



STOKE GIFFORD

PARISH COUNCIL

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STOKE GIFFORD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 28th July 2020 at 19:00 at

Little Stoke Community Hall, Little Stoke Lane, Little Stoke, 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:

Cllrs D Addison (Chair), B Allinson, E Brown, M Brown, M Lavis, and D Pembury

In attendance was J Rendell (Parish Clerk), four planning consultants relating to Cheswick Village Planning Application and two residents.

1	Welcome and Apologies for absence The Chair, Councillor Dave Addison welcomed all present to the meeting. The Parish Clerk John Rendell noted apologies received from Councillors Keith Cranney, and Andrew Shore.	ACTIONS
2	To receive notification of any member's personal or prejudicial interest. Councillor Dave Addison declared he is Chair of Stoke Gifford Trust. Councillor Ernie Brown declared his membership of the South Gloucestershire Council Planning Committee.	
3	To approve Lloyds bank account April – June 2020 Parish Clerk John Rendell asked members to look through the Lloyds bank account and approve sign off as ending quarter one. Councillors Ernie Brown and Dave Addison duly approved and signed off the Lloyds quarter one statements.	
4	Public Session [Maximum 15 minutes, up to 3 minutes per person] Two	

	<p>resident were in attendance</p> <p><u>S106 Funding SGC</u></p> <p>A local resident asked members to explain the format and workings of Section 106 funding and the process involved from applying for an application to the completion of works.</p>	
<p>5</p>	<p>Planning Applications</p> <p>a) P20/10213/RVC – Land at Harry Stoke Road, Stoke Gifford</p> <p>Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary conditions 7 (Landscape Maintenance and Management Plan), 11 (Affordable Dwellings) and 14 (Approved Plans and Documents) of Reserved Matters approval PT17/5810/RM in order to split the consented arrangement for mixed Use Block 1, into a number of separate blocks and reduce the retail floorspace; Addition of sub-station elevation plans, omitted from the original RMA to the approved plans and documents list; and Amendment to the wording of Condition 7 to not require any further information to be submitted and approved.</p> <ul style="list-style-type: none"> - Objection on the grounds of insufficient parking provision for a development in a residential area. The new boundary strategy document shows fencing alongside Harry Stoke Road (South and North) rather than retaining the existing hedgerow. Councillors feel this will adversely affect the character of the Harry Stoke hamlet and is contrary to what was agreed in the reserved matters application, where the hedges were retained. <p>Councillors were also concerned about the siting of a bin storage area attached to the side of an electric substation. The electric vehicle charging points seemed to only be provided for larger houses which will be a particular issue for the blocks where retro fitting will be difficult.</p> <p>b) P20/10080/F – Block B Cheswick Village, Stoke Gifford</p> <p>Conversion of vacant commercial accommodation to create 36 Studio Student Flats (36 bedrooms), 1 four bedroom Cluster Flat (4 bedrooms) and 2 five bedroom Cluster Flats (10 bedrooms) (Sui Generis).</p> <p>The property developers carried out a presentation to members setting out the proposed plans.</p> <ul style="list-style-type: none"> - Objection on the grounds of it changing the character of the area by essentially extending the UWE Campus into a normal residential setting. This will also affect the residential amenity for residents who acquired their properties not expecting them to become part of an extended UWE Campus. After much discussion members were also concerned about parking spaces and refuse facilities, and the student access route to the proposed refuse store for student flats. 	

	<p>c) P20/09528/F – 6 Bush Avenue, Stoke Gifford Erection of two storey side and single storey front and rear extensions to create annex ancillary to main dwelling with parking and associated works.</p> <ul style="list-style-type: none"> - Councillor Matt Lavis proposed no objection, seconded by Councillor David Pembury, carried unanimously. <p>d) P20/12230/F – 98 Ratcliffe Drive, Stoke Gifford Erection of 1 no. front porch to facilitate sub-division of existing dwelling to form 2 No. dwellings with associated works.</p> <ul style="list-style-type: none"> - Following discussions, Councillor Mike Brown proposed no objection, seconded by Councillor Matt Lavis and carried unanimously. <p>e) P20/12651/OHL – Land at Harry Stoke, Filton Application for consent under the District Act 1989 The Overhead Lines (Exemption) (England and Wales) Regulations 2009/ Planning Act 2008 The Overhead Lines (exempt Installations) Order 2010 (Re Highbrook Park, Harry Stoke) to install new pole A and remove pole B,C,D and E</p> <ul style="list-style-type: none"> - Councillor Matt Lavis proposed no objection, seconded by Councillor Dave Addison, carried unanimously. <p>f) P20/12637/F – 7 Barn Owl Way, Stoke Gifford Erection of two storey rear extension, single storey front extension, partial garage conversion and widening of existing driveway.</p> <ul style="list-style-type: none"> - Councillor Matt Lavis proposed no objection, seconded by Councillor Dave Addison, carried unanimously. <p>g) P20/12265/F - 120 Bush Avenue Little Stoke Demolition of existing garage and single storey rear extension. Erection of single storey side extension and two storey side and rear extension to provide additional living accommodation.</p> <ul style="list-style-type: none"> - Councillor Mike Brown proposed no objection, seconded by Councillor David Pembury, carried unanimously. 	
<p>6</p>	<p>To approve Sports Storage unit at Little Stoke Playing Fields (SGC Funded) Parish Clerk John Rendell informed members that three quotes have now been obtained for the Sports Storage unit that is to be sited at Little Stoke Playing Fields. Funding has been approved by SGC via S106. The Parish Clerk advised members that it would be good to approve this work in order for it to be carried out through August as it is estimated that in September the site will be fully operational following Covid-19. Councillor Mike Brown proposed that he and the Parish Clerk walk the site and firm up logistics before approval, seconded by Brian Allinson. Proposal carried.</p>	

