



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, 25th October 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], S Bandcroft, A Hyde & David Pembury.

In attendance was J Rendell [Parish Clerk], and three local residents.

1.	Welcome and apologies for absence	ACTIONS
2.	To receive notification of any member's personal or prejudicial interest <ul style="list-style-type: none">▪ Councillor Tony Hyde declared he is Secretary of Stoke Gifford Retirement Village, Residents Association and ex-officio member of the ExtraCare Charitable Trust.▪ Councillor Sue Bandcroft advised she is the Chair of Friends of Forty Acres.	

<p>3.</p>	<p>To approve minutes of the last Planning & Transportation meeting dated 27th September 2022</p> <p>The minutes dated Tuesday 27th September 2022 were agreed as an accurate record proposed by Councillor Sue Bandcroft, seconded by Councillor Tony Hyde, unanimously carried.</p>	
<p>4.</p>	<p>Public Session [Maximum 15 minutes, up to 3 minutes per person]</p> <p>Three members of the public were in attendance.</p> <p>A local resident noticed works have started to the large project at the Fox Den site. Concerns have been raised over vehicles being parked without care on nearby roads, this is hindering vehicles both ways. The Chair, Councillor Andrew Shore replied that he had noticed this, will monitor and (if necessary) will raise it with the relevant people/authorities.</p> <p>A local resident reported a street light adjacent to Sainsburys supermarket permanently on. The Chair Andrew Shore will investigate.</p> <p>A local resident reported some graffiti on the visual speed prevention boards on Winterbourne Road/ Hatchet Road roundabout. Clerk will look into it and send to SGC Streetcare report-it.</p>	<p>Councillor Andrew Shore</p> <p>Councillor Andrew Shore</p> <p>Clerk reported to Street Care</p>
<p>5.</p>	<p>Planning Applications.</p> <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.</p> <p>a) P22/05723/F – UWE Bristol Exhibition and Conference Centre Coldharbour Lane Stoke Gifford, BS16 1QY.</p> <p>Councillor Sue Bandcroft proposed no objection to this planning application, seconded by Councillor David Pembury, carried.</p> <p>b) P22/05787/CLP – 34 Henry Shute Road Stoke Gifford, BS16 1AG.</p> <p>Councillor Andrew Shore proposed no objection to this planning application, as the application appears to fall within the criteria of permitted development rights, with SGC noting the concerns raised by residents of the neighbouring property and asking that the applicant be reminded of their obligations under the Party Wall Act, which also applies when excavating close to neighbouring buildings, seconded by Councillor David Pembury, carried.</p>	

c) P22/02357/F – Land at Hambrook Lane Stoke Gifford BS34 8QB.

The Chair, Councillor Andrew Shore recapped on the reasons for which we previously objected to this application and what has subsequently changed in the revised plans. Cllr Sue Bandcroft found some of the plans unclear.

Following discussion, Councillor Sue Bandcroft proposed objection to this revised application due to the lack of infrastructure, eg. schools, dental and doctor surgeries, for a development of 92 dwellings, which we note is an increase on the original proposal for 85 dwellings and given the existing stretched infrastructure in the area. The S106 funding is not sufficient to address this.

Although we note it is now proposed for some of the dwellings to be accessed via an alternative route, this route away from Hambrook Lane is not clear to us on the plans.

We see and also note other consultees have identified inconsistencies across the documents and some missing information. We request that the applicant is asked to review the plethora of documents, to ensure it is complete, clear and that it rectifies the inconsistent/conflicting information across the documents, submitting a clear and consistent set of information for consideration.

Perhaps a presentation to the Parish Council by the applicant, would be beneficial.

We also note the extensive list of concerns raised by the Sustainable Transport Officer, Urban Design Officer and Public Open Space Officer. This needs addressing, seconded by Councillor Andrew Shore, carried.

d) P22/05769/HH – Rock Lane Farm Rock Lane Stoke Gifford BS34 8PQ.

Councillor Tony Hyde proposed no objection to this planning application, seconded by Councillor David Pembury, carried.

e) P22/05849/RVC – Land at 2 Stanley Cottages Bonnington Walk Stoke Gifford BS7 9YU

Councillor Andrew Shore proposed no objection to this planning application, subject to the proposed materials being in-keeping with the neighbouring/nearby dwellings, seconded by Councillor Tony Hyde, carried.

	<p>f) P22/05578/LB – Old School Rooms the Green Stoke Gifford BS34 8PD</p> <p>The Chair Councillor Andrew Shore drew members attention to how this application links to a revised application (P22/05435/ADV) previously commented on, also now out for re-consultation.</p> <p>Some members would still prefer signs which are attached to the walls to be smaller and with a less stark colour palette. However, the reduction (or correction) to the size of sign 4 is noted, as is the additional justification information (subsequent to the initial plans for P22/05435/ADV)</p> <p>Councillor Sue Bandcroft therefore proposed no objection to this planning application, seconded by Councillor Tony Hyde, carried.</p>	
<p>6.</p>	<p>Update on previous planning applications.</p> <p>The Clerk included previous planning applications in the documents and the decisions made by SGPC & SGC.</p> <p>The Chair, Councillor Andrew Shore informed members the 112 Kings Drive application, to which the Parish Council previously objected, has been called to committee (SGC) and, following representations by the Chair Cllr Andrew Shore to the committee, was refused by the SGC panel due to insufficient parking plus inadequate private amenity space.</p> <p>The 21 Wright Way application (which we previously objected to as a Parish Council) has appeared on the SGC Circulated Schedule, with an officer recommendation to approve (unless a SGC Councillor decides to call it to committee). It is felt hard to further argue successfully against this application.</p>	
<p>7.</p>	<p>Updates relevant to Transportation in the Parish (road/rail/bus).</p> <p>The Chair, Councillor Andrew Shore is in contact with Mark King (South Glos Streetcare) regarding various road signs that are in poor condition by the Sainsburys site and MOD & A4174. Signs are being repaired/replaced as required</p>	<p>Councillor Andrew Shore</p>
<p>8.</p>	<p>Any other business relevant to this committee.</p> <p>Councillor Sue Bandcroft has received an email from a local resident complaining about the upkeep of a neighbouring property, the brickwork is in poor state the garden and its landscape is very overgrown and unkept making the area look unsightly. The Chair, Councillor Andrew Shore suggested a South Glos contact to Councillor Sue Bandcroft, with the Clerk advising of the SGC report-it department / website that can be used.</p>	<p>Councillor Sue Bandcroft</p>

9.	CONFIDENTIAL ITEMS. To resolve, by the nature of the sensitivity of items to exclude the press and public [Public Bodies Admissions to Meeting] None.	
10.	Next Meeting. Planning & Transportation 19:00, Tuesday 22nd November 2022.	

The meeting closed at 20:00

Signed: _____

Date: _____

A Shore (Chair)

On behalf of Stoke Gifford Parish Council