



STOKE GIFFORD

PARISH COUNCIL

Community Hall, Little Stoke Lane, Little Stoke, Bristol, BS34 6HR

Tel: 01454 865202

Email: clerk@stokegifford.org.uk

Web: www.stokegifford.org.uk

STOKE GIFFORD PARISH COUNCIL MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 27th July 2021 at 19:00.

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 A Shore (Chair), D Addison, E Brown, M Brown, K Cranney, T Jones and D Pembury.

Also in attendance were Councillor Pauline Reich, J Rendell (Parish Clerk) and two local residents.

1.	Welcome and apologies for absence	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. Councillor Keith Cranney declared he is a Bradley Stoke Town Councillor, and a member of the SGC Regulatory Committee. Councillor Trevor Jones declared he is on the South Gloucestershire Council Planning Committee and is a Winterbourne Parish Councillor.	
3.	To approve minutes of the last Planning & Transportation meeting dated 22nd June 2021.	

	<p>The minutes dated Tuesday 22nd June 2021 were agreed as an accurate record proposed by Councillor Ernie Brown, seconded by Councillor Dave Addison, unanimously carried.</p>	
4	<p>Public Session [Maximum 15 minutes, up to 3 minutes per person]</p> <p>A local resident shared his concerns with members over VOI scooters being driven dangerously around the roads and pathways and being left parked without any due care and attention. The resident said the problem is magnified for people who are partially sighted.</p>	
5	<p>Notification of revised details – 20/05477/M – Romney House, Romney Avenue, Bristol, BS7 9TB.</p> <p>The Chair, Councillor Andrew Shore informed members that a number of planning applications were received earlier on the day of the meeting and the Parish Clerk has added all applications into the agenda for members to offer a comment on behalf of the Parish. Due to the summer holidays and there being no meeting through August, all known applications will be discussed this evening. The Romney House application will be discussed at agenda item 6.</p>	
6	<p>Planning Applications</p> <p>a) P21/04346/PDR - 319 Bakers Ground Stoke Gifford South Gloucestershire BS34 8GG</p> <p>Following a short discussion, Councillor Ernie Brown proposed no objection to this planning application, seconded by Councillor Andrew Shore, carried.</p> <p>b) P21/04808/F - Land to The Rear Of 29 And 31 Court Avenue Stoke Gifford South Gloucestershire BS34 8PJ</p> <p>Members were generally happy with the proposal for a domestic garage, though some councillors were concerned about potential other usages which may arise, but the application was considered against the usage proposed. Following a short discussion, Councillor Mike Brown proposed no objection to this planning application, seconded by Councillor Dave Addison, carried.</p> <p>c) P21/04841/F - 14 Montague Close Stoke Gifford South Gloucestershire BS34 8UZ</p> <p>Following a short discussion, Councillor Dave Addison proposed the Parish Council object to this planning application on the grounds of lack of parking (Councillor Trevor Jones also commented that the applicant's diagram for proposed parking could not work in practice), seconded by Councillor Trevor Jones, unanimously carried.</p> <p>d) P20/22922/RM - Romney House Romney Avenue Bristol BS7 9TB</p> <p>Councillors looked through the amended application and changes</p>	

made to the original specification. Councillors do not consider the revised details address the points of objection previously raised, in regard to building heights/rooflines and the bus gate. In addition, Councillor Trevor Jones flagged the need for an HC11 condition (if permission is granted) in regard to the possible historical context. Following discussion, Councillor Dave Addison proposed the Parish Council still object to this planning application and the previous comments made still stand, but to include the HC11 condition (historic policy), seconded by Councillor Andrew Shore, unanimously carried.

Previous comment:

Stoke Gifford Parish Council objects to this Planning Application. 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 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.

e) **P21/04976/F - 128 New Road Stoke Gifford South Gloucestershire BS34 8TF**

	<p>Following a short discussion, Councillor Andrew Shore proposed no objection to this planning application, seconded by Councillor Dave Addison, carried.</p> <p>f) P21/04884/F - Strenco Tools Pegasus House Gipsy Patch Lane Little Stoke South Gloucestershire BS34 6QD</p> <p>Following a short discussion, Councillor Keith Cranney proposed no objection to this planning application, seconded by Councillor Mike Brown, carried.</p> <p>g) P21/05046/F - Land to The East of Building 116 Rolls Royce Site Gloucester Road North Filton South Gloucestershire BS34 7QE</p> <p>Following a short discussion, Councillor Dave Addison proposed no objection to this planning application, seconded by Councillor Andrew Shore, carried.</p>	
7	<p>Update on previous planning applications</p> <p>The Clerk presented the previous planning applications through June and July. The Chair, Councillor Andrew Shore, reminded members that the Hatchett Road access appeal is now in-progress, with members having agreed that there was no need for additional Parish Council comments to be made.</p>	
8	<p>Updates relevant to Transportation in the Parish (road/rail/bus)</p> <p>Gipsy Patch Bridge - Councillor Ernie Brown informed all present that in order to help keep local residents informed and to explain more about the one-way system on Gipsy Paths Lane, SGC are holding a public drop-in event on Wednesday 4th August from 3pm to 7pm. This will be held in the car park of the Stokers pub, Gipsy Patch Lane, Little Stoke, Bristol, BS34 8LU.</p> <p>Officers from SGC Council will be available to answer your questions, along with representatives from Network Rail. Everyone is welcome to attend at any time during the drop-in session, and there is no need to book. The information that will be available at the event will also be made available on the CPME webpage at www.southglos.gov.uk/CPmetrobus.</p> <p>Parkway Bridge – Councillor Ernie Brown will be attending a site meeting later in the week and is hoping two-way traffic will be in operation again soon. Railings and a 20mph speed limit are proposed.</p>	
9	<p>Any Other Business relevant to this committee</p> <p>None.</p>	
10	<p>CONFIDENTIAL ITEMS.</p> <p>To resolve, by the nature of the sensitivity of items to exclude the press and public [<i>Public Bodies Admissions to Meeting</i>].</p>	

11	Date of next meeting 28 th September 2021 The Chair, Councillor Andrew Shore, advised members that should planning applications come forward that require comment before the September meeting, they will be drawn to members attention for views.	
----	--	--

The meeting closed at 20:00.

Signed: _____

Date: _____

A Shore (Chair)

On behalf of Stoke Gifford Parish Council