



STOKE GIFFORD

PARISH COUNCIL

Community Hall, Little Stoke Lane, Little Stoke, Bristol, BS34 6HR

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STOKE GIFFORD PARISH COUNCIL

MINUTES OF THE FULL COUNCIL MEETING

Held on Tuesday, 10th February 2026 at 19:00

at Little Stoke Community Hall, Little Stoke Lane, Bristol, BS34 6HR

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:

Councillors D Addison, S Bandcroft, J Brunwin, M Brown, K Cranney, N DasGupta, M Gallagher, T Hyde, K Marsden, P Richardson, and A Shore.

In attendance was a representative from the YTL Group, eight residents and J Rendell [Parish Clerk].

1	Welcome and apologies for absence. The Chair, Councillor Dave Addison welcomed all present to the meeting. The Clerk reported that apologies were received from Councillor Richard Barber.	Actions:
2	To receive notification of any member's personal or prejudicial interest. None.	
3	Public Session [Maximum of 15 minutes, up to 3 minutes per person] eight residents were in attendance. Tree planting project in 40 Acres – a resident is unhappy that information for this project appears to be drip-fed at recent council meetings. The resident feels the Parish Council should have obtained full details to include all affiliated costs, including any surveys that are required before bringing to Council meaning this would have been more transparent from the onset. The resident has identified the Parish Council, and also SGC are felling trees across the parish and believes the project would be better suited to replace the trees lost.	

	<p>Knife incident at Abbeywood school – following an incident that happened recently a resident asked the Parish Council if a Police Officer for the area is in post yet replacing Liz Ball who retired towards the end of 2025. The Clerk confirmed someone has now appointed and the Clerk has invited to a Parish Council meeting so meet Councillors and residents.</p> <p>The resident acknowledged the Your Voice meetings and there is one being held in Bradley Stoke in March. The informal, in person meetings provide an opportunity for the council and associated partners to listen to the community and understand what matters to the residents.</p> <p>A discussion was held between the resident and members and there was a disappointment the meeting is now covering multiple parishes and towns as apposed to a dedicated meeting about the parish of Stoke Gifford.</p> <p>Advertising and Publicity – as the Parish Council continues to evolve a resident queried whether the Parish Council are advertising and marketing enough reaching the residents across the parish, including the newer developed areas towards the southern end. The Bradley Stoke Voice magazine appears to be well detailed covering a lot of community activities and the resident has brought it to the attention of the Clerk to see if budgets can stretch to more advertising. The Clerk confirmed the Parish Council update the website daily, all twelve notice boards fortnightly, distribute its own Annual Report, have a regular double page spread in the quarterly edition of the Little Stoke Matters and a page in the Bradley Stoke Voice in March April and May.</p> <p>Maintenance works enquiry – at the October 2025 Recreation & Leisure meeting a resident raised three maintenance queries, a bench installation at Little Stoke Park, two air-flow chimneys near the Community Hall, and a bus shelter on the Kingsway. The following day the Chair, Councillor Penny Richardson met the Clerk to look through the queries and answered them in detail sending an email to the family home email address. The resident did not wish to receive the response via an email and asked for it in written form. Office staff then personally posted a copy of the response directly through the door of the resident’s home address. The resident has since denied receiving the response and another member of the Office staff also handed a copy of the response to the resident in person whilst at the Community Hall, the resident refused to receive it.</p> <p>The Chair, Councillor Dave Addison recently met with the MP, Claire Hazelgrove on a door knocking session within Litte Stoke and residents asked what was discussed during the event.</p> <p>The Chair, Councillor Dave Addison confirmed most of the discussions held were on transport and potholes.</p>	<p>Clerk added a report to BS Voice for additional marketing.</p>
<p>4</p>	<p>To approve minutes of the last Full Council meeting dated 13th January 2026.</p> <p>Councillor Keiron Marsden asked the Clerk to amend some wording on agenda item 5, replacing Brooklands Park Community Hall with Lloyds Bank account.</p> <p>The Full Council minutes dated Tuesday 13th January 2026 were then agreed as an accurate record, proposed by Councillor Keiron Marsden, seconded by Councillor Max Gallagher proposal unanimously carried. (one abstention due to not being present at the meeting).</p>	

