



# STOKE GIFFORD

PARISH COUNCIL

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

Tel: 01454 865202

Email: [clerk@stokegifford.org.uk](mailto:clerk@stokegifford.org.uk)

Web: [www.stokegifford.org.uk](http://www.stokegifford.org.uk)

## STOKE GIFFORD PARISH COUNCIL

### MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 24<sup>th</sup> January 2023

#### 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, M Brown, K Cranney, A Hyde and T Jones.

Also in attendance were representatives from representatives of Pegasus Group and Wain Homes, Councillor Brian Allinson, J Rendell (Parish Clerk) and five 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 Council Planning Committee and Stoke Gifford Trust Committee.	

	<p>Councillor Keith Cranney advised he is a member of the SGC Regulatory Committee and a Bradley Stoke Town Councillor.</p> <p>Councillor Sue Bandcroft declared she is the Chair of Forty Acres recreational space.</p> <p>Councillor Trevor Jones declared he is on South Gloucestershire Planning Committee and is a Winterbourne Parish Councillor.</p> <p>Councillor Tony Hyde declared he is Secretary of Stoke Gifford Retirement Village, Residents Association and ex-officio member of the ExtraCare Charitable Trust.</p>	
3.	<p><b>To approve minutes of the last Planning &amp; Transportation meeting dated 23<sup>rd</sup> November 2022</b></p> <p>The minutes dated Tuesday 22<sup>nd</sup> November 2022 were agreed as an accurate record proposed by Councillor Keith Cranney, seconded by Councillor Tony Hyde, unanimously carried.</p> <p>Councillor Keith Cranney informed members an active member of the public who was very supportive of the parish over many years has passed away. The funeral for Mrs Lesley Cox is believed to be this week.</p>	
4.	<p><b>Public Session [Maximum 15 minutes, up to 3 minutes per person]</b></p> <p>On receiving the new Metrobus service m4 bus route (Cribbs Causeway to Bristol City Centre) a local resident was unhappy with the route and bus stops available in the Little Stoke area. She doesn't believe it's the shuttle service local residents were wishing for. The Chair, Andrew Shore has recently used the service and overall found it a positive experience.</p> <p>To be discussed later on the agenda item 8.</p>	
5.	<p><b>Presentation from agent and applicant for proposal of 162 dwellings East of Harry Stoke</b></p> <p>Three representatives showed members a proposal to deliver 162 dwellings on the land to the north of the railway, east of Harry Stoke. The proposal is pursuant to the outline permission and will shortly be submitting a Reserved Matters Application to SGC.</p> <p><b>THE SITE AND PLANNING CONTEXT</b></p> <p>The site is within the East of Harry Stoke New Neighbourhood allocation, set out in Policy CS27 of the South Gloucestershire Local Plan. The allocation makes provisions for a major mixed-use development comprising 2000 dwellings and associated infrastructure.</p> <p>The development forms part of the Hybrid Planning Permission site (Ref: PT16/4928/O, now P21/06474/RVC), which was granted permission for up to 327 dwellings and a primary school with associated landscaping and infrastructure. The principle of development is therefore established. It is located within a parcel of land bounded by the B4057 to the north, Old Gloucester Road to the east, the railway line to the south and the Stoke Gifford By-pass to the west. The site, which was formerly open/agricultural land has now been cleared as part of the hybrid consent works, and the accesses from the Stoke Gifford By-pass and Old Gloucester Road provided. There are no trees or hedgerows on the site.</p> <p>The site is well connected to public transport links. The Metrobus service runs along the Stoke Gifford By-Pass, and Bristol Parkway train station is approximately 1km away.</p>	

Since the grant of the hybrid consent, a full planning application for the northern part of the site was approved in 2021 (ref: P20/03681) for the detailed layout of the first 150 homes, known as Phase 1, which Wain Homes is now developing. Detailed consent is also secured for the principal access from the Stoke Gifford Transport Link, and for the strategic landscaping which wraps around the southern part of the site.

This application seeks reserved matters approval for the remaining land situated towards the southern part of the site, known as Phase 2, where it is proposed to develop 162 units. The land for the school will be reserved in the centre of the site for the education authority to deliver in due course and will be the subject of a separate application. A small parcel of land reserved for 9 no. 'self-build' units will also be the subject of a separate reserved matters application.