	See appendix A.	
7	<p>To approve refurbishment of Gents toilets at Little Stoke Community Hall</p> <p>Parish Clerk John Rendell informed members that three quotes have now been received to update the gents toilets in the Little Stoke Community Hall. See Appendix B.</p> <p>Although both toilets will be upgraded and Council have budgeted for this work, the plan is to complete the gents and then the ladies WC which is slightly more complex as we endeavour to create a changing area to be used by the resident dance school.</p> <p>Following discussions, Councillor Ernie Brown proposed a site meeting with the Parish Clerk to go through the drawings provided from A1 Property Services who are the preferred supplier before proceeding with the work, seconded by Councillor Dave Addison, proposal carried.</p>	
8	<p>Any other business relevant to this committee.</p> <p><u>Trust Grounds -</u></p> <p>Councillor Dave Addison informed members that he continues to receive low level complaints around the grounds; continued increase in general waste, non-authorised ball games etc and continues to liaise with local Police team.</p> <p><u>Parkway Bridge –</u></p> <p>Councillor Ernie Brown updated members on the Covid-19 road restrictions scheme. The initial agreement was for two weeks.</p> <p>The latest update was that SGC would hold two weekly meetings to assess the volume of traffic, however no meetings appear to have taken place. The scheme does not seem to be serving its purpose and with local businesses reopening and schools returning in September the volume of traffic will vastly increase.</p> <p>Following discussion, Councillor Brian Allinson urges members to continue to liaise with SGC directly with any concerns raised by local residents.</p> <p><u>Rabbit roundabout, Winterbourne –</u></p> <p>Councillor Mike Brown is concerned that extensive works taking place to the roundabout and adjacent roads is to finish earlier than anticipated. There is a lot of work still taking place and does not believe the early finish is possible especially with further redirected traffic being directed to this area in the coming months.</p>	

Meeting closed 20:50.

Signed _____

Date _____

D Addison (Chair)

On behalf of Stoke Gifford Parish Council

APPENDIX A

Sports Storage Unit @ Little Stoke Playing Fields - South Glos Funded

The shipping container has been an eye-sore for some time now and has caused some pain for residents that live behind the unit. The fuel tank is situated within the container and is heavily used by the Grounds staff.

Unfortunately, where the container is located it does lend itself to many residents congregating behind the unit and carrying out (minor but continual) anti-social behaviour.



The Parish Council have sourced funding from SGC S106 to install a new container in the space adjacent to the Satellite building that doesn't impact on nearby properties and will work well with the fuel tank approach and also for the sports storage that will be stored safely.



We have now received three quotations from local companies.

Specification:

Externally measures w4116mm x l2160mm x h2247mm with a double door opening of 1900mm.

In order to erect it safely and securely, as discussed, it needs to sit on a concrete base to make the area level, the cost of this is included in this quotation.

Also included, is provision of a removable access ramp to allow for getting machinery/heavier items inside if required.

A1 Property Services - £11,950

BB Carpentry and Services - £12,400

AJ Neal Builders - £14,650

A1 have provided a very sound quotation and could carry out this work as soon as authorised if requested by Council.

APPENDIX B

Refurb of toilets at the Community Hall.

Full Council and Finance Committee have previously discussed the need to update the Male & Female toilet areas and have scheduled the work to take place during the 2020/21 financial year and added to the 5-year plan.

We have met with various local contractors and have now received quotations to update the Gents toilets only.

It would be a good time to get this work carried out whilst the rooms are relatively quiet, and then carry out the Female toilets following the completion of the gents. We are looking to install a mini changing area in the Female toilets to incorporate all the young dancers who at the minute are changing in the corridor of the Community Hall so will be a little more complex design.

Quotes received for the gent's toilets:

A1 Property Services - £5,900

SPR Heating & Plumbing - £6,350

BB Carpentry - £6,700

A1 Property Services have met on site various times to go through the varied options and have come up with a very comprehensive layout and overall package.

They can carry out the work through August if required by Council.