



STOKE GIFFORD

PARISH COUNCIL

Community Hall, Little Stoke Lane, Little Stoke, Bristol, BS34 6HR

Tel: 01454 865202

Email: clerk@stokegifford.org.uk

Web: www.stokegifford.org.uk

STOKE GIFFORD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 23rd July 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, A Hyde, K Marsden and A Shore.
Also in attendance was John Rendell (Clerk) and eleven local residents.

1	Welcome and apologies for absence. The Chair, Councillor Andrew Shore welcomed all present to the meeting. Apologies were received from Councillors Richard Barber, Keith Cranney and Neel Das Gupta.	ACTIONS
2	To receive notification of any member's personal or prejudicial interest. Councillors Keiron Marsden and Penny Richardson declared an interest in agenda item 6b (Land at Abbeywood Community School) and will not vote.	
3	To approve minutes of the last Planning & Transportation meeting dated 18th June 2024. The minutes dated Tuesday 18 th June 2024 were agreed as an accurate record proposed by Councillor Keiron Marsden, seconded by Councillor Dave Addison, unanimously carried.	

<p>4</p>	<p>Public Session [Maximum 15 minutes, up to 3 minutes per person].</p> <p>A resident has noticed works being undertaken creating a new access point directly off Hatchet Road into the site of the former Co-operative food store near Parkway Station. Residents raised concerns regarding the traffic along Hatchet Road as it's particularly bad at peak times. The new entrance point will only add to the traffic buildup around the surrounding roads. The Chair, Cllr Andrew Shore explained that a government Inspector had over-ridden (on Appeal) the South Glos Council refusal for the new access and it is not possible to challenge an Inspector's decision.</p> <p>A resident from New Road has been in contact with South Glos Council for many years regarding an orchard of approx. 10 trees. The trees are poorly finished and the resident doesn't believe the orchard represents the planning application approved many years ago. The resident asked members for a contact so that he can make a complaint and express his concerns. The Clerk will send the resident details of the Tree officer at SGC. The resident asked the Chair for a contact in South Glos Council where the resident can seek a Freedom of Information request.</p> <p>A resident from the Brooklands estate highlighted that many vehicles are being parked on the roadside and on bends causing blind spots when vehicles are taking corners. particularly near the Clover Way / Shrub Leaze intersection. The Chair, Councillor Andrew Shore will arrange a site visit with the resident and advise accordingly.</p> <p>Some neighbours adjacent/near to 243 New Road were present to discuss their concerns over works being undertaken at the property. Concerns with the potential multiple occupancy include parking, noise & refuse and residents wanted some clarity as to where they can voice their concerns. The Chair, Councillor Andrew Shore had already responded to some New Road residents and also gave a verbal summary of the rules and how the above issues, should they arrive, would need to be raised. A Resident recalls some dispute between both Housing Associations some time and believes development rights were removed. The Chair, Councillor Andrew Shore will investigate the position regarding permitted development rights.</p> <p>Residents from New Road mentioned the potholes are getting worse and are in need of fixing as soon as possible. Members encouraged the residents to use the Report-It page on the SGC website so SGC officers can monitor and control the work schedule accordingly.</p>	<p>Clerk send SGC details to resident.</p> <p>AS to send resident SGC FOI contact.</p> <p>AS to meet with resident.</p> <p>AS to investigate permitted development rights.</p>
<p>5</p>	<p>Update on previous planning applications.</p> <ul style="list-style-type: none"> - Lake View / Aviva (RVC) - permission granted by SGC (SGPC no objection) - 11 Beaufort Crescent - permission granted by SGC (SGPC no objection) - 23 Tybalt Way - permission granted by SGC (SGPC no objection) - More Self Storage (Bolingbroke Way) - signs/poles - permission granted by SGC (SGPC no objection) - Grindelwald / 37 Rock Lane - refused by SGC (SGPC no objection) - more 	

	<p>information at Tuesday’s meeting. The Chair, Cllr Andrew Shore explained that a District Member requested this be considered by the SGC committee with a site visit, in view of the applicant stating the site had not been visited by the case officer, however this request was refused by the SGC DMC Chair. The application has now been formally refused due to the position, massing, height and the distance of the proposal from the bungalow leading to a dominant and overbearing impact.</p> <ul style="list-style-type: none"> - 16 Brackenbury Drive - permission granted by SGC (SGPC no objection) - 47 Smithcourt Drive - permission granted by SGC (SGPC no objection) 	
<p>6</p>	<p>Planning Applications</p> <p>Should planning permission be granted, the 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.</p> <p>The above condition request is added to the Parish submissions, where appropriate.</p> <p>a) P24/01565/F 50 Smithcourt Drive Little Stoke South Gloucestershire BS34 8NB <i>Conversion of garage to form additional living accommodation.</i></p> <p>Following a short discussion Councillor Sue Bandcroft proposed no objection to this planning application, seconded by Councillor Penny Richardson, proposal carried.</p> <p>b) P24/01555/R3F Land at Abbeywood Community School New Road Stoke Gifford South Gloucestershire <i>Erection of 1no. school building, installation of extension to car park to create 10no. additional car spaces, and associated works.</i></p> <p><i>Councillors Keiron Marsden and Penny Richardson declared an interest in this application and abstained from voting.</i></p> <p>Following discussion, the Chair, Councillor Andrew Shore proposed to object to this planning application, as currently proposed, due primarily to inadequate off-road parental pick-up & drop-off provision and also the concerns raised by the Tree Officer, seconded by Councillor Dave Addison, proposal carried.</p> <p>There are already issues with parents parking on the yellow lines and the overflow car-park intended for pick-up and drop-off is not clearly marked as owned by Abbeywood School and for that use, also this area will be insufficient for the increased demand from the expanded school. We note these issues were raised during the public consultation.</p> <p>We would like to see the pick-up & drop-off provision increased, more clearly marked and the comments made by the Tree Officer actioned.</p>	