#### **WAIN HOMES**

Wain Homes, which forms part of the wider Wain Group Ltd., is a national house builder in the UK. Their quality builds, and excellent customer service has helped establish them as one of the most reliable and sought-after developers. Recent projects in the local area include Lister Gardens, Cam and Saxon Meadows in Cirencester.

#### **DEVELOPMENT PROPOSALS**

A draft layout of the scheme is attached, albeit there is more detail such as ornamental landscaping and street lighting to be worked up.

The proposed dwellings will be a mix of open market and affordable dwellings, in accordance with that specified in the existing legal agreement. Dwellings will be predominantly 2 storeys with some 3 storey flats included, laid out around estate roads designed to marry with the landscaping, earth-works and surface water drainage strategies for the wider site.

Public open space to serve the new housing is already secured through the hybrid consent and will include informal recreational/natural green space and children's play areas in accessible locations.

An updated ecology statement will be submitted with the application to ensure that any existing species are carefully protected. Incidental and 'on-plot' landscaping including street trees will be provided on-site.

All dwellings will benefit from private gardens, and where on-plot parking is provided, electric vehicle charging points. An energy statement will be submitted with the application to set out compliance with Building Regulations and the Core Strategy policy requirement to achieve a 20% betterment on energy savings.

Members (& residents) shared the following concerns:

Lack of infrastructure with many more dwellings being built, requiring:

- Drs surgery
- Nursery, Pre-School
- Play Area
- Dentist Practice
- Chemist
- Newsagent
- Major improvements needed to surrounding rounds.
- Historic issues with build sites like mud on road wheel & curb washing etc.
- Concerns over the height of some of the proposed taller dwellings.
- Build is not in Harry Stoke and should be renamed Mulgrove Farm Village.
- Installation of suitable broadband service and concerns over management and range of service provider offerings, once ducting & caballing has been installed.
- Some of the pond locations.

Phase 1 is hoping to be completed within 2 years.

Phase 2 with some cross over time will be completed in 3 years.

	<p>Two main entrances to site, Parkway end and Northern part of the plan.</p> <p>Some dwellings will have solar panels, electric charging points and heat source pumps.</p> <p>Following discussion, the agent acknowledged the feedback and will send the Clerk a list of provisions and associated trigger points planned throughout the project to share with members and the public.</p> <p>The agent confirmed the purchase of the land from Crest and that SGC stipulated a certain number of dwellings and a school, any request for additional infrastructure would be a direct issue for SGC Planning department.</p>	
<p>6.</p>	<p><b>Planning Applications</b></p> <p><b>a) P23/0004/F - Rolls Royce site Gloucester Road North Filton South Gloucestershire BS34 7QE</b></p> <p>Following a short discussion, the application was generally welcomed despite some resident’s questions about the proposed usage and some councillor concerns about the potential height of some buildings. Councillor Sue Bandcroft proposed no objection to this planning application but to request the planning officer pay attention to the Ecological report, seconded by Councillor Tony Hyde, carried.</p> <p><b>b) P22/06906/RVC – Land at 190 North Road Stoke Gifford South Gloucestershire BS34 8PH</b></p> <p>The Chair, Councillor Andrew Shore reminded Members of the history of this application and updated on additional information which he had obtained from the SGC case officer about the height of the dwellings, indicating a small net reduction in height (as well as the removal of the dormer windows).</p> <p>Following a short discussion, Councillor Ernie Brown proposed no objection to this planning application, but asking for clarification of how contractor vehicles will be prevented from parking in the road during construction, seconded by Councillor Andrew Shore, carried.</p>	
<p>7.</p>	<p><b>Update on previous planning applications</b></p> <p>The Clerk presented members with planning decisions made by SGC and SGPC throughout December 2022 and January 2023.</p> <p>Councillor Keith Cranney reminded members YTL have recently launched a public consultation to help shape the future of Brabazon – the new neighbourhood for Bristol built on the former Filton Airfield. The Clerk has added the consultation page to the SGPC website.</p>	<p>Clerk added to SGPC website</p>

