



# 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, 26<sup>th</sup> September 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, J Brunwin, R Barber, 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 Mike Brown.	ACTIONS
2.	<b>To receive notification of any member's personal or prejudicial interest.</b> The Chair, Councillor Andrew Shore & Councillor Neel Das Gupta are now the Parish Council representatives on the Stoke Gifford Trust Committee.	Clerk to update Declaration of Interest form. 27.09
3.	<b>To approve minutes of the last Planning &amp; Transportation meeting dated 25<sup>th</sup> July 2023.</b> The minutes dated Tuesday 25 <sup>th</sup> July 2023 were agreed as an accurate record with two minor changes on page 4, correcting 'schol' to school and 'craped' to cramped, proposed by Councillor Keith Cranney, seconded by Councillor Dave Addison, unanimously carried.	

<p>4.</p>	<p><b>Public Session [Maximum 15 minutes, up to 3 minutes per person].</b>  A local resident from The Royals in Stoke Gifford, is concerned that South Glos Council Planning Department initiate investigations / enforcements into various developments/extensions, but they don't seem to be adhered to, allowing developers/builders to continue to build without planning approval. This has a detrimental effect upon the neighbourhood.  The general state of the roads and drainage through the Parish appear to be on the decline including overgrown weeds and uncut grass.</p> <p>Groups of youths continue to congregate at Little Stoke Playing Fields during the weekends dressed in black clothes with hats/ balaclavas riding scooters around the park with undue care for other site users.  The large digital screens on both sides of the A38 as you approach the traffic lights adjacent to the college are far too bright and a hazard to drivers.</p> <p>A local resident has recently reported to South Glos Council a request to repair the road markings at the New Road/ Stoke Gifford junction with the SGS/WISE Campus along with the crater in the road surface in the same area. During the college entry and exit times and function events, cars and bikes believe they have the right of way and pull out in front of the residents travelling along New Road as there is no GIVE WAY signpost upon entering New Road from the Campus.</p> <p>A local resident has recently emailed local Councillors asking if they support the 15-minute cities scheme or not.</p> <p><b><i>What is a 15-minute city?</i></b> <i>The idea is that everything a person needs should be within a 15-minute walk or cycle from any point in the city.</i></p> <p><i>This includes work, shopping, education, healthcare, leisure and any other amenities a person may need in their regular life.</i></p> <p><i>The idea has been promoted by leading academics and urban planners in recent years who promote a world where walking would once again become our most common mode of transport.</i></p> <p>The resident explained they are not in favour of this scheme and mentioned the negative impact it's had recently in Oxford.</p> <p>The Chair, Councillor Andrew Shore commented that a desire to have certain facilities (such as a GP surgery, pharmacy, shop, primary school) within 15 minutes' walk does not equate to imposing restrictions on people's travel and confirmed no proposals have been passed to the Parish Council.</p>	<p>AS asked resident to inform Clerk/AS the addresses following the meeting.</p> <p>Office completed report-it page.</p> <p>Cllrs advised resident to attend SGC Full Council with concerns.</p>
<p>5.</p>	<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>	

**a) P23/02470/HH – 5 Rossall Avenue Little Stoke Bristol South Gloucestershire 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 (Resubmission of P23/01881/HH)*

*Following a short discussion, Councillor Dave Addison proposed to note the tweak made but to maintain and restate the previous objection to this application, seconded by Councillor Neel Das Gupta, proposal carried.*

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

*Compared to the previous application (P23/01881/HH) we note the slight stepping back of the side extension at the front and the reduction in width of the rear extension.*

*However, the main issue remains with this new application, in that the relationship between the proposed roof of the extension and the hip to gable conversion leads to the front view having a jarring appearance, being incongruous with the prevailing street scene and harming the character of the property. The side extension at number 11, to which the applicant refers, is one which Councillors consider to be of a more harmonious and respectful appearance with the two hipped roof features joining as they do.*

*Additionally, despite the small reduction in width of the proposed rear extension, it remains very deep in relation to the main dwelling and the flat roof remains extensive.*

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

*Should planning permission be granted, then given the residential area, SGPC 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.*

**b) P23/02404/ADV – Boeing Unit 100C Bristol Business Park Stoke Gifford South Gloucestershire BS16 1EJ**

*Display of 3no.Fascia/hanging non illuminated signs.*

*The Chair, Councillor Andrew Shore advised that this planning applications falls outside of the Stoke Gifford parish and has been sent to Stoke Park & Cheswick parish – as a statutory consultee – for their consideration and comments. Councillor Tony Hyde confirmed that Stoke Park & Cheswick have considered it and provided comments.*

**c) P23/02591/F – 14 Travers Walk Stoke Gifford Bristol South Gloucestershire BS34 8XW**

*Erection of single storey rear extension to form additional living accommodation.*

