



# STOKE GIFFORD

PARISH COUNCIL

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

Held on Tuesday, 27<sup>th</sup> October 2020 at 19:00 via Zoom platform.

### EMERGENCY PROCEDURE

*N/A due to meeting being held via Zoom platform.*

*Attendees are reminded to either switch off or make silent their mobile phones.*

### PRESENT:

Cllrs A Shore (Chair), D Addison, D Pembury, B Allinson, E Brown and Keith Cranney.

In attendance was J Rendell (Parish Clerk), two members of the public and a representative from Development company involved with Planning Application 5f. Councillor Pauline Reich also joined, as an observer, not as a member of the committee.

1	<b>Welcome and Apologies for absence</b> The Chair, Councillor Andrew Shore welcomed all present to the meeting. The Parish Clerk John Rendell noted apologies received from Councillors Mike Brown and Matt Lavis.	ACTIONS
2	<b>To receive notification of any member's personal or prejudicial interest.</b> Councillor Dave Addison declared he is Chair of Stoke Gifford Trust. Councillor Ernie Brown declared his membership of the South Gloucestershire Council Planning Committee. Councillor Keith Cranney advised he was a member of the SGC Regulatory Committee	
3	<b>To approve minutes of recent committee meeting dated Tuesday, 22<sup>nd</sup> September 2020.</b> The minutes dated Tuesday 22 <sup>nd</sup> September 2020 were agreed as an accurate record proposed by Councillor David Pembury, seconded by Councillor Ernie Brown, unanimously carried.	
4	<b>Public Session [Maximum 15 minutes, up to 3 minutes per person]</b>	

	<p>Two residents were in attendance and one representative from a Development company involved with planning application 5f. The Chair invited submissions from the public, but there were none.</p>	
<p>5</p>	<p><b>Planning Applications</b></p> <p>a) <b><u>P20/18063/PDR – 21 Slade Baker Way, Stoke Gifford, South Gloucestershire, BS16 1QT</u></b>  <i>Erection of single storey rear extension to provide additional living accommodation.</i></p> <p>Councillor Dave Addison proposed no objection, seconded by Councillor Keith Cranney, unanimously carried.</p> <p>b) <b><u>P20/18786/F – 33 Charles Avenue, Stoke Gifford, South Gloucestershire, BS34 8LW</u></b>  <i>Erection of first floor side extension to form additional living accommodation.</i></p> <p>Councillor Dave Addison proposed no objection, seconded by Councillor Keith Cranney, unanimously carried.</p> <p>c) <b><u>P20/19249/F - West of England Institute Of Specialist Education, New Road, Stoke Gifford, South Gloucestershire, BS34 8LP</u></b>  <i>Erection of gatehouse building and security barriers and associated works</i></p> <p>Councillor Dave Addison proposed no objection, seconded by Councillor Ernie Brown, unanimously carried.</p> <p>d) <b><u>P20/19320/F - 219 North Road, Stoke Gifford, South Gloucestershire, BS34 8RH</u></b>  <i>Creation of new vehicle access onto North Road and installation of driveway.</i></p> <p>Following a short discussion, Councillor Dave Addison proposed no objection, seconded by Councillor Ernie Brown, unanimously carried.</p> <p>e) <b><u>P20/19898/F - 97 Bakers Ground Stoke Gifford South Gloucestershire BS34 8GD</u></b>  <i>Erection of single storey lean to side and rear conservatory to form additional living accommodation.</i></p> <p>Councillor Dave Addison proposed no objection, seconded by Councillor Brian Allinson, unanimously carried.</p>	

