



# 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, 27<sup>th</sup> June 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 D Addison, S Bandcroft, M Brown, J Brunwin, K Cranney, N Da Gupta, A Hyde, K Marsden, P Richardson, A Shore.

Also in attendance was Paul Passaway (SGPC staff) and five residents.

1.	<b>Welcome and apologies for absence.</b> The Chair, Councillor Andrew Shore welcomed all present to the meeting.  Apologies were received from Councillor Richard Barber and Parish Clerk John Rendell.	ACTIONS
2.	<b>To receive notification of any member's personal or prejudicial interest.</b> <ul style="list-style-type: none"><li>• Councillor David Addison declared he is Chair of the Stoke Gifford Trust Committee, a South Gloucestershire District Councillor, and a Bradley Stoke Town Councillor. Councillor Sue Bandcroft declared she is the Chair of Forty Acre &amp; Meade Park recreational space, Southern Brooks Archaeology and Abbeywood Conservation Group.</li><li>• Councillor Keith Cranney declared he is a South Gloucestershire District Councillor, a member of Stoke Gifford Community Engagement Forum and Southern Brooks Archaeology.</li><li>• Councillor Neel Das Gupta declared he is a South Gloucestershire District Councillor, a member of Bristol Durga Puja, The Hindu Temple Bristol, and the Conservative Unionist Party.</li><li>• Councillor Tony Hyde declared he is Chair of Stoke Gifford Retirement Village Residents Association, representative on the Extracare Charitable Trust, and Chair of Stoke Park &amp; Cheswick Parish and Conservative Unionist party.</li></ul>	

	<ul style="list-style-type: none"> <li>• Councillor Keiron Marsden declared his wife is a Trustee of The Olympus Academy Trust.</li> <li>• Councillor Penny Richardson declared an interest in agenda item (f) planning application for <i>Land at Filton Retail Park</i>, due to being employed at UWE, and will not vote on this matter.</li> <li>• Councillor Andrew Shore is Chair of the Planning &amp; Transportation committee.</li> </ul>	
3.	<p><b>To approve minutes of the last Planning &amp; Transportation meeting dated 23<sup>rd</sup> May 2023.</b> A number of amendments were identified as being necessary to the minutes from 23<sup>rd</sup> May. These have been captured and revised minutes will be prepared by the Clerk.</p>	
4.	<p><b>Public Session [Maximum 15 minutes, up to 3 minutes per person].</b> A local resident recently attended the Police drop-in centre held at Little Stoke Community Hall to express concerns about the recent acts of vandalism and other illegal, dangerous or antisocial activity in the parish and surrounding areas. Contact has been made with the local MP to voice concerns and also Officers at SGC as the issues continue to escalate following the fire/ arson of the popular play area at Meade Park.</p> <p>Residents were encouraged to attend the Community Engagement Forum being held later in the week, where key stakeholder’s (including the Police Sergeant and Avon Fire Service Officers) will be present.</p> <p>White road markings in New Road have faded and need reinstalling. In particular the exit from the college, and bus gate area.</p> <p>The entrance road into Parkway Station is in a bad state with many potholes.</p>	<p>Clerk contact SGC</p> <p>Chair to investigate.</p>
5.	<p><b>Planning Applications</b> 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) P23/01734/TRE – Old School Rooms, The Green, Stoke Gifford BS34 8PD</b> <i>Works to fell 1no cedar covered by PTO.</i></p> <p>Following a short discussion, Councillor Dave Addison proposed objection to the felling of this mature cedar tree, due to the loss of amenity it would cause.</p> <p>Councillors commented that there does not appear to be any external signs of subsidence damage.</p> <p>The removal of this tree would be a big loss to the environment &amp; community and its felling does not seem necessary or justified, seconded by Councillor Neel Das Gupta, proposal carried.</p>	

**b) P23/01767/HH – 109 Wright Way, BS16 1WE**

*Erection of boundary railings and close boarded fence (Retrospective).*

This planning applications falls outside of the Stoke Gifford parish and should be sent to Stoke Park & Cheswick parish – as a statutory consultee – for their consideration and comments.

**c) P23/01565/F – Rolls Royce PLC, Gloucester Road North Filton, BS34 7QE**

*Demolition of building in front of building 121c and associated hardstanding. Erection of transformer and substation compound.*

Following a short discussion, Councillor Dave Addison proposed no objection to this planning application, but ask that the ecology report be given due regard, including the use of bat / nesting boxes. seconded by Councillor Sue Bandcroft, carried.

**d) P23/01649/ CLP – 4 Home Leas Close, BS16 1FL.**

*Installation of rear dormer to facilitate loft conversion.*

*This planning application falls outside of the Stoke Gifford parish and should be sent to Stoke Park & Cheswick parish – as a statutory consultee – for their consideration and comments.*

**e) P23/01814/HH – 16 Chalcombe Close, Little Stoke, BS34 6ES.**

*Erection of single storey front extension to provide additional living accommodation.*

Following a short discussion, Councillor Keith Cranney proposed no objection to this planning application, seconded by Councillor Andrew Shore, carried.

**f) P23/01230/F- Land at Filton Retail Park, Fox Den Road, BS34 8SP.**

*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.*

Following discussion, Councillor Dave Addison proposed Stoke Gifford Parish Council continue to object to this application, seconded by Councillor Keith Cranney, carried.

