

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

**HELD AT 7PM ON TUESDAY, 24<sup>TH</sup> SEPTEMBER 2019 at the  
LITTLE STOKE COMMUNITY HALL**

Ref: 09/19

**PRESENT:**

Cllrs D Addison [DA] [Chair], E Brown [EB], M Brown [MB], K Cranney [KC], B Allinson, D Pembury and M Lavis.

In attendance – S Shield (Parish Clerk & RFO), 5 Residents and 3 Representatives of Aviva Investors.

Ref	Description	Action/ Completion Date
383.	<p><b>WELCOME AND APOLOGIES FOR ABSENCE</b> Apologies were received from Cllr D Beesley.</p>	
384.	<p><b>TO RECEIVE NOTIFICATION OF ANY MEMBERS PERSONAL OR PREJUDICIAL INTEREST</b> DA declared he was Chair of the Stoke Gifford Trust Ground. EB declared his membership on the SGC Planning Committee, KC declared SGC Regulatory and BA declared he was Chair of South Gloucestershire Council.</p>	
385.	<p><b>TO APPROVE THE MINUTES OF RECENT COMMITTEE MEETINGS DATED TUESDAY, 23 JULY AND TUESDAY 5<sup>TH</sup> SEPTEMBER 2019</b> The minutes dated Tuesday, 23<sup>rd</sup> July 2019 were agreed as an accurate record proposed by MB and seconded by KC and unanimously agreed. The Clerk reported that new basketball equipment had now been installed at the Stoke Gifford Trust Recreation Ground. MB advised that he had yet to arrange a meeting with the Medical Centre.</p> <p>The minutes dated Tuesday, 5<sup>th</sup> September 2019 were agreed as an accurate record proposed by MB and seconded by KC and unanimously agreed. KC thanked the Clerk and Councillors who represented the Parish Council at the recent SGC Planning Committee which include the Harry Stoke Planning Application for 763 houses to be delivered by Crest Nicholson. Councillors expressed their disappointment the existing Moat would not be retained on site as an historic feature of this new development.</p>	
386.	<p><b>TO RECEIVE A PRESENTATION ON AVIVA'S PROPOSALS FOR THE SITE NEXT TO SAINSBURYS BETWEEN GREAT STOKE WAY AND FOX DEN ROAD, FOR A HOTEL, RETAIL, AND GYM PROVISION</b> A presentation was given for a current vacancy site situated near to Sainsburys which included details on the site context, site constraints and opportunities, development principles including layout and massing, the proposed site layout, key spaces, views of the proposed development, and a proposed site aerial view. There has been lots of negotiations with the organisations involved in the development and liaison with South Gloucestershire Planners and the Highways Team. A softened landscaping scheme would also be included with a planning application due to be submitted in October 2019. 265 mixed parking spaces would be provided on site with likely parking restrictions of up to 3 hours.</p>	

Concerns regarding the proposed site access to the development were raised by both councillors and residents in attendance at the meeting. It was felt that consideration should be given to an access directly off the nearly mini roundabout. Concern regarding attenuation and the loss of natural drainage were expressed. It was confirmed that a Flood Risk Assessment had been undertaken and a strategy would be in place regarding planting and attenuation on site. The location also suffers from heavy traffic congestions particularly at peak times and it was felt that this issue would need to be addressed in some detail as part of a planning application. A few residents in attendance expressed concerns about the removal of existing mature trees around the existing site. It was confirmed that existing public rights of way would be maintained through the site.

A resident requested estimated traffic flow statistics for the proposed development, but these were not available for the meeting. The resident was requested to provide their contact information so that figures could be provided following this meeting.

387. **PUBLIC SESSION [3-5 MINUTES PER PERSON WITH A MAXIMUM OF 15 MINUTES PER SESSION]** 5 members of the public attended the meeting to observe proceedings.

