



STOKE GIFFORD

PARISH COUNCIL

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STOKE GIFFORD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 28th February 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), S Bandcroft, E Brown, M Brown, K Cranney, D Pembury, A Hyde and T Jones.
Also in attendance was Cath Slade (Acting Clerk) and seven 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 John Rendell (Parish Clerk) and Cllrs D Addison, Cllr J Henshaw.	ACTIONS
2.	To receive notification of any member's personal or prejudicial interest. Councillor Ernie Brown declared his membership of the South Gloucestershire 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 Bandcroft 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. Councillor Tony Hyde declared he is Secretary of Stoke Gifford Retirement Village, Residents Association, member of the Extra Care Charitable Trust.	

<p>3.</p>	<p>To approve minutes of the last Planning & Transportation meeting dated 24th January 2023.</p> <p>*The minutes dated Tuesday 24th January 2023 omitted Cllr Tony Hyde personal or prejudicial interest. To be added before publication/approval.</p> <p>Action summary YTL to attend Full Council or P&T meeting to present to SGPC before the end of March 2023 – JR to organise.</p> <p>Item 9 - John to clarify his comments, regarding a broadband installation company working in the area, at next meeting.</p> <p>Agreed as an accurate record *(once Cllr T Hyde comments added) proposed by Councillor Keith Cranney, seconded by Councillor Sue Bandcroft, unanimously carried.</p>	<p>Amended and to be approved 28/03/23</p> <p>J Rendell</p> <p>J Rendell</p>
<p>4.</p>	<p>Public Session [Maximum 15 minutes, up to 3 minutes per person].</p> <p>No Comment</p>	
<p>5.</p>	<p>Town & Parish Councils and Planning Forum Pop-Up meeting update.</p> <p>Cllr A Shore shared the South Gloucestershire Town and Parish Council and Planning Engagement Forum presentation, held on 20th Feb 2023. Cllr S Bandcroft and Cllr A Shore attended and shared their learning from the meeting. Overall summary of the meeting was a lack of resource within South Glos to manage workload, although applications determined in the requisite timeframe has improved. Planning appeals allowed are c33%, in line with other authorities and not a major problem. Cllr Shore raised with officers the need for a streamlined process for solar panel fitments, in cases where planning applications are needed (when, in certain instances, permitted development rights are not in place). Officers are moving towards working with agents rather than public members, which was a concern to all present.</p>	
<p>6.</p>	<p>Planning Applications</p> <p>a) P23/00200/F - Land Adjoining Stanley Cottages Bonnington Walk Stoke Gifford South Gloucestershire BS7 9YU.</p> <p>The Chair Councillor Andrew Shore reminded members of other planning applications already determined, relating to what will be other HMO dwellings adjacent to this proposal. A local resident addressed the committee, raising his concerns with this planning application, in particular the excessive concentration of HMOs, poor vehicular & pedestrian access, pedestrian safety issues and impact on local amenity.</p> <p>Following a lengthy discussion between councillors. Councillor Cllr Mike Brown proposed objection to this planning application, seconded by Cllr Andrew Shore,</p>	

carried, on the grounds of :-

It would be an overwhelming, unhealthy & harmful over-concentration of HMO development within an area, with essentially a block of six 6-bedroom HMO dwellings. This would prejudice the residential amenity of occupiers of nearby properties and adversely affect the character of the area. This will be exacerbated by the also adjacent 3 or 4 other HMOs under construction and other HMO's in the vicinity.

The tandem parking arrangements are inappropriate for HMO dwellings (not designed for both cars to enter/exit independently). Also 3 dedicated off-road parking spaces are needed, in addition to spaces for visitors, given the parking problems already present in the surrounding area.

Councillors are also concerned about the unsuitable vehicle and pedestrian access (potentially via a Sports Centre facility) with heavy congestion at weekends, poor surfacing and inadequate street/footpath lighting, leading to safety issues. Plus, further pressure on local amenities/infrastructure.

We also note the ecology officer's comment that a 10% net biodiversity gain needs to be delivered on-site, which seems unlikely to be deliverable from these proposals.

This application would be contrary to planning policies CS1, CS17, PSP8, PSP16, PSP19, PSP38, PSP39 and the adopted SPD for HMO's.

b) P23/00301/F – Unit 660 Bristol Business Park Stoke Gifford South Gloucestershire BS16 1EJ

Following a short discussion, Cllr D Pembury commented that all new business/office developments should consider air conditioning units as a standard feature. This is a necessity to work comfortably due to climate change / temperatures rising over summer season. Councillor Ernie Brown proposed no objection to this planning application. Seconded by Councillor Keith Cranney unanimously carried.

c) P23/00571/F - 2 Stratton Close Little Stoke South Gloucestershire BS34 6HD

Following a discussion and review of site / street plans, Councillor T Jones proposed objection to the planning application, seconded by Councillor Andrew Shore, carried, on the grounds of safety issues for pedestrians using the footpath and the cumulative effect on road safety and traffic flow from yet another access onto the road.