	<p>c) P24/01714/HH 31 Farley Close Little Stoke South Gloucestershire BS34 6HE <i>Erection of single storey rear extension and conversion of existing garage into living accommodation (retrospective).</i></p> <p>Following discussion, Councillor Dave Addison proposed to object to this planning application due to the plans being inadequate to fully understand the nature of the additional accommodation proposed, the quantity of any additional bedrooms proposed, the quantity of existing bedrooms and how the extension & conversion will look, also with likely insufficient parking and insufficient remaining private amenity space, seconded by Councillor Sue Bandcroft, proposal carried.</p> <p>d) P24/10762/HH 191 Bakers Ground Stoke Gifford South Gloucestershire BS34 8G <i>Erection of single storey side extension to form additional living accommodation.</i></p> <p>Following a short discussion, Councillor Keiron Marsden proposed no objection to this planning application, seconded by Councillor Penny Richardson, proposal carried.</p>	
<p>7</p>	<p>Station Road/ Gipsy Patch Lane junction sign works.</p> <p>The Clerk shared some information received from the Senior Transport Planning Officer from SGC about the planned works at the junction of Station Road and Gipsy Patch Lane in Stoke Gifford. The works are to install new and replacement signposts and illuminated signs at the junction in place of the current non-illuminated signs. The road signs inform drivers of Station Road’s 7.5t weight limit and low bridge and are required to be installed under Department for Transport Traffic Signs Manual Chapters 3 and 4. The installation of the new signs will involve excavation works in the footway and the verge.</p> <p>The works are due to commence on Monday 22 July and are estimated to last no longer than five working days. These timescales could be subject to change.</p> <p>Station Road will need to be closed to vehicles at the junction to facilitate these works, with a signed traffic diversion via Little Stoke Lane and Clay Lane. Vehicles will still be able to access Patchway Station and all other business entrances and exits along Station Road from Clay Lane to the north. Station Road will not be closed to pedestrians or cyclists.</p> <p>Pedestrians and dismounted cyclists will be able to walk safely around the working area, so there is no need for any path closures.</p> <p>SGC will be advertising the works on the Councils social media channels shortly and a letter is being posted to residents and businesses on and near Station Road and Clay Lane.</p> <p>Report noted by members.</p>	

8	<p>Any other business relevant to this committee.</p> <p>Councillor Mike Brown has noticed SGC have repainted the white lines on roundabouts near Aztec West and the M32 roundabout.</p> <p>Councillor Penny Richardson along with the Clerk have been chasing SGC to repaint the pedestrian crossing on North Road. SGC have confirmed the works are scheduled to take place this week.</p> <p>Councillor Sue Bandcroft informed members the consultation Phase 3 of the proposed South Glos local plan, the previous phase of which took place from December 2023 to February 2024.</p> <p>Councillor Dave Addison confirmed the Local Plan is currently at a Call for Sites stage where SGC are interested in details of brownfield sites that may be suitable, available for redevelopment and not already considered.</p> <p>An additional consultation on housing land supply is due to take place from July to 13th September 2024 where residents and members can have their say.</p> <p>Councillor Keiron Marsden highlighted an email recently received from the Parish Clerk asking for members for suggestions of works outstanding around the Parish on public highways. The Clerk confirmed that SGC Streetcare will be in the Parish over the summer period to complete overgrown hedge work, trim trees, and clear weeds on areas that fall under the remit of SGC. However, this particular initiative does not cover road markings or potholes. Members will send suggestions into the Clerk.</p> <p>The Chair, Councillor Andrew Shore asked the Clerk to chase SGC for an update on the site inspection for utilities being carried out to the areas across the parish where new sign posting will be installed. ‘Welcome to Stoke Gifford Parish’ signs will be installed following a review and the boundary change.</p> <p>The Chair, Councillor Andrew Shore reminded Members there will be no P&T meeting in August and we will instead use a round-robin email towards the end of August for further planning applications (unless something key requires a face-to-face meeting).</p>	
9	<p>Date of next meeting.</p> <p>24th September 2024</p>	
10	<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>	

The meeting closed at 20:15

Signed: _____

Date: _____

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