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## **STOKE GIFFORD PARISH COUNCIL**

### **MINUTES OF THE PLANNING & TRANSPORTATION MEETING**

Held on Tuesday, 26<sup>th</sup> January 2021 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, E Brown, M Brown and Keith Cranney.

In attendance was J Rendell (Parish Clerk), and two members of the public

		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 noted apologies received from Councillor Brian Allinson.	
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, 24<sup>th</sup> November 2020.</b> The minutes dated Tuesday 24 <sup>th</sup> November 2020 were agreed as an accurate record proposed by Councillor Keith Cranney, seconded by Councillor Mike Brown, unanimously carried.	
4	<b>Public Session [Maximum 15 minutes, up to 3 minutes per person]</b> <b><u>17 Bush Avenue</u></b> The local resident informed Council that extensive works are being carried out	

	<p>on 17 Bush Avenue and was concerned that neighbours weren't informed of these works that appear to be a very large extension including many windows and a Juliet balcony. Following discussion, Councillor Ernie Brown said he would make contact with South Gloucestershire planning department to source the planning history on this property. Members are not aware of any recent works to this property being presented before the Parish planning committee.</p> <p><b><u>Gipsy Patch Bridge</u></b></p> <p>A local resident attended a recent Gipsy Patch meeting and continues to show concerns regarding Gifford Crescent, the potential design on the traffic flow and road crossings.</p> <p>The local resident is aware that the Parish Council has been chasing drawings but feels it would help residents' concerns if an up-to-date detailed road layout plan for Gipsy Patch would be presented.</p> <p>Parish Clerk, John Rendell, will contact Rob Walsh and Richard Gillingham from SGC to obtain up to date information on the detailed road lay out for the whole of Gipsy Patch Lane to present on Parish website and notice boards.</p> <p><i>Councillor David Pembury joined the meeting at this point.</i></p>	
5	<p><b>Planning Applications</b></p> <p><b>a) <u>P20/24205/F – 43 Bush Avenue, Little Stoke, South Gloucestershire, BS34 8LY</u></b>  <i>Demolition of existing attached garage. Erection of two storey side extension and front porch to form additional living accommodation. Installation of 1 no. rear dormer to facilitate loft conversion.</i></p> <p>Councillor Mike Brown proposed to object to this application to this Planning Application. Whilst no objection to the principle of extending the property, this proposal with its gable-end roof design would be out of keeping with characteristics of the adjoining property and other houses in the area and would affect the symmetry of the host dwelling and its adjoining dwelling. South Glos Design Checklist SPD August 2007, Key Question 52, and policies CS1, PSP1 &amp; PSP38 refer. The houses in this road are strongly characterised by their hipped roofs. Some nearby houses have been extended, but the hipped roofs have been retained. This one should be the same, seconded by Councillor Keith Cranney, unanimously carried.</p> <p><b>b) <u>P21/00035/F - 72 Sandringham Road Stoke Gifford South Gloucestershire BS34 8PY</u></b>  <i>Erection of single storey front extension to form additional living accommodation.</i></p> <p>Councillor Dave Addison proposed no objection, seconded by Councillor Keith Cranney, unanimously carried.</p>	

**c) P21/00034/PDR - 11A Brins Close Stoke Gifford South Gloucestershire BS34 8XU**

*Erection of single storey rear extension to form additional living accommodation.*

*Councillor Dave Addison declared an interest in this planning application due to living in the same street.*

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

**d) P21/23735/PDR - 9 Seyton Walk Stoke Gifford South Gloucestershire BS34 8UW**

*Erection of single storey rear conservatory to form additional living accommodation.*

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

**e) P20/22922/RM - Romney House Romney Avenue Bristol BS7 9TB**

*Outline application for demolition of existing buildings/structures and comprehensive redevelopment comprising up to 268 dwellings (Use Class C3) including affordable homes, vehicular, pedestrian and cycle access from Romney Avenue and Hogarth Avenue, car parking, public open space, landscaping and other associated works. Approval sought of Access and Layout. (Major Application) - now proposed to consider detailed layout, appearance, landscaping and scale (cross boundary application with South Gloucestershire Council).*

Councillor Andrew Shore explained to members the complications with this planning application. This is a cross border plan with a large majority of properties falling under Bristol City Council. There are a handful of properties falling within the Parish of Stoke Gifford hence why this application has come to this committee. Following discussion members were concerned over the height of the houses with varied ground levels.