d) P23/00399/TRE - Land at the South of The Railway, East Of Harry Stoke

Cllr Andrew Shore raised concerns that the applicant's arboriculturally report does not include all trees on the site, even though the applicant refers to another tree to the north of this one allegedly preventing a cabling re-route. Following a review of the site plan, Councillor Ernie Brown proposed objection to the felling of a wild oak tree which has a TPO assigned to it. Alternative cabling routes need to be

	<p>sought. Seconded by Cllr K Cranney, carried.</p> <p>e) P23/00436/RVC - Land Adjacent Rock Lane Farm Rock Lane Stoke Gifford South Gloucestershire BS34 8PQ Councillor Keith Cranney proposed no objection to this planning application, seconded by Councillor Andrew Shore, unanimously carried.</p> <p>f) P23/00474/RVC - Unit 100 Bristol Business Park Stoke Gifford South Gloucestershire BS16 1EJ Councillor Keith Cranney proposed no objection to this planning application, seconded by Councillor Tony Hyde, unanimously carried.</p> <p>g) P23/00554/CLP - 6 Shubb Leaze Stoke Gifford South Gloucestershire BS16 1WX After a brief discussion, Councillor Keith Cranney proposed no objection to this planning application, seconded by Councillor Trevor Jones, unanimously carried.</p> <p>h) P23/00601/PNH - 11 Richmond Avenue Stoke Gifford South Gloucestershire BS34 8XB Councillor Keith Cranney proposed no objection to this planning application, seconded by Councillor Trevor Jones, unanimously carried.</p>	
<p>7.</p>	<p>Update on previous planning applications.</p> <ul style="list-style-type: none"> - Previous planning application decision / outcomes were provided in the public pack. - Cllr A Shore shared good working practice on the SGPC having objected to 1 Brookcote Drive, initial application, with specific issues. Alterations to designs were adopted by the developer, responding to SGPC issues, and a new design has now been approved with a much-improved development. 	
<p>8.</p>	<p>Proposals for student accommodation at Filton Retail Park.</p> <ul style="list-style-type: none"> - Cllr A Shore shared the upcoming proposal for a 7 storey UWE Student accommodation at Filton Retail Park and asked councillors to start collecting thoughts to address this future application. No decision to be made at today's meeting. Mixed views on the application were shared and viewed, Cllr D Pembury felt this was a good location for student accommodation as no residential properties were in close proximity. In discussion, the UWE student population expansion was a shared concern. Several councillors also raised concerns about the height of the proposed building, dominating the landscape. Cllr T Jones stated new accommodation blocks have been approved (on a short-term basis) in Newport, and additional accommodation has been approved on Scholars Chase/main UWE site. Questions were raised if UWE will be capped at some point on student intake/population on this site and should be raised to stop over development and strain on local amenities. 	

	<ul style="list-style-type: none"> - Student accommodation fire door should remain closed on evening as an approval condition if this development is approved – this will reduce noise pollution. - Members were reminded of the virtual Teams meeting scheduled for Thursday 2nd March, to see a presentation with more details on the proposal. 	
9.	<p>Updates relevant to Transportation in the Parish (road/rail/bus).</p> <ul style="list-style-type: none"> - Cllr Andrew Shore gave a brief update on the recent Gipsy Patch Bridge liaison group meeting. 31 March 2023 completion of works are scheduled (delay due to land ownership complications). No further meetings will take place with South Glos if the above deadline is met. However, an exercise will be commenced with stakeholders (and locals) to capture learning from the project and the SLG process, to aid future projects. - Concern was raised by Cllr Mike Brown on safety of turning left when exiting Station road (once reopened)– crossing the bus lane and poor visibility on the lower elevation of the oncoming traffic - this will be addressed by South Glos final traffic audit report. - Cath Slade shared new bus route schedules and changes that will come into effect 2 April 2023. This information will be published on the SGPC website under ‘News’ available on 1 March 2023. 	
10.	<p>Any other business relevant to this committee.</p> <ul style="list-style-type: none"> - Cllr Tony Hyde shared concerns with uneven footpath/road surface in Scholar Chase. Taylor Wimpey are no longer working on site and have not repaired the reported uneven surface. Unfortunately, an elderly resident tripped on the uneven surface and badly injured herself. Cllr Tony Hyde spoke with Taylor Wimpey regarding a potential compensation claim and workmen were on site the next day. The issue has now been resolved. - Brief update on Foodies Festival. Cath Slade explained that notice of application for Grant of a Premises Licence has been filed with South Glos Council. Closure of application is 24 March 2023. All comments/concerns should be addressed with South Glos before this closure date. Car parking remains an issue and this will be part of the licence application procedure to cover what facilities have been put in place to accommodate the increase in traffic/parking requirement to this site. - L Cox memorial tree – Cllr Sue Bandcroft to agree with parties the most appropriate tree, ie Hawthorn or Mountain Ash, and a suitable location – Sue to present outcome at next meeting. 	Cllr S Bandcroft
11.	<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>	

12.	Next Meeting – 19:00, Tuesday 28th March 2023	

The meeting closed at 20:50

Signed: _____

Date: _____

A Shore (Chair) On behalf of Stoke Gifford Parish Council