend beyond rear wall of original house by 5m, for which maximum height would be 3.6m, and for which the height of the eaves would be 2.3m.</i></p> <p>Following a short discussion Councillor Sue Bandcroft proposed no objection to this planning application, seconded by Councillor Keith Cranney, proposal carried.</p> <p><b>b) P24/00757/PNH 11 Beaufort Crescent - Stoke Gifford South Gloucestershire BS34 8PS</b>  <i>erection of single storey rear extension, which would extend beyond rear wall of original house by 4.25m, for which maximum height would be 3.45m, and for which the height of the eaves would be 2.48m.</i></p> <p>Following a short discussion, Councillor Neel Das Gupta proposed no objection to this planning application, seconded by Councillor Keith Cranney, proposal carried.</p> <p><b>c) P24/00802/RVC 13 Lake View Brierly Furlong Stoke Gifford South Gloucestershire BS34 8SW</b>  <i>Variation of condition 2 (list of plans) attached to planning permission P23/03429/F to replace the approved metal clad acoustic barrier and replace with a jakoustic timber barrier - Installation of External Plant Compound and associated Acoustic Screen.</i></p>	

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

**d) P24/00783/CLP 2 Abbeywood Community School New Road Stoke Gifford South Gloucestershire BS34 8SF**

*Erection of an extension to existing Dance Hall.*

*Councillors Keiron Marsden and Penny Richardson declared an interest in this item and will not vote.*

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

**e) P24/00800/F Land To The North And East Of Highbrook View Stoke Gifford South Gloucestershire Bristol**

*Erection of 7no. dwellings, with landscaping, access, parking and other associated works*

Following discussion, Members felt the previous comment/objection made by the parish council in regard to a nearby, but separate application by the same developer for 10 dwellings largely apply to this application also, in regard to the parking (although this particular application does show the dwellings with solar panels).

Councillor Andrew Shore proposed to object to this planning application as currently designed, due to the impractical parking layout of universally used tandem parking spaces. This is a poor layout which will lead to a lot of vehicle manoeuvring, with adverse consequences for amenity and safety, exacerbated by the bin collection points constraining access to/from the parking spaces, seconded by Councillor Neel Das Gupta, proposal carried.

**f) P24/00869/HH - Maystan 14 The Green Stoke Gifford South Gloucestershire BS34 8PD**

*Demolition of outbuildings. Erection of 1no. detached garage/workshop/garden-room.*

Following a short discussion, Councillor Dave Addison proposed no objection to this planning application, seconded by Councillor Sue Bandcroft, a vote was taken, 9 for, 1 abstention, proposal carried.

**g) P24/00918/RVC- Unit 2B Fox Den Road Stoke Gifford South Gloucestershire BS34 8SP**

*Variation of condition 10 attached to permission PT17/1763/RVC (originally PT00/0215/F) to allow Unit 2B to additionally be used for indoor sport and recreation (Use Class E(d)). (Erection of single retail unit with associated garden centre, along with car parking, service area and landscaping.)*

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

	<p><b>h) P24/00922/HH- 5 Rossall Avenue Little Stoke South Gloucestershire BS34 6JT</b>  <i>Erection of single storey side /rear extension to form additional living accommodation.</i></p> <p>Following a short discussion, Councillor Dave Addison proposed to <i>object to this planning application. In light of the increase in the number of bedrooms and the existing garage no longer being accessible, our objection is that the plans do not show adequate parking provision (as required by policy PSP16),</i> seconded by Councillor Neel Das Gupta, a vote was taken, 9 for, 1 abstention, proposal carried.</p> <p><b>i) P24/00967/HH - 46 Hambrook Lane Stoke Gifford South Gloucestershire BS34 8QD</b>  <i>Erection of single storey rear extension to form additional living accommodation. Replacement flat roof to existing two storey rear outrigger.</i></p> <p>Following discussion, Councillor Dave Addison proposed no objection to this planning application, seconded by Councillor Keith Cranney, proposal carried.</p>	
<p>8</p>	<p><b>Any other business relevant to this committee.</b></p> <p>Councillor Keith Cranney informed members the new person in charge at South Glos Streetcare is Leigh James. Leigh takes over from Mark King who has recently retired after being in post many years.</p> <p>Councillor Keith Cranney was informed by local residents using the play area at Little Stoke playing fields, there were grown adults hanging around the park causing some unrest amongst parents. The Clerk has received no feedback from this.</p> <p>Councillor Dave Addison reminded all this years Fete being held at the Trust ground is taking place on Bank Holiday Monday 27<sup>th</sup> May 2024. Everyone is welcome on the day.</p> <p>The Clerk will liaise with Councillor Addison on the logistics around the SGPC vehicle usage and the hall tables.</p> <p>Councillor Mike Brown acknowledged the work carried out by SGC on the potholes through the Kingsway and was expecting similar works along Clay Lane. SGC have half filled a small number of potholes, but the road is still in need of attention.</p>	
<p>9</p>	<p><b>Date of next meeting.</b></p> <p>28<sup>th</sup> May 2024</p>	
<p>10</p>	<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> <p>None.</p>	

The meeting closed at 20:15

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

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

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

DRAFT