



# 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> February 2025

#### EMERGENCY PROCEDURE

*In the eve 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 eight members of the public.

1	<b>Welcome and apologies for absence.</b>  The Chair, Councillor Andrew Shore welcomed all present to the meeting. The Clerk clarified that Councillor Richard Barber is no longer a member of this committee.	<b>ACTIONS</b>
2	<b>To receive notification of any member's personal or prejudicial interest.</b>  None.	
3	<b>To approve minutes of the last Planning &amp; Transportation meeting dated 28<sup>th</sup> January 2025.</b>  The minutes dated Tuesday 28 <sup>th</sup> January 2025 were agreed as an accurate record proposed by Councillor Neel DasGupta, seconded by Councillor Keiron Marsden, unanimously carried.	
4	<b>Public Session [Maximum 15 minutes, up to 3 minutes per person].</b>  <b>Electric scooter trial.</b> A resident mentioned he had come across some information about the trial on the parish council website and was seeking more detail on the policy in place. The Chair, Councillor Andrew Shore confirmed the trial is run by South Glos	

	<p>Council and the Clerk adds SGC consultations onto the parish website for the benefit of local residents. SGC also promote their consultations on the SGC website.</p> <p>The order will be operative from the 17<sup>th</sup> March 2025 for a maximum period of eighteen months.</p> <p><b>Meeting order</b> - A resident had heard (second hand) that a District Councillor had used some disrespectful language, which had allegedly originated from a SGC Officer, when referring to members of the public at a previous meeting. The comments were noted.</p> <p><b>Councillor Surgery.</b> A resident attended a recent surgery expecting to talk to a local parish councillor but wasn't certain if the surgery was politically based or not and ran by the parish council. The Chair, Councillor Andrew Shore acknowledged the point raised, advised that Parish Councillors of both political parties have attended various Councillor surgeries and stressed that residents can contact Councillors not just through informal surgeries but also the fortnightly Council meetings or via email (contact details on the Parish website). The Parish Council Chair, Councillor Dave Addison confirmed the councillor surgeries are managed by local councillors and are not politically managed. The Clerk mentioned this has been a topic of discussion over recent months and members are looking to hold regular surgeries across all wards of the parish once the Brooklands Community Centre is up and running. Members are looking into the logistics of the meetings to ensure residents are able to attend and talk to a local parish councillor irrespective of any political preference.</p> <p>Councillor Keiron Marsden asked the Clerk to add an agenda item to the Finance &amp; General Purpose meeting in March, and members can firm up the costs involved with hiring a venue and refreshments and source the appropriate budget code.</p> <p><b>P24/02961/NMA Land South of Hambrook Lane (Crest)</b> a resident from Highbrook View shared concerns over a planning application being discussed later on the agenda, item 6b. The development is for a large number of new homes and the resident is concerned with the vehicular access to a section of the new properties near to Dyers Close, and also the fact there are no pavements on one of the roads in the area, or any plans to install new. The Chair, Councillor Andrew Shore informed the resident he would look into the plans to see if a pathway should have been provided or is being included within the new application.</p> <p><b>Brooklands estate</b> – a resident from the estate informed the Chair there are a number of issues that continue to be unresolved:  Condition of the roads  Mud on the roads  Contractor's vehicles being parked in laybys and on roads  Lack of general waste bins across the parish</p> <p>There was a short discussion on these points. The Chair, Councillor Andrew Shore will contact the developers (Crest) who is responsible for the issues raised.</p>	<p>Clerk to add to Finance meeting in March.</p> <p>AS to contact Crest.</p>
5	<p><b>Update on previous planning applications.</b></p> <p>The Chair, Councillor Andrew Shore gave a brief verbal update on a previous planning application</p>	

	Land At Harry Stoke - Non Material Amendment to amend building line, realign footpath/cycle way, etc – refused as NMA by SGC (SGPC objection due to reduction in visitors parking spaces & footpath changes, affecting residential amenity).	
6	<p><b>Planning Applications</b></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><b>a) P25/002277/TRE Land at Voyager Close Stoke Gifford South Gloucestershire</b>  <i>Works to crown reduce 10no. conifers to leave a height of 10m, as covered by Tree Preservation Order SGTP007/14 dated 1st July 2014.</i></p> <p>The Chair clarified that this application actually refers to the top of Curtis Lane, rather than Voyager Close. Following a short discussion, Councillor Dave Addison proposed no objection to this planning application, seconded by Councillor Sue Bandcroft, proposal unanimously carried.</p> <p><b>b) P24/02961/NMA Land South of Hambrook Lane (Crest)</b>  <i>Erection of 77 no. dwellings together with associated, new vehicular and pedestrian access arrangements, and pedestrian access from Hambrook Lane, highways, public open space, landscaping, drainage, and other associated infrastructure.</i></p> <p>The Chair, Councillor Andrew Shore advised that the applicant’s agent was due to attend this evening’s meeting, but he had been advised the agent could no longer attend.</p> <p>The Chair, Councillor Andrew Shore had visited the site earlier in the day and has presented members with some suggested considerations:</p> <ul style="list-style-type: none"> <li>• Vehicular access(es) for residents</li> <li>• Constructions access &amp; its impact on residential amenity, including traffic flow, safety, noise, air quality, dirt/dust considerations</li> <li>• Construction Management Plan (CMP)?</li> <li>• Impact on trees – removals &amp; replacements</li> <li>• Ecology &amp; habitat impact</li> <li>• Biodiversity gain/loss</li> <li>• Parking strategy – including parking spaces for visitors (on-street / off-street)</li> <li>• Getting bins &amp; cycles past the end-to-end parked vehicles</li> </ul>	

