



STOKE GIFFORD

PARISH COUNCIL

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STOKE GIFFORD PARISH COUNCIL MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 23rd February 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, B Allinson, E Brown, M Brown, K Cranney, and D Pembury.

Also in attendance were Councillors J Arrowsmith, T Jones, P Reich, J Rendell (Parish Clerk), nine members of the public and three developers/agents to discuss the Fox Den Planning Application (5c)

		ACTIONS
1.	Welcome and Apologies for absence The Chair, Councillor Andrew Shore welcomed all present to the meeting. The Parish Clerk John Rendell advised that Councillor Brian Allinson will be unable to attend the start of the meeting and will join later.	
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. Councillor Keith Cranney advised he was a member of the SGC Regulatory Committee.	
3.	To approve minutes of recent committee meeting dated Tuesday, 26th January 2021. The minutes dated Tuesday 26 th January 2021 were agreed as an accurate record proposed by Councillor Mike Brown, seconded by Councillor Dave Addison, unanimously carried.	
4	Public Session [Maximum 15 minutes, up to 3 minutes per person] None.	

	<p>The Chair Andrew Shore recommended to move planning items to accommodate the members of public and developers. Agenda items 5d and 5c are to be discussed first. Proposed by Councillor Dave Addison, secondly by Mike Brown, carried.</p>	
<p>5</p>	<p>Planning Applications</p> <p><u>d) P21/00782/F - 23 Lutyens Close, Stoke Gifford, South Gloucestershire, BS16 1WL</u></p> <p><i>Change of use from 4 no. bedroom dwelling (Class C3) to an 8 no. person HMO (Sui Generis) as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) with associated works (resubmission of P19/6428/F).</i></p> <p>Two local residents were present at the meeting and have the following concerns with this planning application;</p> <ul style="list-style-type: none"> - There are already too many HMO's within a 100m radius of this location. - There are already refuse problems with this property. - The parking is currently a huge problem catering for six people and will only become worse with eight. - Major concerns with parking where there are already cars being parked illegally on pathways and across driveways. - Inadequate living conditions for the inhabitants. <p>Councillors discussed this application and reflected on the three refusal reasons given previously. Councillors considered the circumstances to be materially the same as before.</p> <p>The proposed development provides insufficient parking provisions for the needs of future occupiers to the detriment of wider highway safety and residential amenity of neighbouring occupiers, contrary to policy CS8 of the South Gloucestershire Local Plan Core Strategy 2013 and policy PSP16 of the South Gloucestershire Local Plan Policies Site and Places Plan 2017 (8 beds require 4 parking spaces).</p> <p>The proposed development provides unacceptable living conditions for occupiers of the development with limited natural light in the lounge contrary to Policy PSP8 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017 and the provisions of the National Planning Policy Framework Feb 2019.</p> <p>The addition of a House in Multiple Occupation (HMO) will add to the proliferation of HMO's in this locality. This will be detrimental to the character and amenity of the area which would no longer function as a sustainable residential location and not respect the requirement for mixed and balanced communities contrary to Policy PSP39 of the South Gloucestershire Local Plan</p>	

Policies and Places Plan 2017 and the provisions of the National Planning Policy Framework February 2019.

Due to the above reasons, Councillor Andrew Shore proposed to object to this planning application, seconded by Councillor Keith Cranny.

A vote was taken, five for, one abstention, objection carried.

Councillor James Arrowsmith would like to note the amount of work carried out by Councillor Simon Waters supporting the local residents on this planning application.

Councillor Brian Allison joined the meeting.

c) P20/05916/F - Land Off Fox Den Road, Stoke Gifford, South

Gloucestershire

Erection of mixed-use development comprising of Hotel and Restaurant, Supermarket, Coffee Shop with Drive Thru Facility and multi-use building (comprising flexible combinations of Use (Class A1) shops, (Class A2) financial and professional, (Class A3) food and drink, (Class A5) hot food takeaways, (Class B1) business, (Class D1) non-residential institutions, and (Class D2) Assembly and Leisure), with parking, landscaping and associated works.

One local resident was present at the meeting and has concerns about the proposed vehicular access, near where Sainsbury's delivery lorries park up & manoeuvre.

Three representatives from the development company were present to carry out a presentation on this application to members.

In principle Councillors were keen with the plans presented and feel Stoke Gifford as a Parish would benefit, and it would create a 'town centre' feel. The area is currently empty and members would like to see any trees that are removed, replaced.

There are concerns with vehicular access near a lorry layby and also within the plan presented there is a landscaped pocket park within the area where a multi use building is proposed to be built at some stage. The original plan to build the multi use building has been halted due to the Covid-19 pandemic. The developers informed members that the access was across Fox Den Road and has been approved by SGC Highways. They are widening the road and will provide ample parking bays. They have also increased the electrical charging points available.