8.	<p><b>Updates relevant to Transportation in the Parish (road/rail/bus)</b></p> <p><u>January 2023 Bus Service changes</u></p> <p>In the main the M4 Metrobus Cribbs Causeway to Bristol City Centre route is a required service and the buses look busy.</p> <p>Some residents were disappointed with the bus stop locations/ services/ route, having been under the impression, from the SGC team, it was to be a more local shuttle service, rather than running into Bristol.</p> <p>Councillor Keith Cranney informed members that Bradley Stoke Town Council have requested for the bus company to attend a public meeting and will update the Clerk on any approved meeting. Clerk will then advertise the meeting giving parishioners the chance to attend the meeting should they wish to share any concerns with the new service.</p> <p><u>Various SGC planned road works in the parish</u></p> <p>Parish Clerk has received information from SGC proposing to introduce double yellow lines to improve access and visibility on roads and to convert existing advisory white keep clear lines to double yellow lines in a number of areas across certain stretches of highway in the parish.</p> <p>The Chair commented this is formally open for public consultation, with SGC, until 11<sup>th</sup> February.</p> <p><b>Background</b></p> <p>Funding has been secured to carry out an area wide waiting restriction review for the Stoke Gifford ward, and with the ward being quite a large area it has been decided to split the review into 3 phases, phase 4A, 4B and 4C. This particular consultation is focusing on phase 4B.</p> <p>Following meetings and site visits with the local councillors and a review of requests that have been received over a period of time, it is proposed to introduce waiting restrictions to alleviate obstructive and inconsiderate parking on various roads within Stoke Gifford to improve safety and visibility for all road users and pedestrians.</p> <p><b>Purpose of Scheme</b></p> <p>The purpose of the scheme is to address the obstructive and inconsiderate parking on the identified roads and to amend existing waiting restrictions.</p> <p><b>Proposed Scheme</b></p> <p>The proposed scheme is to introduce double yellow lines to improve access and visibility</p>	Cllr Keith Cranney

	<p>on roads that have been identified and to convert existing advisory white keep clear lines to double yellow lines.</p> <p>It is also proposed to revise the ‘no return’ specified times for the existing limited waiting bays throughout phase 4B, as indicated on the proposal plans.</p> <p>The affected roads are scheduled below.</p> <ul style="list-style-type: none"> <li>• Albany Gate</li> <li>• Balmoral Close</li> <li>• Barn Owl Way</li> <li>• Belmont Drive</li> <li>• Brins Close</li> <li>• Buckingham Drive</li> <li>• Cade Close</li> <li>• Cerimon Gate</li> <li>• Charbon Gate</li> <li>• Charles Avenue</li> <li>• Chevening Close</li> <li>• Constantine Avenue</li> <li>• Court Avenue</li> <li>• Dighton Gate</li> <li>• Dorcas Avenue</li> <li>• Elizabeth Crescent</li> <li>• Field Farm Close</li> <li>• Gadshill Drive</li> <li>• Gatesby Mead</li> <li>• Gloucester Close</li> <li>• Hatchet Lane</li> <li>• Hawthorn Way</li> <li>• Holyrood Close</li> <li>• Kent Close</li> <li>• Knightwood Road</li> <li>• Lancaster Close</li> <li>• Lysander Walk</li> <li>• Mead Road</li> <li>• Montague Close</li> <li>• North Road</li> <li>• Oxbarton</li> <li>• Parsons Avenue</li> <li>• Ratcliffe Drive</li> <li>• Richmond Avenue</li> <li>• Rock Lane</li> <li>• Sandringham Road</li> <li>• Seyton Walk</li> <li>• The Green</li> <li>• Touchstone Avenue</li> <li>• York Close</li> </ul> <p><b>*Roads within this review where there are NO proposed changes*</b></p> <p>Beaufort Crescent, Dumaine Avenue, Fabian Drive, Gatcombe Drive, Hatchet Road and Travers Walk.</p>	
<p>9.</p>	<p><b>Any other business relevant to this committee</b></p> <p>Metrobus m4 route - Local resident would like the published m4 route map to clearly identify Patchway Station as a nearby train station, (similar to how Parkway Station is identified or with a more clear rail symbol), the resident doesn’t believe it adequately shows that residents/ others can use the location and wondered if the map can be updated.</p> <p>Parish Clerk informed members the organiser for the large event Foodies Festival has been in contact again for the second year, requesting to use Little Stoke playing fields for their festival in May 2023. Last year they held the event at the Downs for the 19<sup>th</sup> consecutive</p>	