Street Lighting and Column Replacement Programme - Collins Avenue and Rossall Avenue - Stoke Gifford SLDCAP-053 – A resident in attendance advised that materials had been left on the verge out of 23 Rossall Avenue, Little Stoke for a few weeks despite calls to SGC to collect. The Clerk was requested to liaise with the SGC Street Lighting Team to resolve this outstanding matter. **Action – Clerk**

Clerk  
22/10/19

Collins Avenue New Development – It was noted that a street within this new development had been named after Sharon Ubank. Sharon, who was a local resident, passed away in earlier in 2018 with many residents remembering the Stokes Standard a series of booklets about the local history in and around the area in the early 1990s which captured the oral history of the area from older residents.

New Road Play Equipment – A resident stated he was pleased that the installation of new play equipment off New Road was progressing. The Clerk advised the Council had yet to receive funding for this project and therefore there were no further updates at this time.

New Road Cycle Route – A resident reported a damage bollard on the cycle route at this location and well as expressing concerns about vehicles parking on the grass verges. The resident was requested to put his concerns in writing and Local Members would investigate these matters.

388. **PLANNING APPLICATIONS**

**P19/11384/F** - 128 New Road Stoke Gifford Bristol South Gloucestershire BS34 8TF - Erection of single storey rear extension to form additional living accommodation. (Amendment to previously approved scheme P19/2399/F). **No Objection** – This comment was subject to clarification from South Gloucestershire Council Planners that the revised proposal has reverted from a two storey to a single storey extension.

**P19/12196/PN1** - Verge Filton Road A4174 Stoke Gifford South Gloucestershire BS34 8RR - Prior notification of the intention to erect 1 no. 20m Monopole, supporting 6 no. antennas, equipment cabinets and ancillary development – **No Objection**

**P19/11739/F** - 225 North Road Stoke Gifford Bristol South Gloucestershire BS34

8RH - Creation of new vehicular access onto North Road (Class C highway) and installation of driveway. Erection of single storey front extension and two storey rear extension to provide additional living accommodation. **Objection** (A suitable vehicular access to be provided).

**P19/11743/F** - 223 North Road Stoke Gifford Bristol South Gloucestershire BS34 8RH - Creation of new vehicular access onto North Road (Class C highway) and installation of driveway. Erection of single storey front extension and single storey and two storey rear extension to provide additional living accommodation. **Objection** (A suitable vehicular access to be provided).

**P19/12334/ADV** - 100A Bristol Business Park Stoke Gifford Bristol South Gloucestershire BS16 1EJ - Display of 2 no. non-illuminated fascia signs. **No Objection**

**P19/11483/O** - Rock Lane Farm Rock Lane Stoke Gifford Bristol South Gloucestershire BS34 8PQ - Erection of 2no detached dwellings and associated works (Outline) with access, appearance, layout and scale to be determined, all other matters reserved. (re-submission of P19/4769/O). **Objection** (Over Development).

**389. ANY OTHER BUSINESS**

Visibility Screens - EB, KC and BA expressed strong objection to the visibility screens that have been recently erected off the Hatchet Road roundabout. A meeting has been scheduled for tomorrow morning to discuss the process and action that has been taken without the consent of local South Gloucestershire Members.

Bus Shelters – KC advised he had received a complaint which he would be taking to Bradley Stoke Town Council about the cleanliness and condition of a bus shelter off Orpheus Avenue. KC asked the Clerk to ensure any outstanding repair works and cleaning duties were undertaken on bus shelters in Stoke Gifford at the earliest opportunity. **Action – Clerk**

**Clerk  
22/10/19**

Gipsy Patch Lane Stakeholder Liaison Group – EB advised there had been some staffing changes associated with this group. SGC are currently in the process of identifying a new independent chair for this group. EB/KC and BA expressed strong concerns about bus lanes being introduced along Gipsy Patch Lane. It was also noted that the planning conditions associated with this recent planning application stipulated that semi mature trees would be replanted to replace any trees removed as part of this process.

MAF Funding for South Gloucestershire Citizens Advice – The Clerk was requested to ensure the relevant papers had been completed in order to finalise their member awards toward this local service for 2019/20. **Action – Clerk**

**Clerk  
22/10/19**

**390. NEXT MEETING – 7pm, Tuesday, 22<sup>nd</sup> October 2019.**

Signed

Dated:

Cllr Dave Addison (Chair) On behalf of Stoke Gifford Parish Council