5	<p>Brabazon YTL Presentation. Update and future plans.</p> <p>The Technical Director of Planning, Simon Fitton was present to give a presentation on the plans for the Brabazon site. the plans include residential developments, housing association, student accommodation, a railway station, a sporting arena, a retail area with restaurants pubs and a café, a sports and recreational area and much more. The train station/ railway track will be partly operational from 2026 and full operational by 2028.</p> <p>Councillor Andrew Shore highlighted the ever growing population within the district and the increasing demand on building the necessary infrastructure to accommodate such numbers. Has this been factored into the Brabazon project like Doctors Surgeries, Dentists and Community Buildings?</p> <p>Simon added funding is available to increase the health facilities already in situ around the surrounding areas increasing capacity, and there is also a new Doctors Surgery and community building planned within the Brabazon estate.</p> <p>There is a one off-one day event booked for May 2026 in the Arena to test the facility.</p> <p>Councillor Keith Cranney acknowledged the main entrance and exit into the estate is via one entrance point. This will lead to a high volume of traffic, and the surrounding road network would require investment.</p> <p>Simon confirmed YTL plan for 1500 vehicle parking bays will be available by 2028.</p> <p>Councillor Keiron Marsden believes once the Brabazon project starts to take shape it will bring a different demographic to the area, bringing a city feel in and round many smaller towns and parishes.</p> <p>The arena falls within the boundary of Bristol, the rest of the Brabazon site will fall within the boundary of South Gloucestershire Council.</p> <p>The YTL Group will manage the estates management to make it community driven and offer high quality public spaces.</p>	
6	<p>To approve the expenditure and general accounts for January 2026.</p> <p>The Clerk tabled financial correspondence for January 2026 which included payments totalling £61,169.74 for the Co-operative General account, with a cash book balance of £467,816.82 Councillor Keiron Marsden proposed acceptance, seconded by Councillor Sue Bandcroft, carried unanimously.</p> <p>The Clerk then tabled financial correspondence for January 2026 which included payments totalling £1,602.31 for the Brooklands Park Community Hall account, with a cash book balance of £36,091.50. Councillor Sue Bandcroft proposed acceptance, seconded by Councillor Max Gallagher, carried unanimously.</p>	
7	<p>Update on Special Expenses.</p> <p>The Clerk has conducted research and has sourced brief information from SGC on the</p>	

<p>Special Expenses carried out within the parish of Stoke Gifford.</p> <p>SGC will be discussing the Special Expenses plan at the Full Council meeting held on Wednesday 11th February 2026.</p> <p>If Councillors decide they would like to investigate a new approach If supported, SGC would start detailed consultation with Town and Parish Councils to develop the policy framework. The framework would seek to find a fairer, more consistent approach to funding of local services like maintenance of parks and public toilets. It would offer transparency, so everyone is clear who is responsible for what:</p> <ul style="list-style-type: none"> • which current expense items should be dealt with as part of council general expenditure, • which should remain as special expenses, and • which could be dealt with by Town and Parish Councils. <p>Different councils will have different priorities, so it is important that the policy should be developed through a collaborative approach with communities.</p> <p>Effect on budget planning Any new framework would be considered through the Council’s usual decision-making processes and there would be no changes to the current arrangements in the coming financial year (2026/27). SGC anticipate this process will be completed during the summer of 2026 leaving sufficient time for Parish and Town Councils to make informed decisions in advance of budget setting for the 2027/28 financial year.</p> <p>The Clerk has sourced a breakdown of costs per job within the parish and has carried out work with a local contractor covering similar works to the areas currently being managed and maintained by SGC. There may well be other areas that need to be included within this work schedule, but early signs show their will be added responsibilities and associated on costs with the Special Expenses work due to be handed to the Parish during the 2027/28 financial year.</p> <p>The quotation is an estimate and will unlikely remain the same in twelve months’ time, but it gives the Parish Council an idea of costings covering the grass cutting/hedge and border maintenance at circa £24k. We predict an additional ten bus shelters will be added to the responsibility of the Parish Council at a cost from SGC rounded up to £3,834.30. Five additional play areas will be added, and this will add approx. £500 for the formal annual inspection conducted to all play areas, including weekly/ monthly checks carried out in-house by Parish Council staff. The condition of the equipment remains a concern, and it is hoped all equipment being passed to the Parish Council is at a reasonable level.</p> <p>The Clerk will continue to link with SGC and report back to council with further information.</p>	<p>Clerk to continue linking with SGC and update Cllrs.</p>
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<p>8</p>	<p>Stoke Gifford Fete, Little Stoke Playing Fields.</p> <p><i>Four Parish Councillors are currently representatives on the Trust Committee and did not vote. Councillors Andrew Shore, Dave Addison, Mike Brown, and Neil Dasgupta.</i></p> <p>The Clerk reminded members, at a recent meeting the Parish Council agreed for the Trust Committee to use the park space for the 2026 Fete as the grounds on the Trust Ground is out of bounds and under repair following extensive ground works. The Fete is extremely popular with residents and well attended. The Clerk, Head Groundsman and two representatives from the Trust Committee walked Little Stoke Park and identified an area where the Fete can take place. The Bookings Clerk also booked the Community Hall rooms for the Fete in case they are requested on the day as potentially needed with severe weather etc. Use of the council vehicle will be required and organised by the Clerk and the Chair, Councillor Dave Addison.</p> <p>At the recent Recreation & Leisure meeting a representative from the Trust Committee attended to explain the Trust Deeds prevent any funding being spent outside of the boundary of the Trust Ground and as such is asking for the Parish Council to fund the Fete at a cost of approx. £4.5K.</p> <p>Members acknowledged the number of hours and dedication put in by willing volunteers that help run such a successful event each year.</p> <p>Following a lengthy discussion Councillor Sue Bandcroft proposed the Parish Council retain the original decision made, by offering Little Stoke Park as a venue for the 2026 Fete, including rooms in the Community Hall, and the use of the vehicle for the Clerk to manage the logistics, and the Clerk to send the Trust Committee a Grant Aid application form, for the potential funding to assist with the Fete running costs of up to £1k, seconded by Councillor Max Gallagher, a vote was taken, 5 for, 2 against, proposal carried.</p>	<p>Clerk contact the Trust committee.</p>
<p>9</p>	<p>Brooklands Park & Highbrook View.</p> <ul style="list-style-type: none"> - Crest Nicholson – Lot 4 sports pitches and pavilion. <p>No update on the Lot 4 sports pitches. The Parish Council registered interest in the sports facility hoping to see the sports pitches remain within the area. The Clerk will update once any further updates are received.</p> <p>Brooklands Park Community Hall – the Clerk has met with Crest Nicholson, and they have confirmed they have their legal documents ready to go. The only thing required now is for Crest Nicholson to redirect some warranties to SGC and then everything will be ready for Crest Nicholson to hand to SGC. The Parish Council legal team have just finalised all the documents from our end and the Clerk is taking hard copies to the Solicitor offices later this week to ensure the legal deeds are up together and ready to go.</p> <p>Crest Nicholson have allowed Parish Council staff to ‘softly’ move onto site and we have been able to start preparing ourselves for the hiring of the rooms and getting the building safe and legal for us to start having people through the door.</p>	

