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## **STOKE GIFFORD PARISH COUNCIL**

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

Held on Tuesday, 25<sup>th</sup> January 2022

#### **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, S Bandcroft, E Brown, K Cranney, J Henshaw, A Hyde, T Jones and D Pembury.

Also in attendance were representatives from YTL Developments, Councillor Brian Allinson, J Rendell (Parish Clerk) and three local residents.

1.	<b>Welcome and apologies for absence</b>	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 Committee. Councillor Ernie Brown declared his membership of the South Gloucestershire	

	<p>Council Planning Committee and Stoke Gifford Trust Committee.  Councillor Keith Cranney advised he is a member of the SGC Regulatory Committee and a Bradley Stoke Town Councillor.  Councillor Sue Bancroft declared she is the Chair of Forty Acres recreational space.  Councillor Trevor Jones declared he is on South Gloucestershire Planning Committee and is a Winterbourne Parish Councillor.</p>	
3.	<p><b>To approve minutes of the last Planning &amp; Transportation meeting dated 23<sup>rd</sup> November 2021</b></p> <p>The minutes dated Tuesday 23<sup>rd</sup> November 2021 were agreed as an accurate record proposed by Councillor Keith Cranney, seconded by Councillor Sue Bancroft, unanimously carried.</p>	
4	<p><b>Public Session [Maximum 15 minutes, up to 3 minutes per person]</b></p> <p>A local resident asked about the Parish Council’s maintenance plan. Cllr Ernie Brown responded that most of the maintenance is for the grounds, for which there is an ongoing plan, and that the buildings generally require little maintenance, but the Clerk &amp; Caretaker oversee all mandatory checks.</p>	
5	<p><b>YTL Developments presentation update 2022</b></p> <p>A representative from YTL Development gave members a slideshow presentation update on the Brabazon project.  Following the presentation members of the public and Parish Councillors made comments and a discussion took place with YTL.  It was explained by YTL that significant public transport enhancements would be needed before the development can progress beyond 3500 homes.  All agreed the plans look impressive however the main concerns are with traffic, local infrastructure, parking for residents and in-particular the A38 junction leading to the site. The slides can be found on the Parish Council website along with regular updates from YTL.</p>	
6	<p><b>Planning Applications</b></p> <p><b>a) P21/08154/FDI – Lower Hambrook East of Harry Stoke South Gloucestershire</b>  Following a short discussion, Councillor Keith Cranney proposed no objection to this planning application, seconded by Councillor Dave Addison, carried.</p> <p><b>b) P21/07672/F – Buildings at Lower House Knightwood Farm Mead Road Stoke Gifford South Gloucestershire BS34 8PS</b></p>	

The applicant was present and gave members an overview and history behind this planning application. Members were a little concerned over the site access being on a corner of a busy through road. Following a short discussion, Councillor Dave Addison proposed no objection to this planning application on the provision SGC Officers advise the applicant on the necessary measures required for Cycling safety, seconded by Councillor Keith Cranney, proposal carried.

**c) P21/08119/F – 7 Cerimon Gate Stoke Gifford South Gloucestershire BS34 8UN**

Members were a little concerned about the parking provision and the proposed roofline being higher. Following a short discussion, Councillor Dave Addison proposed no objection to this planning application, seconded by Councillor Keith Cranney, carried.

**d) P22/00019/PDR – 123 New Road Stoke Gifford South Gloucestershire BS34 8TF**

Following a short discussion, Councillor Andrew Shore proposed no objection to this planning application, seconded by Councillor Keith Cranney, carried.

**e) P21/07140/F – West Of England Institute Of Specialist Education New Road Stoke Gifford South Gloucestershire BS34 8LP**

Following a short discussion, Councillor Ernie Brown proposed no objection to this planning application, with a comment to be added asking the case officer to reinforce the tree officers comments regarding the planting pit, seconded by Councillor Trevor Jones, proposal carried.

**f) P22/00076/ADV – Parkway North Roundabout Stoke Gifford South Gloucestershire BS34 8RG**

Following a short discussion, Councillor Trevor Jones proposed no objection to this planning application, seconded by Councillor Dave Addison, carried.

**g) P22/00138/F - 36 Highfields Close Stoke Gifford South**

Following a short discussion, Councillor Keith Cranney proposed no objection to this planning application seconded by Councillor Andrew Shore, proposal carried.

