



STOKE GIFFORD

PARISH COUNCIL

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STOKE GIFFORD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 25th April 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, J Henshaw, D Pembury and A Hyde.
Also in attendance was John Rendell (Clerk) and ten 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 Cllrs E Brown and T Jones.	ACTIONS
2.	To receive notification of any member's personal or prejudicial interest <ul style="list-style-type: none">• 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 Tony Hyde declared he is Secretary of Stoke Gifford Retirement Village, Residents Association, and ex-officio member of the ExtraCare Charitable Trust.• Councillor Dave Addison declared he is Chair of Stoke Gifford Trust Committee.• Councillor Jac Henshaw is a member of the Trust Committee.	
3.	To approve minutes of the last Planning & Transportation meeting dated 28th March 2023. The minutes dated Tuesday 28 th March 2023 were agreed as an accurate record proposed by Councillor Tony Hyde, seconded by Councillor Keith Cranney, unanimously carried.	

<p>4.</p>	<p>Public Session [Maximum 15 minutes, up to 3 minutes per person]. 10 members of the public in attendance.</p> <p>A local resident has been trying to get in contact with a South Glos District Councillor due to concerns over pedestrian safety on the zebra crossing on the bend on Braydon Avenue. The resident believes it's in a dangerous position and fears an accident could happen if action is not taken.</p> <p>District Councillor Keith Cranney offered his assistance and exchanged details to address these concerns with SGC.</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) P23/01230/F- Land At Filton Retail Park, Fox Den Road, Stoke Gifford, South Gloucestershire, BS34 8SP</p> <p><i>Redevelopment of former garden centre and part of existing retail park car park to provide a purpose-built student accommodation building (sui generis) ranging in height from 5 to 9 storeys, ground floor shared communal/ welfare facilities, and associated ancillary development including the provision of green roofs, photo voltaic panels, and the inclusion of cycle parking, vehicular parking (for service, disabled and electric vehicles), together with public realm and hard and soft landscaping improvements, access and infrastructure works.</i></p> <p><i>4 members of the public (local residents) addressed members, raising concerns with the planning application.</i></p> <p>Residents and members comments noted:</p> <ul style="list-style-type: none"> - <i>The proposed building is too high and will set precedent for future development in the area. Out of scale, dominant and inconsistent with prevailing height of other buildings in the area. Nearby offices only 2 storey, other buildings in the area are between 2 & 4 storey. Under construction one hotel at 5-storeys & one 4-storey.</i> - <i>Lack of parking – will lead to increased parking issues in the neighbouring streets.</i> - <i>Lack of parking.</i> - <i>Sheer volume of development within immediate area.</i> - <i>University campus accommodation in residential area will affect look & feel of the area, should instead be kept within campus grounds.</i> - <i>Lack of suitable entertainment facilities in the area.</i> - <i>Impact of increased volumes of pedestrians seeking to cross the A4174 conflicting with the traffic flows on the A4174 - needs further consideration.</i> - <i>A more wholistic approach is needed to the UWE accommodation pressures/needs and the limitations now being hit.</i> - <i>Increase in anti-social behaviour, litter and pressure on local resources.</i> - <i>Additional pressure on sewage. (Discharges into waterways are an increasing issue).</i> <p>Following discussion, Councillor Dave Addison proposed objection to this planning application on the grounds of over development of the site, the building is out of scale and lack of parking. Lack of entertainment facilities within the area and pressure on local</p>	

	<p>resources, infrastructure & the sewage system, seconded by Councillor Keith Cranney, a vote was taken, 7 for, 1 abstention, proposal carried.</p> <p>b) P22/02357/F– Land At Hambrook Lane, Stoke Gifford, South Gloucestershire, BS34 8QB <i>Demolition of 14 Hambrook Lane. Erection of 92 no. dwellings with access, landscaping, creation of open space and associated works.</i></p> <p><i>The Chair, Councillor Andrew Shore briefly recapped for members on the history of this application, with updated plans received.</i></p> <p><i>A member of the public addressed members, raising concerns with the planning application in regard to the loss of mature trees.</i></p> <p>Residents and members concerns noted:</p> <ul style="list-style-type: none"> - Developer has been greedy with the plans. - Over-development for the site, insufficient infrastructure provision. - Loss of privacy to existing residents. - Loss of residential amenity. - Loss of trees, including mature willow tree T26 which is in good condition. <p>Following discussion, Councillor Dave Addison proposed to reiterate the parish council’s original objections to this planning application but add the above concerns, seconded by Councillor Keith Cranney, proposal carried.</p> <p>c) P23/01328/HH- 157 New Road, Stoke Gifford, South Gloucestershire, BS34 8TF <i>Erection of rear conservatory.</i></p> <p>Following a short discussion, Councillor Sue Bandcroft proposed no objection to this planning application, seconded by Councillor Dave Addison, carried.</p>	
<p>6.</p>	<p>Update on previous planning applications The Clerk included previous planning applications in the documents and the decisions made by SGPC and SGC.</p> <p>The Chair, Councillor Andrew Shore informed members the application for 112 Kings Drive (HMO) which was refused by SGC planning committee, is now the subject of an appeal. Additional information including photos of parking issues has been submitted to the inspector and we await the outcome.</p>	
<p>7.</p>	<p>Updates relevant to Transportation in the Parish (road/rail/bus) Councillor Sue Bandcroft is concerned about the lack of information being offered to residents using the local bus service. Timetables are now longer put up (only a QR code) and the information available on which buses stop is often not available. Also the information from the displays (where available & working) often does not align with the information on the available App. Clerk / Chair will contact Dan Norris (Metro Mayor) for an update and to ask if not the timetable, then at least the serving bus numbers could be put onto the bus stops.</p> <p>Councillor Jac Henshaw is concerned that the traffic from Hatchet Road along North Road and Rock Lane (Stoke Gifford) is increasing at an alarming rate. The speed limit is 20mph,</p>	<p>Clerk contacted Metro Mayor 26-04-23.</p> <p>Clerk contacted SGC 26-04-23.</p>