	<p>We have our first scheduled hirers poised ready to go towards the end of the half term week, so we are keeping everything crossed everything falls into place in the meantime and we can start to get receive income whilst we are still in this current financial year.</p> <p>Councillor Andrew Shore, the Clerk, and representatives from the Residents Association have recently met with Crest Nicholson to discuss plans on the site near the Community Hall (old school site). Crest Nicholson will be taking comments received from a recent public walk-in event and the meeting to their management committee and look at making the necessary amendments to the current site plans. The plan shows some recreational green space near the community hall site, approx. fifty homes, a nursery, and Multi Use Games Area (MUGA) nearby.</p>	
10	<p>Approval of a memorial tree at Royal Park.</p> <p>A resident has contacted the Parish Council recently requesting for a tree be planted in memory of a family member that frequently used the 40 Acres and Royal Park. The resident has met with Head Groundsman on site, and a Mountain Ash has been recommended in a location where a tree has recently felled.</p> <p>Following discussion Councillor Penny Richardson proposed to approve the installation of a Mountain Ash tree at an agreed location by the Head Groundsman, seconded by Councillor Sue Bandcroft, proposal unanimously carried.</p>	<p>Grounds team to plant tree.</p>
11	<p>Planning applications.</p> <p>Councillor Andrew Shore informed members there are currently two planning applications on the portal to be discussed at the February Planning & Transportation meeting.</p>	
12	<p>Any other business.</p> <p>International Women’s Day – Councillor Sue Bandcroft informed members there is an IWD event being held on Saturday 7th March 10:00-15:00 at the Spitfire Hangar, Brabazon, BS34 4AE everyone welcome.</p> <p>Councillor Keiron Marsden has been approached by a resident who would like to give sufficient praise to a resident who give CPR to a patient at St Michaels School who was suffering from a heart attack. The patient is now recovering well. The Clerk was asked to contact Air Ambulance to see if there is anything that can be done.</p> <p>Councillor Keith Cranney confirmed the next phase of road works are currently underway on Ratcliffe Drive.</p> <p>Councillor Andrew Shore has been communicating with Darren Davison (SGC) regarding the poor surface on New Road, with a number of potholes unattended and deteriorating badly. A meeting on site will take place in due course.</p> <p>Councillor Andrew Shore has recently met with the Parish Council Grounds team and the Clerk on 40 Acres to look at the Ash trees and the design plan for the Tree</p>	<p>Clerk contact Air Ambulance.</p>

	Project that members are currently discussing. Councillor Andrew Shore will share his notes from the site meeting with the sub-committee.	
13	Date of the next Parish Councillor Surgery. 21 st February – Poplar Rooms, Trust Ground 13:00-15:00.	
11	Date of next meeting. 14 th April 2026.	
12	CONFIDENTIAL ITEMS. To resolve, by the nature of the sensitivity of items, to exclude the press and public [Public Bodies Admissions to Meeting]. None.	

Meeting closed 21:10

Signed: _____

Date: _____

D Addison (Chair)
On behalf of Stoke Gifford Parish Council