	<p>Following a short discussion, Councillor Keiron Marsden proposed no objection to this planning application, seconded by Councillor Penny Richardson, proposal carried.</p> <p><b>d) PT17/5847/RM - Land At Harry Stoke Harry Stoke Road Stoke Gifford Bristol South Gloucestershire BS34 8QH</b>  <i>Erection of dwellings, parking, landscaping and associated works as well as the discharge of associated conditions (Approval of Reserved Matters to be read in conjunction with outline planning permission PT06/1001/O).</i></p> <p>The Chair, Councillor Andrew Shore recapped the application history, which SGPC have previously considered and commented upon – in regard to the unacceptable impact on Brooklands Park residents of Stoke Gifford Parish from the proposed construction route – and outlined that some additional plans (eg. on some building elevations) have now been submitted. No change to the construction access route previously proposed.</p> <p>Two representatives from Crest Nicholson (developer) were present and updated members with the application position, further to a briefing note shared with Members before the meeting. They outlined that they see issues with alternative access routes. A member of the public indicated that the 2+ lane does not exist, as Crest suggests, where the existing Maules Lane access road joins the A4174.</p> <p>Several Members made points, commented on other remarks by residents (eg, around parking) and asked some questions of the developer. Some recent photographs were tabled showing problems with the uneven roads, pavements, kerbs, manholes and drains etc along Oxleigh Way &amp; Clover Way. Following a discussion, Members concerns from the previous (June) objection still remain. Accordingly, the Chair informed the committee that no further submission is required.</p> <p>Councillor Andrew Shore commented that, as Chair of this committee and as one of the SGPC South Ward Members (i.e., for the Brooklands area), he is happy to meet on site to point out the issues with the proposed construction route and indicate how alternative access points could alleviate the problems.</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 highlighted two applications:</p> <p>105 Kings Drive – to which we (as Parish Council) had objected due to overlooking / privacy issues to neighbouring properties. SGC Planning Officers have now refused the application due to unacceptable effects upon residential amenity of the neighbouring property and also a substantial reduction in usable private amenity space outside.</p> <p>UWE accommodation at old B&amp;Q site – The Chair, Councillor Andrew Shore attended (at short notice) the SGC Development Management Committee (DMC) to elaborate our Parish concerns/objections, primarily calling out how the tall 5-9 storey would not be in keeping with the surrounding area, concerns around lack of parking provision and</p>	

	<p>highway safety for students crossing the A4174. (A local resident also attended and spoke against the application.) Despite this, the committee approved the application. Cllr Andrew Shore felt that some of the information imparted on the committee members by the case officer, at the DMC meeting, was misleading.</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>Bus Service changes effective from 3<sup>rd</sup> September.</b></li> </ul> <p>The Chair, Councillor Andrew Shore reminded members of the recent changes to the bus service in the West of England area.</p> <ul style="list-style-type: none"> <li>- <b>Request to work with other local Parish and Town Councils and express an interest in providing a local transport link.</b></li> </ul> <p>The Parish Clerk has received correspondence from Bradley Stoke Town Council (BSTC), they are considering applying for WECA grant funding as part of the West Local transport Initiative.</p> <div style="background-color: #f0f0f0; padding: 10px;"> <p><i>Dear Councillors, Town/Parish Councillors and Community Transport Operators</i></p> <p><i>We are emailing you to draw your attention to a funding opportunity recently announced by the West of England Combined Authority (WECA):</i></p> <p><a href="https://www.westofengland-ca.gov.uk">WESTlocal - West of England Combined Authority (westofengland-ca.gov.uk)</a></p> <p><i>In essence the fund is looking to support community designed and operated public transport solutions. WECA have allocated £2m to the fund and the deadline for funding applications is April 2024. However funding will be allocated on a “first come, first served” basis. We are keen to improve the chances of success for South Gloucestershire applicants and the Council will support local groups / organisations by providing some specialist advice from a transport consultant.</i></p> <p><i>Interested parties can submit their expression of Interest via the following link - <a href="#">EoI WESTlocal</a>, at this stage in the process the form is only 12 questions and should be relatively straightforward to complete. If you think you would benefit from some consultant support please reply to this email. Also feel free to forward on to any other groups / organisations that you think may be interested.</i></p> <p><i>Kind regards</i></p> <p><i>SGC – Transport Policy</i></p> </div> <p>BSTC are looking at the provision of a local bus service which would go around the Stokes and surrounding areas and would be a direct link to Southmead Hospital. BSTC have asked if SGPC would want to commit and be actively involved working together collectively.</p> <p>Following a short discussion, Councillors feel that Four Towns Transport could be a good link in offering this service and overall. As long as the funding commitment doesn't fall on the Parish budget and the management and logistics does not fall on Parish Officers to manage alone, this will be a very welcome and useful project.</p>	

	The Parish Clerk will express a potential interest to WECA and inform BSTC Clerk the parish are keen to look into the joint partnership working to see if this project will work to benefit the local parishioners.	Clerk to contact BSTC.
8.	<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 informed members the parish boundary map has now (around mid-late August) been updated on SGC’s online planning portal which should mean that all Planning applications for Stoke Park &amp; Cheswick should now go directly to the correct Parish for their members to discuss and make comment.</p> <p>Councillor Neel Das Gupta reminded members the Parish cut-off date for Youth provision from 2024 onwards is Friday 29<sup>th</sup>September. At September Full Council members approved a budget of £9k for Youth Provision in the 2024-25 budget to fund the provision and for the Clerk to negotiate the costs. The Clerk confirmed SGC reiterated the shortfall for the youth provision within Stoke Gifford is £9k and should SGPC choose to not work in joint partnership, the funding allowance from SGC will be distributed to other parish and towns in South Gloucestershire that are willing to contribute.</p> <p>Councillors Neel Das Gupta &amp; Andrew Shore felt that the agreement at Full Council to negotiate needed to be further explored, suggesting that the Chair of Council, David Addison, contact SGC / the Youth Provider to explain our challenging Parish finances. Subject to this, the Parish Clerk will further contact CYN to confirm that SGPC are willing to engage with all key stakeholders and contribute towards the shortfall for a duration of 12 months from April 2024, but will be ratified at Full Council in October.</p>	
9.	<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>	
10.	<b>Next Meeting – 19:00, Tuesday 24<sup>th</sup> October 2023</b>	

The meeting closed at 21:30

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

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

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