There was some confusion amongst Councillors whether the multi-use building forms part of the application. The agent confirmed to members the multi use building proposal is for a two story building to cater for shops, offices, and a gymnasium upon request. There is currently no demand for a

building due to Covid-19 hence why a landscaped pocket park has been added to the application, with the possibility for the multi-use building to be brought forward as a stage 2 of the application if and when demand/conditions are appropriate.

Following discussion, Councillor Dave Addison proposes no objection, seconded by Councillor Keith Cranney.

A vote was taken, six for, and one against, proposal carried.

a) P21/00462/PNH- 50 Rock Lane, Stoke Gifford, South Gloucestershire, BS34 8PG

The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.4 m, for which the maximum height would be 3.8 m, and for which the height of the eaves would be 2.6 m.

Councillor Andrew Shore proposed no objection, seconded by Councillor Dave Addison, unanimously carried.

b) P21/00498/F – 14 Lawford Avenue, Little Stoke, South Gloucestershire, BS34 6JR

Erection of 1 no. detached garage.

Councillor Keith Cranney proposes no objection to this planning application subject to the garage being used only ancillary to the main dwelling in perpetuity, seconded by Councillor Andrew Shore, proposal carried.

e) P21/00684/F -36 Edward Parker Road, Stoke Gifford, South Gloucestershire, BS16 1QE

Erection of a rear conservatory.

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

f) P21/00825/F - 16 Ormsley Close, Little Stoke, South Gloucestershire, BS34 6EN

Erection of single storey front and side extension to form additional living accommodation.

Councillor Andrew Shore proposed no objection, subject to sufficient off street parking provision, seconded by Councillor Keith Cranney, proposal carried.

g) P20/10213/RVC - Land At Harry Stoke, Harry Stoke Road, Stoke Gifford, South Gloucestershire

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

	<p><i>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.</i></p> <p>Following discussion, Councillor Andrew Shore proposed no further comments to be made on this application, (beyond those submitted on 31st July), seconded by Councillor Dave Addison, proposal carried.</p> <p>h) <u>14 Hambrook Lane, Stoke Gifford, Bristol, South Gloucestershire, BS34 8QB</u> <i>Partial demolition of no. 14 Hambrook Lane to facilitate the erection of 31no. dwellings with new access, parking, landscaping and associated works.</i></p> <p>Parish Council have previously commented on this planning application, which has been determined by SGC and have no further comments to add. It is erroneously showing as still live on the SGC planning portal.</p>	
6	<p>Updates on previous planning applications</p> <p><u>43 Bush Avenue</u> The Chair, Councillor Andrew Shore updated members on the history of this application. The Parish Council have previously objected, due to the loss of the characteristic hipped roof design.</p> <p>The Case Officer agreed with the Parish comments, and the applicant changed the plans accordingly.</p> <p><u>Co-Op at Parkway Tavern</u> The Chair Andrew Shore informed members this application was objected to at the South Glos DMC planning committee on 18th February. Cllr Shore spoke on behalf of the Parish Council, Cllrs Allinson & Cranney also spoke as local SGC Members, all objecting, as did some local residents. After lengthy discussion, the SGC DMC resolved to refuse the application.</p>	
7.	<p>Updates relevant to Transportation in the Parish</p> <p><u>VOI Scooters</u> Councillor James Arrowsmith expressed his concerns regarding the latest scooter trials taking place throughout South Gloucestershire with many evident teething problems.</p> <p>Councillors and local residents are finding many scooters being abandoned blocking pathways, causing a nuisance to the public, and local people are using the scooters on pathways and on roads dangerously.</p> <p>Councillor James Arrowsmith informed members that following discussion</p>	

	with VOI scooters and SGC, a meeting has been scheduled for Thursday 25 th February at 14:00 to iron out these issues with the company who has created this scheme. Councillors and local residents are welcome to attend.	
8	<p>Any Other Business</p> <p><u>Youth Provision</u></p> <p>Councillor Ernie Brown informed members that CYN have resubmitted their contract tender with a cost of £20,000 to supply youth provision within the Parish for a one year agreement from 1st April 2021 to 31st March 2022.</p> <p>Councillors need to decide if they are happy for CYN to continue the provision of a youth service in Little Stoke on the following grounds:</p> <ol style="list-style-type: none">1. Southern Brooks fund CYN to provide a youth service in LS for one night per week.2. The Parish Council will fund a second night at a charge of £8,500 pa (quote received from FACE for the provision of one night per week).3. Twelve-month agreement to end March 2022, continuation to be reviewed at that time.4. At the end of the agreement should the Parish Council wish to choose an alternative supplier, transfer of employees will not apply. <p>Due to the complexities of the funding arrangements between SGC and Southern Brooks, linked with CYN supplying the youth provision in the Parish, it is advised to discuss this for approval following a meeting with all key stake holders.</p> <p>A meeting has been arranged on Tuesday 2nd March at 13:00 between all key stake holders.</p>	
9	Next Meeting – 19:00, Tuesday 23rd March 2021	

The meeting closed at 21:30

Signed : _____

Date: _____

A Shore (Chair)

On behalf of Stoke Gifford Parish Council