*Having reviewed the latest plans and also the applicant's comments, Stoke Gifford Parish re-state all our previous objections. We do not see anything that changes our reasons for objection. In particular, we remain verry concerned about the high-rise and stand-out 'landmark' design of the development and the car parking issues, impacting on the visual and residential amenity, plus adverse impact on the local infrastructure.*

**g) P23/01881/HH – 5 Rossall Avenue Little Stoke BS34 6JT.**

*Installation of hip to gable roof extension and 1no. rear dormer to facilitate loft conversion. Erection of two storey side and single storey rear extensions to provide additional living accommodation.*

Following discussion, Councillor Dave Addison proposed to object to this planning application, due to its design, seconded by Councillor Keith Cranney, carried.

*Stoke Gifford Parish Council object to this application, as currently proposed, due to its design.*

*The front view would be incongruous with the prevailing street scene, due to the shaping of the roof (horizontal to vertical to sloped).*

*This application, in its current form, would be contrary to the adopted Householder Design Guide SPD, as the proposed side extension neither steps down nor back from the existing roof / building line and would not be subservient to the host dwelling.*

*Overall, the proposals are for a sizeable extension which, due to its scale and design, would be discordant with the street scene and contrary to policies CS1, PSP1 & PSP38.*

*The applicant refers to an extension at number 11, which Councillors note is stepped down & stepped back. We consider this to be of a more harmonious design with the hipped roof feature retained as a slope from the apex.*

**h) PT17/5847/RM – Land At Harry Stoke Harry Stoke Road Stoke Gifford Bristol South Gloucestershire BS34 8QH.**

*Approval of Reserved matters to be read in conjunction with outline planning permission PT06/1001/O inclusive of discharging the following associated conditions: Condition 1 Reserved Matters Condition 15 Hard and Soft Landscaping, Condition 17 Landscaping Requirements, Condition 23 Existing and proposed floor levels Condition 28 Car and Cycle Parking, Condition 41 Pylons, Environmental Statement Addendum submitted with this Reserved Matters application. Reserved Matters application for the erection of 263 dwellings and associated public open space and infrastructure on 9.63 ha of the overall 39.57 ha within the outline consent.*

Following a short discussion, Councillor Andrew Shore proposed to object to this planning application, seconded by Councillor Tony Hyde, proposal carried.

*Stoke Gifford Parish Council object to this application due to the construction management plan (re condition 31).*

*We consider that the proposed accesses (crossing from the other side of the Ham Brook) for construction purposes, going through the new housing development on Oxleigh Way & Clover Way, will seriously affect the residential amenity for many Brooklands Park residents.*

	<p><i>We ask for alternative routes to be investigated, to access the site from the east without needing to cross the Ham Brook and to keep the construction traffic away from Brooklands Park residents in Stoke Gifford Parish.</i></p> <p><i>Accessing the site directly off either Rosedown Avenue / Stoke Gifford Bypass or from the old Maules Lane access off the A4174 would seem possible solutions.</i></p>	
6.	<p><b>Update on previous planning applications</b> The Chair included previous planning applications in the documents and the decisions made by SGPC and SGC.</p> <p>Members noted the information provided.</p>	
7.	<p><b>Updates relevant to Transportation in the Parish (road/rail/bus)</b></p> <p>Councillor Sue Bandcroft informed members the bus timetables are now up and running.</p> <p>Councillor Mike Brown thanked SGPC staff Paul Passaway for dismantling the redundant bus shelter adjacent to Silverbirch Close, Little Stoke.</p> <p>Councillor Penny Richardson has noticed taxi vehicles regularly park up in North Road causing nuisance to local residents and is frustrated that nothing can be done.</p> <p>Councillor Neel Das Gupta highlighted the size of the car park at Meade Park and the fact it's too small to accommodate all the parks users, with people parking in nearby residential roads close to the park, there doesn't seem to be a sensible solution to this issue.</p>	
8.	<p><b>Any other business relevant to this committee.</b></p> <p>Councillor Andrew Shore informed all present the next Community Engagement Forum meeting is being held on Wednesday 28<sup>th</sup> June 2023, on-line, at 19:00.</p> <p>Councillor Dave Addison gave an update on the Meade Park play equipment fire damage. Council staff / contractors have dismantled the remaining charred wooden structure and made safe ensuring no misuse or danger to the public. The Parish Clerk is in contact with the Insurers who have confirmed payment of the dismantling of the damaged equipment and remove from site as well as a replacement piece of play equipment. The wood remains and the burned/melted astroturf (currently all withing heras fencing) are due to be removed from site shortly. Paul Passaway to visit site to ensure slide (which is currently still supported by charred wood) is left in a safe position.</p> <p>The insurance claim will take some time and the Clerk will update members at the Committee meetings through July.</p> <p>Officers will investigate all the options available as a replacement and report to Council.</p> <p>Councillor Keith Cranney informed members he has received communication that the current strike being taken by SUEZ will run to September 3<sup>rd</sup>.</p> <p>Councillor Andrew Shore would like to see the local Police Beat team have more of a presence on the streets around the Parish, as seen in other areas.</p>	

10.	<b>CONFIDENTIAL ITEMS</b> To resolve, by the nature of the sensitivity of items to exclude the press and public [Public Bodies Admissions to Meeting]  None.	
11.	<b>Next Meeting – 19:00, Tuesday 25<sup>th</sup> July 2023</b>	

The meeting closed at 20:45

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

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

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