



STOKE GIFFORD

PARISH COUNCIL

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STOKE GIFFORD PARISH COUNCIL MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 28th November 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 Das Gupta, A Hyde, K Marsden, P Richardson and A Shore.

Also in attendance was John Rendell (Clerk) and four residents.

		ACTIONS
1.	Welcome and apologies for absence. The Chair, Councillor Andrew Shore welcomed all present to the meeting. Apologies were received from Councillor Richard Barber. The Chair, Councillor Andrew Shore asked both members of the public and councillors to be as concise and to-the-point as possible, in light of some recent long meetings.	
2.	To receive notification of any member's personal or prejudicial interest. None.	
3.	To approve minutes of the last Planning & Transportation meeting dated 24th October 2023. The minutes dated Tuesday 24 th October 2023 were agreed as an accurate record proposed by Councillor Keith Cranney, seconded by Councillor Keiron Marsden, unanimously carried.	
4.	Public Session [Maximum 15 minutes, up to 3 minutes per person]. A local resident has been in contact with SGC Streetcare looking to address highway concerns along New Road. The resident is in direct contact and will send photos to	

	<p>assist with the Streetcare job system.</p> <p>A local resident acknowledged an up-and-coming closure of the road and footpath on Station Road and enquired as to whether residents will be informed of the timings of the closure.</p> <p>Councillor Dave Addison informed the resident the order will be operative from 4th December 2023 for a maximum period of eighteen months. The closure however may not be implemented for the whole of this period but only when traffic signs are in position and only for so long as is necessitated by the works which are anticipated to be of 5 days duration.</p> <p>An alternative route will be in place: Clay Lane, Little Stoke Lane, Gipsy Patch Lane and vice versa.</p> <p>The SGC order will be to close, temporarily, to vehicles, foot passengers, pedal cycles and equestrians that length of Station Road which extends from its junction with Gipsy Patch Lane to its junction with Clay Lane.</p> <p>A resident asked the Clerk about the number of cuts taken place as part of the SGC Localism grass cutting on the verges and highways. SGPC receive two core cuts (beginning and end of cutting season) and six cuts are paid by SGPC.</p> <p>The Clerk can confirm seven cuts have taken place since April 2023 with the last cut due in March/ April 2024.</p> <p>A resident enquired about a consultation regarding box junctions in a neighbouring town and parish. Members encouraged the resident to contact SGC or attend the next SGC meeting.</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) P23/02965/CLP – 41 Bush Avenue, Little Stoke, Bristol, BS34 8LY <i>Installation of Hip to gable loft conversion with rear dormer and front velux windows.</i></p> <p>The Chair, Councillor Andrew Shore advised members this CLP application is exercising the applicant’s permitted development rights. Following a short discussion, Councillor Keith Cranney proposed no comment to this planning application, seconded by Councillor Sue Bandcroft, proposal carried.</p> <p>b) P23/03238/F – Garage At 39 North Road, Stoke Gifford, Bristol, BS34 8PB <i>Change of use from residential garage (Class C3) to form extension of existing Barber Shop (Class E) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).</i></p> <p>Following a short discussion, Councillor Keith Cranney proposed no objection to this planning application, seconded by Councillor Dave Addison, proposal carried.</p>	

c) P23/03151/F – Rolls Royce Plc, Rolls Royce Site, Gloucester Road North, Bristol, BS34 7QE

Siting of shipping container to the west of Building 112 to house vacuum pumps and associated AC equipment, underground pipework and cables, and external alterations to the west elevation of Building 112 for the installation of AC plant, louvres and a protective armco barrier.

Following a short discussion, Councillor Tony Hyde proposed no objection to this planning application, seconded by Councillor Penny Richardson, proposal carried.

d) P22/02357/F – Land at Hambrook Lane, Stoke Gifford, BS34 8QB

Demolition of 14 Hambrook Lane. Erection of 87 no. dwellings with access, landscaping, creation of open space and associated works.

Following discussion, Councillor Dave Addison proposed to re-iterate our continued objections to this planning application, seconded by Councillor Andrew Shore, proposal carried.

Stoke Gifford Parish Council object to this planning application, in its current form.

Having reviewed the latest set of plans, we re-iterate all our previous objections.

It is particularly worrying the concerns that have been previously raised have not been addressed with appropriate changes in the latest set of revised plans.

Whilst some housing may be acceptable on the site, it needs to be respectful of the site, its existing greenery and of the surrounding area. We consider the latest application is over-development of the site, despite its marginal reduction in dwelling units from the previous application. It's scale and character is not in keeping with the surrounding area and there remains insufficient community infrastructure provision for this significant quantum of new homes.

We strongly object to the loss of mature, healthy trees. This is contrary to policy PSP3 (including paras 3.30, 3.32 & 3.34 and NPPF section 131). Whilst some off-site replacement planting may be necessary, the scale of removal of existing trees is too high. In particular, tree T26 (which is a mature tree in good physiological and structural condition) should be retained. At the fringe of the site, its removal is unnecessary. We also object to the resultant loss of privacy to neighbouring properties/gardens (from the tree removal), which is contrary to policy PSP8.

