



# STOKE GIFFORD

PARISH COUNCIL

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## STOKE GIFFORD PARISH COUNCIL

### MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 24<sup>th</sup> November 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, M Brown and K Cranney.

In attendance was J Rendell (Parish Clerk), one member of the public and a representative from development company involved with Planning Application 5b.

		ACTIONS
1.	<b>Welcome and Apologies for absence</b> The Chair, Councillor Andrew Shore welcomed all present to the meeting. The Parish Clerk John Rendell received no apologies.	
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 is a member of the SGC Regulatory Committee and Town Councillor for Bradley Stoke.	
3.	<b>To approve minutes of recent committee meeting dated Tuesday, 27<sup>th</sup> October 2020.</b> The minutes dated Tuesday 27 <sup>th</sup> October 2020 were agreed as an accurate record proposed by Councillor Dave Addison, seconded by Councillor David Pembury, unanimously carried.	
4	<b>Public Session [Maximum 15 minutes, up to 3 minutes per person]</b> One resident was in attendance and one representative (Lauren Cook) from a development company involved with planning application 5b.	

	<p>The Chair invited submissions from the public.</p> <p><b>Russell Avenue application</b> a local resident informed members that tradesmen are working long hours on a build including weekends which seems in excess of normal build regulations. The resident wondered if a condition is in place which prevents build works taking place especially early hours of the weekend.</p> <p><b>Queensway application</b> concerns were raised as this area is very compact with narrow roads and large vehicles would be an issue.</p>	<p>Councillor Andrew Shore to check what conditions apply to the planning consent when the SGC portal is back up.</p>
<p>5</p>	<p><b>Planning Applications</b></p> <p>a) <b><u>P20/22144/F – 5 Britannia Crescent, Stoke Gifford, South Gloucestershire, BS34 8NH</u></b>  <i>Conversion of existing garage and erection of a single storey rear extension to form additional living accommodation</i></p> <p>Following a short discussion Councillor Keith Cranney proposed that subject to there being sufficient off-street parking, no objection. Seconded by Councillor Mike Brown, unanimously carried.</p> <p>b) <b><u>P20/21983/F – University Of West Of England, Coldharbour Lane, Stoke Gifford, South Gloucestershire, BS16 1QY</u></b>  <i>Demolition of existing student accommodation buildings. Erection of 3no. 6 storey (900 bedrooms) student accommodation buildings (Sui Generis) with ancillary communal and welfare facilities, café (Class E) and associated landscaping, access and infrastructure works.</i></p> <p>A representative from the development company spoke in support of this application. Councillors prefer university students to be housed on-campus (rather than in HMO'S or elsewhere) but were concerned over the scale of the design, the minimal car parking bays available which appears to be just 11 bays for 900 students and suitable provision for the displaced students during the period of construction. Also noted 28 trees are to be removed.</p> <p>Following discussion Councillor Brian Allinson proposed no objection in principal but will note the following concerns:</p> <ul style="list-style-type: none"> <li>- What happens to the displaced students during the time of construction which is envisaged to be a long period of time.</li> <li>- Ensuring students do not bring cars to the site or nearby area.</li> </ul> <p>Seconded by Councillor Keith Cranney, a vote was taken, 5 for, 2 abstentions, proposal carried.</p> <p>c) <b><u>P20/22588/RVC - 22 Rossall Avenue, Little Stoke, South Gloucestershire, BS34 6JT</u></b>  <i>Variation of condition 5 (listed plans) attached to planning permission PT17/3853/F to replace approved 'proposed site layout plan' 1773/05(C) with amended plan 1773/05(D) - Demolition of 2no. existing dwellings and erection of 4no. dwellings with access, parking and associated works.</i></p>	

Councillor Andrew Shore proposed no objection, seconded by Councillor Mike Brown, unanimously carried.

d) **P20/22420/F - 54 Bush Avenue, Little Stoke, South Gloucestershire, BS34 8LX**

*Demolition of existing garage and erection of single storey rear side extension to form additional living accommodation with the installation of rear garden raised platform.*

