



STOKE GIFFORD

PARISH COUNCIL

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STOKE GIFFORD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 23rd January 2024

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 seven 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.	
2	To receive notification of any member's personal or prejudicial interest. None.	
3	To approve minutes of the last Planning & Transportation meeting dated 28th November 2023. The minutes dated Tuesday 28 th November 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]. Three residents from New Road would like to share the ongoing concerns on the junction along Concorde Way and New Road, the bus stop causes traffic issues due to the poor location and extremely busy & dangerous road activity during school times each day. The resident is aware Councillor Dave Addison has been liaising between residents and	

	<p>SGC recently in trying to make some improvements but with cars parked on grass verges the situation appears to be getting worse. The residents would like District Councillors to assist and if possible, speed the process of rectifying these issues and addressing resident's concerns.</p> <p>Following discussion Councillors Dave Addison and Neel Das Gupta will contact Officers at SGC and see if this can be monitored and obtain an update.</p> <p>The Chair, Councillor Andrew Shore suggested that if residents provided their contact details to the Clerk, it would be helpful for any queries after looking on-site.</p> <p>A local resident recently volunteered to assist with planting of some trees at the Forty Acres site and praised the work carried out by all involved. Councillor Sue Bandcroft was also present. The resident wanted to bring to the attention of members that due to the number of trees planted on site this will alter the management schedule going forward. The Parish sub-contract the work for an annual cut of the Forty Acres site so the planting of the new orchard would have to be considered when arranging the next cut.</p> <p>Parish Clerk will liaise with SGC Officers to see if any funding was allocated by SGC for this routine maintenance and if nothing available a new plan will be put in place with the grounds team and sub-contractor to maintain the grounds.</p> <p>Councillor Sue Bandcroft is pleased to see the installation of the orchard as its part of the biodiversity initiative, orchards are excellent for pollinators due to their abundance of blossom. The fruit trees planted are also excellent for wildlife.</p> <p>Data recently produced by SGC states Stoke Gifford used to have 33 orchards covering 28 acres but sadly now has none.</p> <p>A local resident has recently met with MP Jack Lopresti and his team to discuss three important topics:</p> <ul style="list-style-type: none">- Ongoing issues at Brooklands Park development. Residents' concerns include drainage, condition of roads/ highways and kerbs, the possible approval of a construction route through the estate, general safety and the impact on quality of life for the residents.- The possibility of reopening Hambrook lights turning restrictions to ease the current traffic issues due to the closure of the Badminton Road overbridge.- Whilst the Parish Council are negotiating with South Glos Council on the potential management of the Brooklands Park Community Hall, they have requested for SGC to reposition the potential 3G sports pitch to be closer to the Community Hall and for the operation of the management of the facility to be included within the Community Hall agreement for the Parish Council to take on. <p>The resident is seeking support from the MP and will have a follow up meeting in the coming weeks.</p> <p>A local resident from Touchstone Avenue raised concerns relating to local road infrastructure.</p> <p>Recent line marking in and around Ratcliffe Drive and surrounding roads. SGC have painted double yellow lines on bends and blind corners, but the resident would like to see these extended to the bend directly opposite the doctors surgery entrance. Parking in general through Ratcliffe Drive continues to get worse especially opposite the junction from Touchstone Avenue onto Ratcliffe Drive, increasing the risk of an incident.</p>	
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	<p>Another resident had written to Councillor Andrew Shore raising concerns about the new yellow lines having the effect of displacing vehicles, in some cases (such as near Richmond Avenue) to locations where they reduce visibility and make it hard to negotiate between vehicles.</p> <p>One Councillor felt that yellow lines had been unnecessarily placed on a straight section of Ratcliffe Drive, limiting safe parking opportunities when the spaces in front of and behind Tesco Express are full.</p> <p>Members agreed that we would continue to review how the relatively new yellow lines work out and listen to any other views, before making any aggregated representations to South Glos Highways department in due course.</p> <p>The Bus stop on Hatchet Road is a concern especially when a bus is stopped for driver changeover where at times drivers can be sat waiting to pass for up to five minutes. The resident believes the bus stop should be repositioned set back from the road so that when buses stop they don't impact on traffic through Hatchet Road.</p> <p>Some Members recalled this was suggested as part of the Cribbs Metrobus extension works, as space allowed for it, supported by several councillors, however SGC felt it would make it harder for buses to pull back out. Nevertheless, it can be requested of bus operators to use alternative stops as 'timing stops' where they regulate to the timetable, however this can depend on other constraints and it can't be compelled of them.</p> <p>When using Gypsy Patch Lane heading from Stoke Gifford to Patchway, there seems to be a lot of motorists using the road to turn into the Rolls Royce site, Gate 7. This causes traffic to back up to the Winterbourne Road roundabout due to be stuck for multiple green light cycles waiting for a gap in the traffic to make the turn.</p>	
<p>5</p>	<p>Update on previous planning applications.</p> <ul style="list-style-type: none"> - P22/02357/F - 86 dwellings off Hambrook Lane - SGC Refused (SGPC objected) <p>Case Officer has recently recommended refusal, following multiple sets of plan modifications & re-consultations. Reasons included several of our Parish objections.</p> <ul style="list-style-type: none"> - P23/03344/HH - 19 Bush Ave extension - SGC Approved (SGPC no objection) - P23/03304/HH - 66 Bush Ave extension - SGC Approved (SGPC no objection) - P23/03238/F - Garage at 39 North Road, change of use - SGC Approved (SGPC no objection) - P23/03151/F - Rolls Royce shipping container - SGC Approved (SGPC no objection) - P23/02904/HH - 105 Kings Drive extension - SGC Refused (SGPC objected to previous application) <p>Although the Parish Council didn't object to this application, it was refused by the officer. The Chair, Councillor Andrew Shore informed members a 3rd application has since been submitted so will return to the Parish Committee in the coming months.</p>	