We also have concerns about the slope of the proposed access road connecting into Hambrook Lane.

We ask for these points to be addressed through revisions to the plans.

We also note the applicant's letter of 21st November 2023 refers to a "You said, we did" document. However, we cannot currently see that document and would like to have sight of it.

6.	<p>Update on previous planning applications. The Chair included previous planning applications in the documents and the recommendations and decisions made by SGPC and SGC respectively.</p> <p>Members noted the information provided.</p> <ul style="list-style-type: none"> ▪ 82 Bush Avenue – including tweaked plans – now approved. Following SGPC’s objections, revised plans show the extension stepped back 300mm, the existing hipped roof design retained, parallel extension walls with a less wide extension visible at the front and a reduced rear dormer. Thereby addressing the vast majority of our concerns. The case officer is recommending approval of the revised plans. ▪ Land Rear of 3 Farm Cottages (Stratton Close) – incl. slightly tweaked plan SGPC previously objected due to the impact on residential amenity by removing on-street parking spaces at the end of the Close. SGC transport officer has commented on the 1 off-street parking space being undersized, a revised plan was subsequently submitted, the officer also commented on the need for a separate agreement from SGC for the dropped kerb access. This application remains under consideration. ▪ 78 Simmonds View – refused by South Glos Council SGPC had raised no objection. The SGC case officer has refused the application due to the close proximity to an out-building, affecting the light and outlook for residents of the dwelling, and because it will result in a significant under-provision of private amenity space in the rear garden. ▪ UWE accommodation at former B&Q site – non-material amendment request withdrawn by the applicant. The applicant submitted a non-material amendment, seeking to adjust the condition attached to the planning consent (related to the lack of parking) which limits who can occupy the building. The Chair, Councillor Andrew Shore flagged concerns to the case officer as to why this wasn’t treated as a RVC application with consultation, such that the Parish Council can review and comment. The NMA application has now been withdrawn. 	
7.	<p>Updates relevant to Transportation in the Parish (road/rail/bus) Live South Glos Council Consultations (for information only) on –</p> <ul style="list-style-type: none"> ▪ Bush Avenue proposed 20mph speed limit – open until 04/12/23 ▪ Hambrook Lane Public Path Diversion Order (x2) – open until 08/12/23 ▪ A38, Alveston Hill & Bradley Stoke Way active travel improvements – open until 18/12/23 ▪ A4174 Avon Ring Road improvements – open until 18/12/23 ▪ Late night street lighting – open until 10/01/24 	

<p>8.</p>	<p>Any other business relevant to this committee.</p> <ul style="list-style-type: none"> - Brief update on key points arising at Community Engagement Forum (CEF) – 15 mins max. <p>Councillor Keith Cranney chaired the first face to face Community Engagement Forum (since Covid) this week for the Stoke Gifford and Stoke Park & Cheswick area. Some South Glos members were present as well as members from the Parish Council, local residents, the Clerk, representatives from the Police and Stoke Park and Cheswick Village Clerk.</p> <p>The Police were keen for members to encourage residents experiencing any crime or act of ASB to report it directly to the Police. They are finding residents are taking to social media platforms on some occasions but failing to inform the Police through the necessary contact streams. The Local Beat Officer advised the public to phone 999 for emergencies, or 101 for non-emergency. A crime reporting form has been published where residents can report all forms of crime or ASB through a QR code. The form will be passed to both parish clerks and distributed accordingly around the Stoke Gifford and Cheswick area. Concerns were raised with the police about the continued use of illegal speed-pedelecs/electric mopeds by masked riders, causing hazards to the public.</p> <p>There continues to be delays when turning onto Gipsy Patch Lane from Gifford Crescent, Station Road and Smiths Court. Residents report it is also difficult to see oncoming traffic with the dip in the road under the bridge causing delays.</p> <p>The Chair, Councillor Andrew Shore and the Clerk will write to SGC to find out when the final audit for the Gipsy Patch rail bridge project will take place.</p> <p>Potential topics for the next CEF include an update from SGC Highways and a session on current fraud / scamming techniques being attempted.</p> <ul style="list-style-type: none"> - AoB – Chair of Finance & General-Purpose Committee <p>SGPC Chair, Councillor Dave Addison informed members the Chair of Finance & General-Purpose Councillor Richard Barber will be standing down as F&GP Chair due to excessive work commitments. He hopes this will improve in the New Year and will continue with his parish council duties.</p> <p>A replacement will be voted on and approved at the Finance Committee meeting in December.</p>	
<p>9.</p>	<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>	
<p>10.</p>	<p>Next Meeting – 19:00, Tuesday 23rd January 2024 (possible round robin to cover the festive period).</p>	

	<p>The Chair, Councillor Andrew Shore reminded members that there isn't a P&T meeting scheduled for December. We will seek (if possible) to deal with planning applications using a round-robin email, with extension requests where appropriate. The next scheduled P&T meeting will be on 23rd Jan (unless an earlier one becomes essential).</p>	
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The meeting closed at 20:05

Signed: _____

Date: _____

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