	<p>but this is not adhered to by many drivers. Parish Clerk to ask South Glos Highways arrange for a team to monitor the speeds and act in accordance with their findings. It was suggested a ‘smiley face’ alert could be put in place in the intermediate time.</p> <p>Councillor Mike Brown asked for the bus shelter on Silverbirch Close to be taken down, its redundant and not in good condition. With no buses stopping at Silverbirch the Parish Clerk will arrange for the removal of the bus shelter.</p> <p>Vehicles continue to use the bus lane on Gipsy Patch Lane causing upset and danger to drivers turning off Gipsy Patch Lane. Parish Clerk to inform SGC and ask for cameras to be installed.</p>	<p>Clerk to remove shelter.</p> <p>Clerk contacted SGC 26-04-23.</p>
<p>8.</p>	<p>Latest update on Gipsy Patch Lane railway embankment work. Update on the embankment work Network Rail are carrying out on Gipsy Patch Lane.</p> <p>This week Network Rail and their contractors have completed installing fencing on the embankment and have started some replanting. A road sweeper has also been on site clearing the carriageway.</p> <p>National Grid will be on site on Monday, 24 April, carrying out the required extension to the power cable. This work is expected to take no longer than one day.</p> <p>After National Grid have completed their work, it will be possible for Network Rail to reinstate all streetlighting, finish the embankment regrade in full and finish the highway and footpath construction.</p>	
<p>9.</p>	<p>Any other business relevant to this committee. Foodies Festival. The Chair, Councillor Andrew Shore informed the meeting the parish council continue to liaise with the event organiser relaying concerns we have regarding the logistics of the event. The main concerns are around transport and parking mitigating the impact to the local neighbours aren’t impacted during the course of the weekend.</p> <p>Parish clerk covered the following concerns with the event management 25th April 2023:</p> <ul style="list-style-type: none"> • Leaflet drop Rossall Avenue and LS Lane with key details. • Disabled Parking/ blue badge (LS car park) • Rugby Presidents Chairman annual event at Aerations Rugby Club. • Mike Gallivan Fields fence off football pitches to protect from surface damage. • Entrance into Gallivan Field needs expertly marshalling to get vehicles off LS Lane. <p>Local Business / Councils – Notification of Event</p> <p>SGPC Office has sent emails to the following contacts:</p> <ul style="list-style-type: none"> • Little Stoke Primary School / Stoke Lodge Primary School / Holy Trinity School • Riverside Leisure Centre 	

	<ul style="list-style-type: none"> • Arietians Rugby Club • Little Stoke Social Club • Braydon Avenue Medical Centre • South Glos – H Brock (Streetcare) • Suez tbc • Parish/Town Councils – Bradley Stoke / Patchway / Stoke Lodge and the Common / Charlton Hayes <p>Additional Traffic Management Information:</p> <ul style="list-style-type: none"> • All traffic management arrangements will be sent to all suppliers, contractors, staff and performers notifying them of their duty to strictly comply. A contact number will be supplied to all drivers of the traffic manager on duty. • Appropriate signage will be positioned on the access route to the site (signage map tbc). • Traffic marshals’ to be attired with the correct PPE and to ensure all drivers to be in possession of the same for site access. • All traffic marshals’ to be issued with a two-way radio to communicate and orchestrate the vehicles. • No vehicles to wait or unload on the highway. • Pedestrian and cycle routes will have warning signs prominent advising of vehicles crossings. • Signage to be deployed on site notifying the public of moving vehicles. • Any vehicle reversing to be supervised by a banksman. • All vehicles’ movements on site to be kept to a minimum. <p>Noise</p> <p>Musical Stage Acts will start at 5pm until 8.30pm (pre-recorded music will play until 9.00/9.30pm)</p> <p>Event to close to all public by 9.30pm each day.</p> <p>Committee Chairs and the Parish Clerk will be meeting the Event management group later in the week.</p>	
10.	<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>	

11.	Next Meeting – 19:00, Tuesday 23rd May 2023	
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The meeting closed at 20:50

Signed: _____

Date: _____

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