Whilst the outline consent is noted, the reserved matters application would unacceptably affect existing nearby residents of Stoke Gifford Parish, for two main reasons.

- 1) The land on which the dwellings would be built varies significantly across the site in its height, and also in relation to the ground level of existing dwellings. This means that some of the new houses will have roof lines significantly above the rooflines of existing houses, particularly those fronting onto Heritage Wood Road. This will have an over-bearing & dominant impact upon inhabitants of existing homes, and would be contrary

to the planning policies (South Gloucestershire policies CS1 & PSP8 refer). There are also other locations on the proposed site where new dwellings would be too high in relation to existing houses, partly due to the height/storeys of the new dwellings and partly because of the higher ground level on which they are being built (relative to existing dwellings) again leading to an over-bearing impact.

Of further comment, local residents have highlighted that some existing houses, within Bristol City Council area, were built lower into the ground so that they do not appear above the treeline. It would seem appropriate that the same is required for this application, especially near to these existing dwellings.

- 2) We are very concerned at the impact to the existing bus gate in Romney Avenue, potentially getting shortened in length to enable access to the new dwellings, and from construction traffic during the construction phase. This existing bus gate is considered to be an essential feature that needs to be maintained open for buses and be both enforceable and enforced to stop non bus traffic, during both the construction phase and thereafter. This is required to maintain good public transport linkages whilst avoiding a rat-run of traffic and to stop it becoming a potential cut-through for criminal activity.

Following much discussion, Councillor Ernie Brown proposed to object to this planning application, seconded by Councillor Andrew Shore, unanimously carried.

**f) P21/00210/PDR - 109 New Road Stoke Gifford South Gloucestershire BS34 8TF**

*Installation of 1 no rear dormer to form loft conversion.*

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

**g) P20/23868/F - Abbeywood Station Road Filton South Gloucestershire BS34 8JH**

*Construction of a new visitor reception with amendments to the car parking, pathways, soft landscaping, new electric charging units, external fencing and lighting.*

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

**h) PT17/2490/F - 14 Hambrook Lane Stoke Gifford Bristol South Gloucestershire BS34 8QB**

*Partial demolition of no. 14 Hambrook Lane to facilitate the erection of 31no. dwellings with new access, parking, landscaping and associated works.*

	<p>This planning application was discussed, and objection submitted by Planning Committee in 2020. Parish Clerk, John Rendell to email the case officer to ask why the application has come back onto the Parish Portal.</p>	
6.	<p><b>Updates relevant to Transportation in the Parish (Road/ Rail/ Bus)</b></p> <p><b><u>Hatchet Road (access from Co-Op)</u></b> Councillor Ernie Brown informed members this application has been called in to SGC planning department and is being discussed at the end of January. Councillor Ernie Brown has requested a full detailed plan due to safety concerns and traffic flow problems.</p> <p><b><u>Bus timetable</u></b> Councillor Keith Cranney informed members there will be a change of bus timetables which is due in February. Parish Clerk, John Rendell will receive this information and will present it on the Parish website.</p> <p><b><u>Hambrook Lane</u></b> Councillor Andrew Shore informed members that diversion signs have been placed in the wrong location and will take pictures and inform Mark King at SGC as soon as possible to avoid traffic flow problems throughout the work.</p>	
7.	<p><b>Any Other Business relevant to this Committee.</b></p> <p>Councillor Ernie Brown updated members on the Youth provision contract which is due to expire in March 2021. The Parish Clerk is currently looking for tenders to provide this service going forward.</p> <p>The current suppliers CYN are continuing to operate two evenings a week from the Stokes Youth Building and have shown interest in registering their tender.</p> <p>Southern Brooks have been approached and although initially showed interest have now pulled out.</p> <p>Councillor Ernie Brown has contacted SGC to confirm how the Parish get allocated their £10,000 directly sourced from SGC to run its youth provision. CYN has recently contacted the office and believe they will receive the funding for a further year which will not fall in line with the end of the current agreement between SGPC and CYN.</p> <p>Following the recent Gipsy Patch Bridge meeting, Councillor Ernie Brown informed members he will no longer attend future meetings as he feels there are too many Councillors present and the meetings clash with SGC planning meetings. Councillor Ernie Brown reiterated to the local residents present that he will still be involved and be a voice where necessary.</p>	
9	<p><b>Next Meeting – 19:00 Tuesday 23<sup>rd</sup> February 2021</b></p>	

The meeting closed at 21:00

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

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

**A Shore (Chair)**

On behalf of Stoke Gifford Parish Council