



**STOKE GIFFORD**

PARISH COUNCIL

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## **STOKE GIFFORD PARISH COUNCIL**

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

Held on Tuesday, 28<sup>th</sup> June 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, M Brown, J Henshaw, A Hyde, T Jones, D Pembury, and E Brown.  
In attendance was J Rendell [Parish Clerk] and five local residents were present.

1.	<b>Welcome and apologies for absence</b>	ACTIONS
2.	<b>To receive notification of any member's personal or prejudicial interest</b> <ul style="list-style-type: none"><li>▪ Councillor Ernie Brown declared his membership of the South Gloucestershire Council Planning Committee, Stoke Gifford Trust Committee and Avon &amp; Fire Authority.</li><li>▪ Councillor Jacqueline Henshaw declared she was a member of the Stoke Gifford Trust Committee.</li><li>▪ Councillor Tony Hyde declared he is Secretary of Stoke Gifford Retirement Village, Residents Association.</li></ul>	

	<ul style="list-style-type: none"> <li>▪ Councillor Dave Addison declared he is Chair of Stoke Gifford Trust Committee.</li> <li>▪ Councillor Trevor Jones declared he is on South Gloucestershire Planning Committee and is a Winterbourne Parish Councillor.</li> </ul>	
3.	<p><b>To approve minutes of the last Planning &amp; Transportation meeting dated 24<sup>th</sup> May 2022</b></p> <p>Councillor Ernie Brown commented on agenda item 5, planning application d) P22/02469/F -82 Jellicoe Avenue, confirming that he abstained from the voting.</p> <p>The minutes dated Tuesday 24<sup>th</sup> May 2022 were agreed as an accurate record with one amendment (as referenced above), proposed by Councillor Tony Hyde, seconded by Councillor Mike Brown, unanimously carried.</p>	
4	<p><b>Public Session [Maximum 15 minutes, up to 3 minutes per person]</b></p> <p>A local resident has noticed a SGC operative has replaced a LED streetlight outside of his property with an orange non LED light. The resident lives on Knightwood Road and the streetlight is number 4. The Parish Clerk to contact SGC to confirm that LED lights will be reinstalled.</p> <p>A local resident was disappointed with the bus service as a registered bus (Stagecoach) didn't show today and many residents are finding that buses are often late or cancelled. It was mentioned that many buses have been cancelled in recent times and you can find all cancelled bus routes on the Stagecoach website.</p> <p>A local resident found out there is a Brooklands Park meeting being held this week and asked why it wasn't promoted better around the parish. Councillor Ernie Brown confirmed the meeting was organised by SGC and Sovereign to inform local residents on the community hall plans and to promote room hire. Parish Clerk will add information on the meeting details to the Parish website. This will also be added to the Stoke Gifford Journal page.</p> <p>A local resident is interested in installing solar panels onto his property and believes SGC has withdrawn the permitted rights for his immediate area. The resident has noticed that solar panels and additional building works are taking place and would like some clarity. The Clerk will write to SGC asking them if permitted development rights have been removed for his property and potentially others in the vicinity, and if so, is it all or only certain classes/categories of permitted development rights.</p>	<p>Parish Clerk to contact SGC</p> <p>Parish Clerk to add meeting details to website.</p> <p>The Clerk to write to SGC</p>
5	<p><b>Planning Applications</b></p>	

Should planning permission be granted, SGPC would request the inclusion of a condition restricting the hours of working (and movement or delivery of machinery or building materials), during the period of construction, to 07:30 – 18:00 Monday to Friday, 08:00 – 13:00 Saturdays and with no working permitted on Sundays or Public Holidays.

- a) **P22/03141/HH – 28 Maple Close, Little Stoke, BS34 6HQ**  
*Demolition of existing garage. Erection of two storey side extension with front and rear dormer extensions to form additional living accommodation.*

Following a short discussion, Councillor Dave Addison proposed no objection to this planning application subject to some working conditions to control the impact of the build. Nearby public green space should not be used to store materials, seconded by Councillor Jacqueline Hyde, carried.

- b) **P22/03246/F– Rolls Royce Plc, Gloucester Road, North Filton, BS34 7QE**  
*External alterations to west elevation including removal of roller shutter and installation of 2 no. double doors together with the erection of a CO2 compound adjacent to north elevation of Building TP109*

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

- c) **P22/03276/HH – 32 Gadshill Drive, Stoke Gifford, BS34 8UX**  
*Erection of a single storey rear extension to form additional living accommodation.*

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

- d) **P22/3115/F – Land Adjacent To Knightwood Farm, The Orchard, Mead Road, Stoke Gifford, BS34 8PS**  
*Erection of 6no. eco-dwellings with landscaping, access, parking and associated works.*

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

- e) **P22/03273/HH – 42 Oak Close, Little Stoke, BS34 6RB**  
*Erection of a front porch.*

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

- f) **P22/03494/PND – Mallard House, University of West of England, Coldharbour Lane, Stoke Gifford, BS16 1QY**

	<p><i>Prior notification of the intention to demolish 1 no. building (Mallard House).</i></p> <p>The Chair Cllr Andrew Shore briefly updated members on this new application, following a previous application. Following a short discussion, Councillor Tony Hyde proposed no objection to this planning application, seconded by Councillor Dave Addison, carried.</p>	
<p>6.</p>	<p><b>Update on previous planning applications</b></p> <p>The Clerk included previous planning applications in the documents and the decisions made by SGPC and SGC.</p> <p>The Chair Cllr Andrew Shore updated members regarding a planning application on land adjacent to Abbotsbury, ref. P22/01069/F, to which the Parish Council objected, due to the number of HMO’s in the area. The application has been refused by SGC planners due to the over-concentration (36%) of HMO’s within 100m radius of the site, being in excess of the SPD threshold and creating 3 or more adjacent HMO’s, both contrary to the HMO SPD, with SGC concluding it would harm the locality.</p> <p>Councillors Ernie Brown and Trevor Jones attended an SGC meeting this week where the rules and regulations on HMO’s were clarified. Documents will be sent round to members once received.</p>	
<p>7.</p>	<p><b>Updates relevant to Transportation in the Parish (road/rail/bus)</b></p> <p>Councillor Trevor Jones has received reports from local residents regarding the problematic parking around Stoke Gifford Retirement Village causing damage to the kerbs. Councillor Trevor Jones will monitor.</p> <p>Councillor Mike Brown highlighted the poor state of painted lines around the parish. Members are aware that SGC have this in hand and plan to update all paintworks in the parish during the calendar year.</p>	
<p>8.</p>	<p><b>Any other business relevant to this committee</b></p> <p><u>Parkway Masterplan</u> Councillor Andrew Shore informed members the Parish Clerk has sent an invitation around for a Teams Meeting being held on Monday 4<sup>th</sup> July for the next update.</p> <p><u>Housing Strategy Consultation</u> Councillor Andrew Shore informed members of the upcoming consultation and with the next meeting being held on Teams on Wednesday 7<sup>th</sup> July. The Parish Clerk has circulated information on pop-up meetings regarding this.</p>	

9.	<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]	
10.	<b>Next Meeting – 19:00, Tuesday 26<sup>th</sup> July 2022</b>	

The meeting closed at 20:45 (public session ended at 20:00)

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

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

**A Shore (Chair)**

On behalf of Stoke Gifford Parish Council