

**STOKE GIFFORD PARISH COUNCIL
PLANNING AND TRANSPORTATION COMMITTEE**

**HELD AT 7PM ON TUESDAY, 26TH FEBRUARY 2019 at the
LITTLE STOKE COMMUNITY HALL**

Ref: 02/19

PRESENT:

Cllrs E Brown [EB] [Chair], D Slade [DS], Cllr M Brown [MB], B Allinson [BA] and D Pembury [DP].

In attendance – S Shield (Clerk).

Ref	Description	Action/ Completion Date
333.	<p>WELCOME AND APOLOGIES FOR ABSENCE Apologies were received from Cllrs C Wright, S Scott, T Jones and K Cranney.</p>	
334.	<p>TO RECEIVE NOTIFICATION OF ANY MEMBERS PERSONAL OR PREJUDICIAL INTEREST EB declared his membership on the SGC DC West Planning Committee. BA declared that he was a member of the SGC Licensing Committee.</p>	
335.	<p>PUBLIC SESSION [3-5 MINUTES PER PERSON WITH A MAXIMUM OF 15 MINUTES PER SESSION] 24 members of the public were in attendance at the meeting predominately to hear the presentation from Crest Nicholson in relation to the planning application PT17/5810/RM for 763 houses at Harry Stoke.</p>	
336.	<p>TO APPROVE THE MINUTES OF THE LAST MEETING DATED TUESDAY, 22ND JANUARY 2019</p> <p><u>Accuracy</u> - The minutes of the last meeting dated Tuesday 22nd January 2019 were agreed as an accurate record proposed by DS and seconded by MB and agreed unanimously.</p> <p><u>Updates</u></p> <p><u>Gipsy Patch Lane Works</u> – The inaugural Stakeholders Liaison Group took place earlier today and clarity is being sought from SGC Democratic Services about when the next meeting can take place due to the forthcoming elections in May and the Purdah period which starts on the 22nd March 2019. The meeting was attended by representatives of local Town and Parish Councils, Residents and South Gloucestershire Council Officers.</p> <p><u>Sound System for Little Stoke Community Hall</u> – The Clerk advised that a new sound system covering both the community hall and the new café area had been ordered following the recent approval by Council. The equipment will be part funded by MAF funding. Action – Clerk</p> <p><u>Little Stoke Social Club/Medical Centre</u> – MB stated that he had still yet to arrange a meeting between both parties following recent building works at this location, although the situation on site appears to have improved over recent months. Action – MB</p> <p><u>Meade Park Play Equipment</u>) – The Clerk reported that he was looking at a few</p>	<p>Clerk 26/03/19</p> <p>MB 26/03/19</p> <p>Clerk</p>

options for play or fitness equipment in one of the bark pits at this location. **Action – Clerk to provide update at next meeting**

26/03/19

Outstanding StreetCare Works – Outstanding items previously reported by DS relating to a damaged gully and tree works off Braydon Avenue were reported as completed.

337. **PRESENTATION BY CREST NICHOLSON RELATING TO PT17/5810/RM FOR 763 HOUSES AT HARRY STOKE**

A presentation was given by Crest Nicholson which outlined several changes following feedback from residents at both recent meetings and the Public Exhibition which took place on Tuesday, 5th February 2019 at St Michaels Centre in Stoke Gifford.

Crest reported that traditional materials will now be used along with roads being made wider across the development. They are also looking to bring in bigger buffers and lots more ecology generally on site. Crest relayed that the existing moat would be removed from the site and not kept as a feature for the development. Residents in attendance felt the moat should be retained and surrounded by new fencing for safety purposes. Residents in attendance also felt that the higher storey properties should be located at the lowest part of the site. A few Councillors in attendance expressed concerns about the impact on the local transportation network in particular the ring road with the anticipated additional cars on the site.

It is understood that refreshed documents will be imminently loaded up onto the South Gloucestershire Council Planning Portal for consultation purposes over the coming days. The Parish Council will look to submit a comment once all available plans are available.

338. **PLANNING APPLICATIONS**

P19/1323/PDR - 58 Hambrook Lane Stoke Gifford Bristol South Gloucestershire BS34 8QD - Erection of single storey side extension to form additional living accommodation. **Objection** – Concerns expressed regarding the proposed development directly impacting the neighbouring property.

P19/1378/F - 42 Gallivan Close Little Stoke Bristol South Gloucestershire BS34 6RW Garage conversion and single storey front extension to provide additional living accommodation. **No Objection**

P19/1438/RVC - Former B & Q Fox Den Road Stoke Gifford South Gloucestershire BS34 8SP - Removal of condition 12 attached to planning permission PT17/1763/RVC. **Objection** - Council notes continuing concerns raised by residents and also the Environmental Protection comment refers to a different building, namely Brook House situated above and adjacent to the storage area Council objects to reversion to the previous condition 4 which would result in much longer delivery hours.

P19/1588/F - Land Adjacent to Abbotsbury Filton Lane Stoke Gifford Bristol South Gloucestershire BS34 8QN - Erection of 1 No. dwelling and associated works. **No Objection**

P19/1528/F - 10 Thomas Way Stoke Gifford Bristol South Gloucestershire BS16 1WT - Installation of 2 No. front and 2 No. rear dormer windows to facilitate loft conversion. Installation of 1 No. window well to front elevation to facilitate garage/basement conversion and change of use of dwelling house (Class C3) to 5 No. bed HMO (Class C4). **Objection** - Council note the proposed loss of parking and lack of cycle storage on site. Concerns also raised about bin storage and waste collection.

P19/1573/F - 72 Elm Close Little Stoke Bristol South Gloucestershire BS34 6RH - Erection of a single storey front extension to form additional living accommodation. **No**

Objection

P19/1614/FDI - University of West of England Coldharbour Lane Stoke Gifford Bristol South Gloucestershire BS16 1QY - Diversion of footpath LSG/22. **No Objection**

P19/1574/F - 68 Bush Avenue Little Stoke Bristol South Gloucestershire BS34 8ND - Erection of a two-storey side and a single storey front extension to form store and additional living accommodation. **Objection** – Council are concerned about over development and the impact on the neighbouring property. It is noted that both access for construction and a location for suitable scaffolding is limited on the property site.

P19/1400/F - 43 Touchstone Avenue Stoke Gifford Bristol South Gloucestershire BS34 8XQ - Erection of single storey rear extension to provide additional living accommodation. **No Objection**

339. ANY OTHER BUSINESS RELEVANT TO THIS COMMITTEE
None.

340. NEXT MEETING – 7pm, Tuesday, 26th March 2019.

Signed

Dated:

Cllr Ernie Brown (Acting Chair) On behalf of Stoke Gifford Parish Council