



# STOKE GIFFORD

PARISH COUNCIL

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## STOKE GIFFORD PARISH COUNCIL

### MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 25<sup>th</sup> July 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, R Barber, M Brown, K Cranney, N Da Gupta, A Hyde, K Marsden, P Richardson, A Shore.

Also in attendance was John Rendell (Clerk) 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 Jan Brunwin.	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 Richard Barber is employed at Mitie and has a spouse employed by Bradley Stoke Town Council.</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</li></ul>	

	<p>Residents Association, representative on the Extracare Charitable Trust, and Chair of Stoke Park &amp; Cheswick Parish and Conservative Unionist party.</p> <ul style="list-style-type: none"> <li>• Councillor Keiron Marsden declared his wife is a Trustee of The Olympus Academy Trust. Also, declared an interest in item C on the agenda with a planning application to a neighbouring property. Councillor Keiron Masden will abstain from voting on item 5C.</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 27<sup>th</sup> June 2023.</b> The minutes dated Tuesday 25<sup>th</sup> July 2023 were agreed as an accurate record with a few grammatical changes proposed by Councillor Tony Hyde, seconded by Councillor Sue Bandcroft, unanimously carried.</p>	
4.	<p><b>Public Session [Maximum 15 minutes, up to 3 minutes per person].</b> Local football teams continue to use Little Stoke Park and Gallivan Fields for training sessions. Grounds team have laminated signs erected around the pitches and the office have asked LSFC Chairman to inform all managers from the resident youth teams to not train on the marked pitches. Parish Clerk informed members its other teams that are using the pitches during the evenings and not teams that regularly book through the council.</p> <p>Parish Clerk informed members this often happens during the summer months with lighter evenings and the grounds and office staff endeavour to keep clear notices out and make contact with the clubs as and when we get notified. Clubs are encouraged to use the grassed areas away from the marked pitches where maintenance is being carried out whilst out of season. The office will refresh signage and make contact with all regular hirers.</p> <p>Some graffiti has been found on the new Gipsy Patch bridge. Clerk will investigate and inform SGC Streetcare.</p>	Clerk to inform SGC.
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) P23/01923/ADV – Unit 100b Bristol Business Park Stoke Gifford South Gloucestershire BS16 1EJ</b> <i>Display of 2no non-illuminated fascia signs.</i></p> <p><i>This planning applications falls outside of the Stoke Gifford parish and should be sent to Stoke Park &amp; Cheswick parish – as a statutory consultee – for their consideration and comments.</i></p>	

**b) P23/01974/RVC – unit 1400 Bristol Parkway North Newbrick Road Stoke Gifford South Gloucestershire BS34 8YU.**

*Variation of condition 2 attached to permission P22/05209/F to amend the approved plans. Change of use from existing office to include a mix of office (Use Class E(g)(i)) and private hospital facility (Use Class C2 (hospital)) as defined in Town and Country planning (Use Classes) Order 1987 (as amended). Installation of services plant and associated fencing.*

*Following a short discussion, Councillor Dave Addison proposed no objection to the proposed revisions in this planning application, seconded by Councillor Neel Das Gupta, proposal carried.*

**c) P23/01973/HH – Rock Lane Farm Rock Lane Stoke Gifford South Gloucestershire BS34 8PQ.**

*Erection of two storey rear extension, first floor side extension, and garage conversion to provide additional living accommodation. Erection of front porch and perimeter wall with gate to front. Installation of 1no rear Juliette balcony. (Resubmission of P22/05769/HH)*

*Councillor Keiron Marsden declared an interest and will not vote.*

The Chair, Councillor Andrew Shore provided an update to members that this application is a re-submission of a previous application, which would appear to add a rear Juliette balcony and 2 extra skylights and seek permission for a boundary wall.

Councillor Neil Das Gupta raised some concerns about the proposed Juliette balcony, it was noted a local resident also raised concerns about privacy resulting from the balcony.

Following discussion the Chair, Councillor Andrew Shore proposed the following:

Stoke Gifford Parish Council Object to the proposed Juliette balcony. We consider this will compromise the privacy of nearby residents. Furthermore, it would be contrary to the design principles in the adopted Householder Design Guide SPD (page 39) which state that “Balconies are only accepted in areas where established character includes such features”, as there is no such established character or features in the surrounding area. It would be contrary to policies PSP8 and PSP38.

In regard to the perimeter/boundary wall, SGPC have no objection in principle, subject to its impact on the nearby trees being acceptable and subject to the height, design & materials for the wall. There seems to be some variation in description of the proposed wall, with simply the word ‘Bradstone’ in the application form (matching the block-plan depiction) but then differing terminology is used on the block plan for the front, north side and south side/rear sections of proposed wall. We request a condition to ensure that the height, design & construction of the wall is in keeping with the street-scene and character of the surrounding area, noting the prevalence of stone wall in the vicinity.