	<p>f) <b><u>P20/08495/F - Abbey Wood Retail Park, Station Road, Filton, South Gloucestershire, BS34 7JL</u></b>  <i>Erection of hotel (Class C1) and food and beverage retail unit (Class A1) with parking, access, landscaping, and associated works</i></p> <p>Councillor Ernie Brown updated the meeting on this application, informing members that Filton Town Council were initially consulted but not Stoke Gifford Parish Council, it was noted the land covers both town and parish land. Following discussion, the Chair, Councillor Andrew Shore called Mr Sean Lewis, a representative from the developer to advise members on the plans. Councillors had the following concerns about this application:</p> <ul style="list-style-type: none"> <li>- insufficient parking for the hotel, proposed use of nearby spaces still inadequate, unrealistic, and problematic. No disabled spaces.</li> <li>- Car sharing in travel plan not appropriate in the current/ modern world.</li> <li>- Height and look of the hotel does not blend in with surroundings.</li> <li>- The Drive-thru encourages more vehicles to the site causing further traffic issues.</li> <li>- Sufficient alternative eateries nearby, , concern about the concentration of eateries in the area, near to educational establishments.</li> <li>- Developer appears to be cramming too much into this site.</li> <li>- Loss of green space and trees.</li> </ul> <p>Councillor Brian Allinson proposed the Parish objects to this planning application due to the lack of parking bays available, the fact the area already has sufficient hotel options (and the site is not designated for C1 hotel use), and the diminution of trees and greenery. Also, car-sharing in the travel plan no longer appropriate in the Covid world and concerns about traffic congestion and pollution. Seconded by Councillor Dave Addison. A vote was taken, 5 for, 1 abstention, proposal carried.</p>	
<p>6</p>	<p><b>Update from South Gloucestershire Council Development Committee (15<sup>th</sup> October 2020)</b></p> <p>The Chair, Councillor Andrew Shore attended the recent SGC Development Management Committee (DMC) VIA MS Teams, where two applications in the Parish were discussed, 23 Lutyens Close and 14 Hambrook Lane.</p> <p>23 Lutyens Close: Councillor Andrew Shore outlined how he had elaborated the Parish objections, namely around the high prevalence of HMOs in the Parish and particularly around the application site (impacting on how the community functions) and concerns about insufficient parking. Also, how a 4-bedroom house was proposed to be turned into an 8-person HMO with small rooms &amp; poor amenity. Committee members concurred with the concerns and decided to reject the application, despite the officer’s recommendation</p>	

	<p>for approval.</p> <p>Land to the rear of 14 Hambrook Lane: Councillor Andrew Shore explained that he had re-iterated the parish objections, principally regarding the long, inclined access road and the impact of additional traffic on Hambrook Lane &amp; Church Road, emphasizing that an Inspector had previously considered the roads to be at or beyond capacity. Andrew also raised the shortage of infrastructure &amp; amenities. Unfortunately, committee members were persuaded by the case officer that the access was no longer an issue, they also seemed unconcerned about the previous inspector’s road network comments. They felt the proposal would bring much needed houses and that the ability (in 3 years’ time) to walk to a convenience shop within the Crest development overcame concerns about access, infrastructure &amp; amenities. The application was granted consent.</p>	
7	<p><b>Updates relevant to Transportation in the Parish (Road/ Rail/ Bus)</b></p> <p><b>Parkway Bridge</b> Councillor Ernie Brown informed members the traffic lights and roadworks are still in situ, traffic continues to flow through the Parish well but appreciates more people are working from home. . Councillor Andrew Shore has seen vehicles being held back from turning into Bristol Parkway or North Road, due to the traffic lights. Councillor Ernie Brown advised that South Glos Executive Member Steve Reade has stated that he sees nothing has changed, and therefore South Gloucestershire are currently not inclined to review the scheme.</p> <p><b>Hatchet Road bus stop</b> Work should be completed early November. Councillor Ernie Brown expressed concern about the impact from works on the 2<sup>nd</sup> bus-stop, to be done next, near to the old Co-Op, and how that may make the traffic worse with other traffic lights in the area. Councillor Andrew Shore considered that was another reason to review the current Parkway bridge scheme.</p> <p><b>Parkway Tunnel</b> Councillor Brian Allinson would like to see the pedestrian tunnel built and feels the work should be carried out in the future. Councillor Brian Allinson informed members Network Rail are investigating further.</p> <p><b>Overgrown Hedges and Shrubbery</b> Councillor Brian Allinson mentioned that although SGC Operatives have been out cutting there are still many overgrown hedges and shrubbery protruding into pedestrian walkways. Councillors and staff will monitor this closely and report any outstanding works through to Streetcare.</p>	
8	<p><b>Any Other Business relevant to this Committee.</b></p> <p>None.</p>	

9	<b>Next Meeting – 19:00 Tuesday 24<sup>th</sup> November 2020</b>	
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The meeting closed at 20:20

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

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

**A Shore (Chair)**

On behalf of Stoke Gifford Parish Council