<p>6</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) P23/03534/F – Land to The North and East of Highbrook View - Parcel 2 Stoke Gifford South Gloucestershire <i>Erection of 10no. dwellings, with landscaping, access, parking and other associated works.</i></p> <p>Councillor Dave Addison proposed Stoke Gifford Parish Council object to this planning application, as currently designed, due to over-development and in particular the impractical parking layout of universally used tandem parking spaces. Members are also concerned that there appear to be no solar panels to be installed on the dwellings seconded by Councillor Neel Das Gupta, proposal unanimously carried.</p> <p><i>“Stoke Gifford Parish Council object to this planning application, as currently designed, due to over-development and in particular the impractical parking layout of universally used tandem parking spaces. This is a poor layout which will lead to a lot of vehicle manoeuvring, with adverse consequences for amenity and safety, and is also exacerbated by the bin collection points constraining access to/from several of the parking spaces.</i></p> <p><i>We are also concerned that there appear to be no solar panels to be installed on the dwellings.”</i></p> <p>b) P24/00043/O - Hill View Curtis Lane Stoke Gifford South Gloucestershire BS34 8QG <i>Outline application for the extension of existing home office all matters reserved.</i></p> <p>Following a short discussion, Councillor Dave Addison proposed to object to this planning application due to having surface water drainage as a soakaway causing risk to adjacent properties, seconded by Councillor Keiron Marsden, a vote was taken, 8 for, 2 abstentions, proposal carried. Members were also concerned about the shortage of information and lack of clarity on its proposed usage. Submitted objection wording –</p> <p><i>“Stoke Gifford Parish Council object to the proposed development, due to the surface water (from a materially enlarged outbuilding) being dealt with by a soakaway, with other housing being very close by (in Thornmarsh Close), thereby causing risk to these adjacent properties.</i></p> <p><i>We note there are many aspects which cannot – at this stage – be assessed, due to all matters being reserved (for a subsequent application).</i></p> <p><i>We are also confused as to the use of the proposed development, with the application description being “for the extension of existing home office” and the application form saying “extension to existing building” yet the application form also refers (in a different section) to the gain of 1 market housing residential unit. Also the covering letter refers</i></p>	
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	<p>to “extending to form a 2-befroom, 2-bathroom single storey living accommodation / dwelling” but also says that “there will be no separate deed for the development and will remain under the main property deed of Hill View”. This all needs clarification.”</p> <p>c) P24/00104/PNH - 5 Rossall Avenue Little Stoke South Gloucestershire BS34 6JT <i>The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.0m, for which the maximum height would be 3.3m, and for which the height of the eaves would be 3.0m.</i></p> <p>Following discussion, Councillor Neel Das Gupta proposed no objection to this planning application, seconded by Councillor Dave Addison, a vote was taken 7 for 3 abstentions, proposal carried.</p>	
<p>7</p>	<p>Any other business relevant to this committee.</p> <ul style="list-style-type: none"> - Recent yellow lining by SGC in and around Ratcliffe Drive (issues/ views/ discussion) <p>Discussed earlier on the agenda.</p> <ul style="list-style-type: none"> - Local Plan (Development) phase 3 consultation <p>The Chair reminded members the Consultation opens 6th December to 16th February 2024.</p> <p>As part of the consultation SGC have asked for views on the following:</p> <ul style="list-style-type: none"> • The objectives that will shape and inform a new Plan strategy and plan policies • Information on the number and types of homes, jobs and infrastructure we need to plan for • Potential allocation, within our urban areas and our market towns • Our emerging preferred strategy for development which sets out the combination of sites which we think might be used to meet our need for new homes and jobs and to mitigate the climate change and biodiversity crisis • 3 different strategy ‘lenses’ – alternatives for where we could locate new homes and jobs. We used these lenses to develop our emerging preferred strategy • What infrastructure may be required and how these might inform our emerging spatial strategy <p>Councillor Sue Bandcroft has recently used the new 3X Stagecoach bus running from Bristol Parkway via Aztec West to Bristol Temple Meads.</p>	

	<p>Councillor Keiron Marsden has been in contact with a resident from Thornmarsh Close who is having trouble with their Management company when reporting inadequate drainage to their property.</p> <p>Councillor Keith Cranney was sad to hear the mobile Café horsebox owner, based at Meade Park, will only be trading two more occasions in January and February before selling the business. The mobile Café is extremely popular with park users and Councillor Cranney would be interested to see if anyone else would be keen on running the Café going forward. Parish Clerk will continue liaising with Claire (Deja Brew) who is looking to sell her business and see if we can continue into the summer months.</p> <p>The Parish Council continues to work with the Environmental Agency, South Glos Council, Bradley Stoke Town Council and Three Brooks Nature Reserve team on looking to clean up the polluted brook and understand the cause/origin of the pollution. The Environmental Agency Team attended the site to take samples and put out a boom to prevent the spill spreading further.</p>	
8	Next Meeting – 19:00, Tuesday 27th February 2024	
9	<p>CONFIDENTIAL ITEMS 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>	

The meeting closed at 21:05

Signed: _____

Date: _____

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