SGPC note the content of the arboriculture report (and also para 5.26 of the circulated schedule report for the previous application P22/05769). We would like to see any

	<p>removed or compromised trees replaced.</p> <p>Following the proposal from Councillor Andrew Shore, Councillor Keith Cranney seconded, and a vote was taken, 9 for, 1 did not vote, proposal carried.</p> <p><b>d) P22/03115/F - Land Adjacent To Knightwood Farm The Orchard Mead Road Stoke Gifford South Gloucestershire BS34 8PS.</b> <i>Erection of 6no. dwellings with landscaping, access, parking and associated works.</i></p> <p>The Chair, Councillor Andrew Shore provided an update to members that this application is a revision to the plans from last year (which the Parish Council did not object to), with tweaks to the layout and with some render or wood cladding finishes changed to brick.</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>e) P23/02117/F – Building 184 Rolls Royce Site Gloucester Road North Filton South Gloucestershire BS34 7QE.</b> <i>Installation of Air Conditioning (AC) plant, inergen cylinders and a protective armco barrier with associated works.</i></p> <p>Following a short discussion, Councillor Sue Bandcroft proposed no objection to this planning application, seconded by Councillor Neel Das Gupta, carried.</p>	
<p>6.</p>	<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> <p>The Chair, Councillor Andrew Shore also called out 3 particular planning applications, to note the decisions by SGC and their rationale.</p> <ul style="list-style-type: none"> <li>- <b>68 Bakers Ground – Conversion of existing garage to form additional living accommodation.</b></li> </ul> <p>Approved with a condition to provide adequate off-site parking provision (addressing SGPC and SGC Transport Officer concerns) and an hours of construction work restriction added (as per SGPC request).</p> <ul style="list-style-type: none"> <li>- <b>Old School Rooms – Works to fell 1no Cedar covered by Tree Preservation Order.</b></li> </ul> <p>Application refused by SGC, in line with the objection reasons from SGPC.</p> <ul style="list-style-type: none"> <li>- <b>94 Little Stoke Lane – erection of 1no attached dwelling with associated works.</b></li> </ul> <p>Parking access issues and building line concerns had been raised by a member of public.</p> <p>South Glos Council refused the application due to cramming too much into the one site, appearing cramped &amp; contrived, inadequate usable private amenity space and potential harm to highway safety from new accesses onto Little Stoke Lane.</p>	

<p>7.</p>	<p><b>Updates relevant to Transportation in the Parish (road/rail/bus)</b></p> <ul style="list-style-type: none"> <li>- <b>Gipsy Patch Lane. Stakeholder Liaison Group evaluation.</b></li> </ul> <p>Councillor Sue Bandcroft believes South Glos Council were not clear with the scope of works from the beginning of this project which confused residents &amp; councillors throughout the process.</p> <p>Councillor Andrew Shore agrees but commented that SGC sometimes saw the forum as purely an outward communications channel, which he felt was unrealistic when stakeholders could see issues &amp; improvement opportunities from the timings, order and way in which project elements were to be carried out.</p> <p>The project ran with similar mistakes from the previous Bristol Parkway extension. A local resident believes residents concerns have not been heard from the onset explaining there are three main pinch points along Gipsy Patch Lane that still remain. The artists impression of the finished article was never the same as the current bridge.</p> <ul style="list-style-type: none"> <li>- <b>WECA comments on curtailment of number 10&amp;11 bus services to Southmead Hospital.</b></li> </ul> <p>Dan Morris – cited reduced transport levy from SGC, budget issues. The Chair, Councillor Andrew Shore is following up further for more detail.</p> <ul style="list-style-type: none"> <li>- <b>Temporary Road Closure – Grange Avenue and Collins Avenue, Little Stoke.</b></li> </ul> <p>Councillor Richard Barber confirmed the works (for concrete rehabilitation) are advertised to start week commencing 24<sup>th</sup> July 2023.</p> <ul style="list-style-type: none"> <li>- <b>Bus service changes</b></li> </ul> <p>Councillor Andrew Shore outlined that there are to be some bus timetable changes from September, including increased frequency for some services (eg. m1 Metrobus) and an extension of the route for bus service 73. More details online.</p>	
<p>8.</p>	<p><b>Any other business relevant to this committee.</b></p> <ul style="list-style-type: none"> <li>- <b>Update on SGC planning portal ability to distinguish Stoke Park &amp; Cheswick planning applications.</b></li> </ul> <p>The Chair, Councillor Andrew Shore has been in contact with SGC officials Brian Glasson, John McCormack &amp; Simon Banks as the parish boundary still includes planning applications for the newly formed parish of Stoke Park &amp; Cheswick within the SGC planning portal. All applications for the new parish continue to be sent through the Stoke Gifford Parish Council.</p> <p>No immediate change forthcoming, some IT changes are needed. The Chair will continue to press the SGC officers for a resolution and the Parish Clerk continues to link with the Stoke Park &amp; Cheswick Clerk on passing over the applications for their attention.</p> <p>Councillor Mike Brown and Parish Clerk are in direct contact with SGC Streetcare regarding the potential removal of a redundant bus shelter on Braydon Avenue. The bus shelter is a cause for concerns for many direct residents with constant signs of anti-social behaviour, regular vandalism to the panels and litter problem.</p>	

	<p>Councillor Mike Brown and Parish Clerk will continue to link with SGC and should the bus shelter no longer be on a regular bus route, SGPC staff will take down (in-house) the shelter.</p> <p>Councillor Penny Richardson informed the Clerk the literature within the SGPC notice board has fallen and in need of replacing. Council staff will attend the following day.</p>	<p>Office staff replaced following day.</p>
9.	<p><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]</p>	
10.	<p><b>Next Meeting – 19:00, Tuesday 26<sup>th</sup> September 2023</b></p> <p>The Chair, Councillor Andrew Shore advised members that a round-robin mechanism with P&amp;T Members may be used for planning applications in August, as done previously, but with a Planning meeting called if necessary.</p>	

The meeting closed at 20:20

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

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

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