**h) P22/00127/PDR - 13 Hawthorn Way Stoke Gifford South Gloucestershire BS34 8UP**

Following a short discussion, Councillor Keith Cranney proposed no objection to this planning application seconded by Councillor Dave

	<p>Addison, proposal carried.</p> <p><b>i) P22/00021/CLP - 15 Rossall Avenue Little Stoke South Gloucestershire BS34 6JT</b></p> <p>The Chair reminded Members that there have been previous iterations of plans on this site, with the first one refused by SGC, and another one still open. The latest plans remove the original application's front facing dormer and would appear to fall under permitted development. Following a short discussion, Councillor Trevor Jones proposed no objection to this planning application subject to it meeting the permitted development criteria seconded by Councillor Dave Addison, proposal carried.</p> <p><b>j) P22/00219/ADV - Filton Retail Park Filton South Gloucestershire BS34 8SP</b></p> <p>Following a short discussion, Councillor Andrew Shore proposed no objection to this planning application seconded by Councillor Ernie Brown, proposal carried.</p> <p><b>k) P22/00212/TRE - 119 North Road Stoke Gifford South Gloucestershire BS34 8PE</b></p> <p>Following a short discussion, Councillor Ernie Brown proposed no objection to this planning application, with a comment to be added noting previous pruning works had not been carried out and asking the officer to consider if a larger reduction than 1.5 metres might be appropriate, seconded by Councillor Keith Cranney, proposal carried.</p> <p><b>l) P22/00195/F - 2 The Avenue Little Stoke South Gloucestershire BS34 6LJ</b></p> <p>Following a short discussion, Councillor Dave Pembury proposed no objection to this planning application seconded by Councillor Dave Addison, proposal carried.</p> <p><b>m) P2200247/F – 2 Stanley Cottages, Bonnington Walk, Stoke Gifford, South Gloucestershire BS7 9YU</b></p> <p>Members had some concerns about the vehicular accesses, regarding which there was some discussion. Following the short discussion, Councillor Ernie Brown proposed no objection to this planning application seconded by Councillor Trevor Jones, proposal carried.</p>	
7.	<b>Update on previous planning applications</b>	

	<p><b>14 Montague Close – P21/04841/F</b></p> <p>The Parish had recently objected to this application:</p> <p><i>“Stoke Gifford Parish Council object to this planning application on the grounds of restricted parking space and manoeuvrability. The two-parking space restrict movement and access to the adjoining property”</i></p> <p>The Chair, Councillor Andrew Shore, reminded Members of this history of this application and that, following a tweak to the parking arrangements, the case officer is now recommending approval. Members were concerned that the parking changes are not sufficient to overcome the issues. Councillor Trevor Jones advises we remind the case officer of our objections remaining. Councillor Ernie Brown advised that he, as a District Ward Member, will call this application in to SGC Committee.</p> <p><b>190 North Road - P21/05529/F</b></p> <p>The Parish had recently objected to this application:</p> <p><i>“The Parish council have objected to this application on the grounds of design (over-dominance and scale) including Roof height being higher than adjoining properties</i></p> <p><i>2<sup>nd</sup> consultation- The parish council objected to lowering the ground to reduce roof height which consequently lowers the window line with adjoining properties again out of keeping with the road scene”</i></p> <p>Councillor Andrew Shore briefly updated members on the SGC Sites Meeting, which he recently attended to outline our Parish objections, and the consideration of this application at the upcoming SGC Development Management Committee. It would appear that some precedent is being drawn upon to support this application, by reference to another recent build nearby. Cllr Shore is still trying to obtain the permission documents for that dwelling. Parish Members were of the view that the application for 190 North Road is still out of keeping, primarily due to the mis-aligned windows affecting the street-scene. Cllr Shore will address the DMC, on behalf of the Parish Council, on 3<sup>rd</sup> February.</p>	
8..	<p><b>Updates relevant to Transportation in the Parish (road/rail/bus)</b></p> <p>None.</p>	
9.	<p><b>Any other business relevant to this committee</b></p> <p>Councillor Dave Addison reminded members the Trust Committee are holding</p>	

	its annual Fete on the 3 <sup>rd</sup> June, it's a Bank Holiday on the Jubilee weekend and all members are welcome to attend, and provide help if possible.	
10.	<b>CONFIDENTIAL ITEMS</b> To resolve, by the nature of the sensitivity of items to exclude the press and public [Public Bodies Admissions to Meeting]  None.	
11.	<b>Next Meeting – 19:00, Tuesday 22<sup>nd</sup> February 2022</b>	

The meeting closed at 20:45.

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

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

**A Shore (Chair)**

On behalf of Stoke Gifford Parish Council