Following a short discussion, Councillor Brian Allinson proposed no objection but raised the comment to take attention to the Party Wall Act as the boundary wall nears the neighbouring land/ property, seconded by Councillor Ernie Brown, unanimously carried.

e) **P20/23034/F - Existing Mast, Great Stoke Way, Bristol, South Gloucestershire**

*Installation of 20m tower with 6 No. antennas, 2 No. cabinets and ancillary works (amendment to previously approved P19/17819/F).*

Councillor Dave Addison proposed no objection, seconded by Councillor Keith Cranney, unanimously carried.

f) **P20/23085/F - 13 Queensway, Little Stoke, South Gloucestershire, BS34 6LQ**

*Erection of single storey front extension.*

Discussion took place and Councillors raised concerns with large vehicles using the narrow roads and general access and egress to the location.

Councillors were concerned about the impact of the proposed extension spanning the full width of the front elevation, upsetting the street scene and projecting in front of the adjoining dwelling, affecting the amenity & visuals of & from the adjoining dwelling. Is contrary to local policy document.

Councillor Dave Addison proposed to object to this planning application on the grounds the design is not in keeping with the street scene, seconded by Councillor Keith Cranney, proposal unanimously carried.

g) **P20/23249/PNH - 7 Bushy Leas, Stoke Gifford, South Gloucestershire, BS16 1FZ**

*The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3.7m, and for which the height of the eaves would be 2.8m.*

Councillor Keith Cranney proposed no objection, seconded by Councillor Andrew Shore, unanimously carried.

	<p>h) <b><u>P20/23251/CLP - 10 Long Wood Road, Stoke Gifford, South Gloucestershire, BS16 1FD</u></b>  <i>Erection of rear conservatory</i></p> <p>Councillor Ernie Brown proposed no objection, seconded by Councillor Keith Cranney, unanimously carried.</p>	
<p>6.</p>	<p><b>Updates relevant to Transportation in the Parish (Road/ Rail/ Bus)</b>  <b><u>Winterbourne Road</u></b> Councillor Ernie Brown raised concerns with the speed in which vehicles are passing through Gipsy Patch Lane with drivers ignoring the speed limit. Councillors would like to see the speed radar device used to be able to gauge the speeds and to see if the current speed limit of 40mph to 30mph could be problematic for drivers. SGC Councillors Ernie Brown and Keith Cranney will address this at a meeting with SGC being held next week.</p> <p><b><u>COVID-19</u></b> discussions are taking place this week between Little Stoke Social Club and the Concorde Medical Centre as they look at the potential usage of LS Social Club car park as a venue to hold a vaccine site for the area. This will have potential for a vast increase in traffic along Braydon Avenue. Councillor Ernie Brown mentioned that Councillors attending the Gipsy Patch Liaison Group meeting on Monday 30<sup>th</sup> November will ask Robert Walsh for an update on this and ensure access/ egress to the site will be factored in to the plans ensuring local residents aren't impacted on in any way.</p> <p><b><u>Parkway Rail Bridge re Covid</u></b> – Councillors are seeing increasing traffic queues, at peak times, and expect this to increase. District Councillors Ernie Brown, Brian Allinson &amp; Keith Cranney have a meeting planned with SGC next week, at which they will raise the concerns and discuss removing the restrictions.</p>	
<p>7.</p>	<p><b>Any Other Business relevant to this Committee.</b></p> <p>Councillor Mike Brown mentioned the ongoing building works continue to cause traffic issues along the A38.</p> <p>Councillor Ernie Brown has highlighted to SGC the traffic lights may not be operating as they should on Hatchett Road, whilst the bus stop works are underway, to allow pedestrians to cross safely. SGC looking into it. allowing pedestrians to cross safely. SGC looking into it.</p> <p>Councillor Andrew Shore reminded members that we may need to consider some planning applications through a round-robin approach over the Dec – Jan period, as there is no scheduled P&amp;T meeting in December.</p>	
<p>8</p>	<p><b>Next Meeting – 19:00 Tuesday 26<sup>th</sup> January 2021</b></p>	

The meeting closed at 20:40

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

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

**A Shore (Chair)**

On behalf of Stoke Gifford Parish Council