



STOKE GIFFORD

PARISH COUNCIL

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STOKE GIFFORD PARISH COUNCIL MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 22nd November 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 Andrew Shore [Chair], Tony Hyde, David Pembury, Keith Cranney, Mike Brown.

In attendance was C Slade [Acting Clerk] and two local residents.

1.	Welcome and apologies for absence The Chair, Councillor Andrew Shore welcomed all present to the meeting. The Clerk informed members apologies were received from Councillors Dave Addison, Sue Bandcroft, Ernie Brown, Jac Henshaw, Trevor Jones & (Parish Clerk) John Rendell.	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 Keith Cranney advised he is a member of the SGC Regulatory Committee and a Bradley Stoke Town Councillor	
3.	To approve minutes of the last Planning & Transportation meeting dated 25th October 2022 The minutes dated Tuesday 25 th October 2022 were agreed as an accurate	

	<p>record proposed by Councillor Keith Cranney, seconded by Councillor Tony Hyde, unanimously carried.</p> <p>Post meeting actions (from October) - Fox Den Road – Cllr A Shore has been monitoring the road surface for debris and has been in contact with the construction team site manager regarding this and inappropriate & illegal parking and been reassured going forward the issues of contractor parking, vehicle wheel-washing and maintenance of the surrounding roads will be improved. The development is expected to take until February 2024.</p> <p>Lights on in the access road to Sainsburys – Cllr A Shore believes the ownership lies with Sainsburys and not South Glos.</p> <p><i>A local resident reported some graffiti on the visual speed prevention boards on Winterbourne Road/ Hatchet Road roundabout. Clerk will look into this and send to SGC Streetcare report-it.</i></p>	<p>John Rendell to check graffiti and Report-it to SGC</p>
<p>4.</p>	<p>Public Session [Maximum 15 minutes, up to 3 minutes per person] Two members of the public were in attendance.</p> <p>J Lewis (local resident) raised concerns with commercial vehicles using / parking in Gallivan area. The reams in this area are not being cleared. J Lewis believes there is a covenant on this area which doesn't allow access by commercial vehicles in this area (apparently as part of the build conditions), there is also a clause that the ream must be kept in good repair / clear.</p> <p>Cllr Keith Cranney advised that, once planning has been approved and complied with, all discrepancies need to be dealt with as a civil case. Alternatively, the local resident was advised by Cllr Cranney to contact South Glos enforcement team for further assistance.</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 Keith Cranney proposed No Objection to this planning application, seconded by Councillor David Pembury, unanimously carried.</p>	

	<p>b) P22/06021/CLE – 31 Parnell Road BS16 1WA (Continued use as 4 person HMO)</p> <p>The Chair, Councillor Andrew Shore clarified that, as a CLE application, this is a legal/matter of whether the Certificate of Lawfulness can be given, rather than a matter of planning policy considerations.</p> <p>Councillor Keith Cranney proposed No Objection to this planning application, seconded by Councillor Tony Hyde, unanimously carried.</p> <p>c) P22/06427/TRE – Land off Sloe Way Stoke Gifford South Glos BS34 8AH.</p> <p>Councillor Keith Cranney proposed No Objection to this planning application, seconded by Councillor Andrew Shore, unanimously carried.</p> <p>d) P22/06012/CLP – Land at 2 Stanley Cottages Bonnington Walk Stoke Gifford BS7 9YU (Change of use from C3 dwelling house to C4 small 3-6 person HMO)</p> <p>The Chair, Councillor Andrew Shore clarified that, as a CLP application, this is a legal/technical matter of whether the Certificate of Lawfulness can be given, rather than a matter of planning policy considerations.</p> <p>After a short discussion, Councillor Mike Brown proposed an Objection, stating that the request for change of use to an HMO should be submitted when the dwellings have been constructed and assessed appropriately at that time, seconded by Councillor Andrew Shore, unanimously 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 advised Members that a government planning inspector has recently refused 4 appeals for 2 dwellings in the neighbouring Parish of Filton (52 & 54 Gaynor Road), agreeing with the South Glos refusals for these particular HMO’s.</p>	
<p>7.</p>	<p>Updates relevant to Transportation in the Parish (road/rail/bus).</p> <p>The Chair, Councillor Andrew Shore advised that the Gipsy Patch Lane final review meeting (for established stakeholders only) is scheduled for Monday Jan 9th, 2023 @ 10am at Little Stoke Community Hall.</p> <p>The retaining wall works at Gipsy Patch Lane are in progress now and are scheduled until 23rd December.</p>	

<p>8.</p>	<p>Any other business relevant to this committee.</p> <p>2023 SGPC council dates are available on the SGPC website and will be available on 13 Dec 2022 in paper format.</p> <p>Cllr K Cranney raised update that South Glos re consulting with local residents re their proposed closure of a small stretch of footpath from Queensway to Smithcourt Drive (Little Stoke) – low usage and uneven surface, no longer required due to other crossing points. Councillor K Cranny raised residents’ awareness but no decision needed at this meeting.</p> <p>Cllr M Brown advised meeting that a PCSO will be visiting LS Park and Meade twice a week as part of their schedule inspection route.</p> <p>C.Slade reminded members of the Finance & General Purposes Council Meeting on 13th December, as an important meeting when the budget will need to be reviewed, particularly in light of the reduced precept for 2023-24 following boundary changes.</p> <p>The Chair, Councillor Andrew Shore asked Members if they can be available to provide comment/views, by round-robin email, on planning applications that may need responses to South Glos planning department prior to the next P&T meeting in late January 2023.</p>	
<p>9.</p>	<p>CONFIDENTIAL ITEMS.</p> <p>To resolve, by the nature of the sensitivity of items to exclude the press and public [Public Bodies Admissions to Meeting]</p> <p>None.</p>	
<p>10.</p>	<p>Next Meeting.</p> <p>Planning & Transportation 19:00, Tuesday 24th January 2023.</p>	

The meeting closed at 20:05

Signed: _____

Date: _____

A Shore (Chair)

On behalf of Stoke Gifford Parish Council