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## STOKE GIFFORD PARISH COUNCIL

### MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 28<sup>th</sup> March 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, M Brown, K Cranney, D Pembury, A Hyde and T Jones.  
Also in attendance was John Rendell (Clerk) and seven residents.

1.	<b>Welcome and apologies for absence.</b> The Chair, Councillor Andrew Shore welcomed all present to the meeting.  The Clerk informed members apologies were received from Councillors Ernie Brown and Jac Henshaw.	ACTIONS
2.	<b>To receive notification of any member's personal or prejudicial interest.</b> 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, and ex-officio member of the ExtraCare Charitable Trust.	
3.	<b>To approve minutes of the last Planning &amp; Transportation meeting dated 28<sup>th</sup> February 2023.</b> The minutes dated Tuesday 28 <sup>th</sup> February 2023 were agreed as an accurate record	

	proposed by Councillor Tony Hyde, seconded by Councillor David Pembury, unanimously carried.	
4.	<p><b>Public Session [Maximum 15 minutes, up to 3 minutes per person].</b></p> <p>Two local residents expressed their disappointed with the workmanship carried out by SGC on the potholes in the road on the Kingsway. SGC (or sub-contractors) carried out the work recently and appears to have made the situation worse. Parish Council to contact Mark King (Head of Highways/ Streetcare) for an update on the works to the potholes along Kingsway. Residents also raised concerns about the state of the white lines on many of the roads. Parish Council to request an update on that from Mark King also.</p> <p>It is noticed that the stream running alongside Little Stoke playing fields is running slowly and will be in need of a clear-out in the near future. The Parish office has informed the lead local flood authority in November 2022 and January 2023 and hoping to have this work carried out during the calendar year.</p>	Clerk/ Andrew Shore
5.	<p><b>Update &amp; presentation from YTL Development – Brabazon site.</b></p> <p>A representative from YTL Development was present to give an update on the plans for the Brabazon site.</p> <p>Problems with utility cabling in the footway need resolving, this will likely lead to a lane closure on the A38 for approx. 4 weeks, in August.</p> <p>Work on the park (approved) is due to start this year, a 260-unit retirement village is due to go to SGC Planning in April/May 2023, as are plans for 1000 student bedrooms.</p> <p>A hanger is due (subject to planning consent) to be converted into a community centre (circa 2024).</p> <p>Planning application with South Glos Council, to consider increase in dwellings.</p> <p>Local residents and Councillors posed some questions on various aspects, including the proposed heights of some buildings and the design of other buildings, proportion of affordable housing (only 18%), tenure-blind design, the shortage of infrastructure and facilities such as GP surgery, pharmacy, local shopping facilities and the lack of coach parking during arena events.</p> <p>Although this will bring many positives to the area the parish council continue to have concerns on the infrastructure, surrounding roads, public transport, parking and the risk of a delay in the opening of the newly built train station approx. two years following the opening of the arena in 2016.</p>	
6.	<p><b>Planning Applications.</b></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><b>a) P23/01023/F- Land At 94 Little Stoke Lane, Little Stoke, South Gloucestershire, BS34 6HX</b> <i>Erection of 1 no. attached dwelling with associated works.</i></p> <p>Councillor Andrew Shore had concerns about the proposed vehicular access onto Little Stoke Lane, at a current narrow/congested point near to two road junctions. Following a short discussion, Councillor Sue Bandcroft proposed no objection to this planning application, seconded by Councillor Trevor Jones, a vote was taken, 7 for, 1 against, proposal carried.</p> <p><b>b) P23/01049/HH- 11 Somerset Crescent, Stoke Gifford, South Gloucestershire, BS34 8PP</b> <i>Erection of two storey side extension to form additional living accommodation.</i></p> <p>Following a short discussion, Councillor Keith Cranney proposed no objection to this planning application, seconded by Councillor Dave Addison, carried.</p> <p><b>c) P23/01078/HH- 39 Brins Close Stoke Gifford South Gloucestershire BS34 8XU</b> <i>Erection of a single storey rear extension to form additional living accommodation.</i></p> <p><i>Councillor Dave Addison declared an interest and removed himself from the discussion.</i></p> <p>Following a short discussion, Councillor Tony Hyde proposed no objection to this planning application, seconded by Councillor Andrew Shore, carried.</p> <p><b>d) P23/01068/HH- 11 Richmond Avenue, Stoke Gifford, South Gloucestershire, BS34 8XB</b> <i>Demolition of existing conservatory. Erection of single storey rear extension to form additional living accommodation.</i></p> <p>Following a short discussion, Councillor Dave Addison proposed no objection to this planning application, seconded by Councillor Sue Bandcroft, carried.</p>	
<p>7.</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, Councillor Andrew Shore updated members that 50 Kingsway (which the Parish Council had objected to) has been granted planning permission by SGC, but with changed arrangements to provide front off-street parking, in response to our objection reasons.</p>	
<p>8.</p>	<p><b>Updates relevant to Transportation in the Parish (road/rail/bus).</b></p> <p>SGC have been repairing potholes near Brins Close and Councillor Dave Addison has Health &amp; Safety concerns with the workers and lack of traffic control. Parish Council to write to Mark King (Head of Highways / Streetcare) regarding these concerns.</p>	<p>Clerk/ Andrew Shore</p>

	Councillor Sue Bandcroft has some route and time concerns with the local bus service and is mindful of the changes next month.	write to Mark King.
9.	<p><b>Bus service / timetable changes from 2nd April.</b></p> <p>Councillor Andrew Shore gave a summery of the forthcoming bus service changes in the area.</p> <p>In broad terms, FirstBus are expanding services (back towards pre-Covid) but unfortunately Stagecoach (who only operate WECA commissioned services in this area) are reducing services due to the requirements of and funding available from WECA.</p>	
10.	<p><b>Any other business relevant to this committee.</b></p> <p>Councillor Andrew Shore reminded members of the Gipsy Patch Bridge Stakeholder Liaison Group to complete the online survey (if not already) regarding the lessons learned on the Gipsy Patch bridge project. At the last sub-committee meeting SGPC were informed the last remaining works to the embankment will be completed by the end of March 2023.</p> <p>Info received from SGC.</p> <p><i>Dear SLG Representative,</i></p> <p><i>To start the lessons learned process I am emailing to ask you to take part in an online survey, as discussed at our recent meeting.</i></p> <p><i>We would like to hear feedback from members of the group about how the SLG has been run and how useful you have found it.</i></p> <p><i>This survey will be conducted by the council's Insights and Engagement Team who are independent from the CPME project. They will analyse the feedback from the survey and then carry out follow-up 1-2-1 conversations with SLG members to gather more detailed feedback. Please provide an email address at the end of the online survey if you would like the Insights and Engagement Team to contact you directly about a follow-up conversation.</i></p> <p><i>The Insights and Engagement Team will produce a report, which will be shared with the council's Directors and Lead Officers responsible for major projects, so that learnings can be shared with future project teams.</i></p> <p><i>The survey can be completed online by clicking on the link below.</i></p> <p><a href="https://researchfeedback.net">Feedback on SLG (researchfeedback.net)</a></p>	
11.	<p><b>CONFIDENTIAL ITEMS.</b></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.	<b>Next Meeting – 19:00, Tuesday 25<sup>th</sup> April 2023.</b>	

The meeting closed at 20:50

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

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

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