	<ul style="list-style-type: none"> <li>• Refuse collections strategy</li> <li>• Street lighting (plan)?</li> <li>• Energy</li> <li>• Visual &amp; Residential amenity (including building heights</li> <li>• Facilities &amp; infrastructure for the area</li> <li>• Amount of open space remaining</li> <li>• Security considerations</li> </ul> <p>Following a lengthy discussion, Councillor Dave Addison proposed to object to this planning application, seconded by Councillor Keiron Marsden, proposal unanimously carried.</p> <p>The reasons given for the objection are as follows:</p> <ul style="list-style-type: none"> <li>- Loss of mature trees</li> <li>- Adverse ecology &amp; habitat impact</li> <li>- Net biodiversity loss rather than a gain</li> <li>- Inadequate parking provision, poor (tandem) layout, some inadequate garage widths, some insufficient driveway widths, inadequate visitors spaces</li> <li>- Road access, width restrictions affecting access for emergency &amp; refuse vehicles</li> <li>- Lack of street lighting plan</li> <li>- Lack of construction plan</li> <li>- Insufficient boundary for some nearby residents</li> <li>- Shortage of community infrastructure (such as medical facilities) and remaining open space</li> </ul> <p><b>c) P25/00283/ TRE 90 North Road Stoke Gifford South Gloucestershire BS34 8PE</b></p> <p><i>Works to fell 1no Cedar covered by TPO 0689 dated 16/09/1987. The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability to 90 North Road and Old School Rooms Stoke Gifford Bristol Avon BS34 8PE.</i></p> <p>Following a brief discussion, Councillor Dave Addison proposed to object to this planning application, seconded by Councillor Keith Cranney, unanimously carried.</p> <p>Objection submitted:</p> <p>Stoke Gifford Parish Council strongly object to the felling of this mature cedar tree, due to the big loss of amenity it would cause to the environment &amp; community. The tree is in good health, is prominent, visually attractive and it adds a high level of amenity to the surroundings at the heart of Stoke Gifford village.</p> <p>Despite the information supplied by the applicant, Councillors have observed and commented that the signs of subsidence damage are relatively small, and the felling of the tree does not seem to be essential.</p> <p>Councillors also commented that removing the tree (which has co-existed with the old</p>	
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	<p>building for 150+ years) may lead to other problems, for example ground heave under the building.</p> <p><b>d) P25/00261/CLP 92 Rock Lane Stoke Gifford South Gloucestershire BS34 8PG</b> <i>Erection of single storey rear extension.</i></p> <p>Following a brief discussion, Councillor Dave Addison proposed no objection to this planning application, seconded by Councillor Sue Bandcroft, unanimously carried.</p> <p><b>e) P25/00322/HH 23 Brins Close Stoke Gifford South Gloucestershire BS34 8XU</b> <i>Conversion of integral garage and installation of 1no. window to provide additional living accommodation.</i></p> <p><i>Councillor Dave Addison declared an interest in this planning application and will not take part in the discussion or vote.</i></p> <p>Following a brief discussion, Councillor Andrew Shore proposed no objection to this planning application, subject to the provision of sufficient hard-standing off-street car parking, seconded by Councillor Neel DasGupta, unanimously carried.</p>	
7	<p><b>Update on Concorde Way / New Road crossing proposals from South Glos Council – updated design.</b></p> <p>The Chair, Councillor Andrew Shore has reviewed the updated proposals and responded to SGC directly.</p> <p>Whilst we note the shortening of the raised tables to avoid the buses having to go up and down the ramps, our other major concerns remain unaddressed. We still consider the proposals (at the northern end, near to the railway bridge) to be unsafe. This is due to the visibility difficulties and the extreme and impractical angle with which drivers would need to crane their necks (to the left) when approaching the crossing in the direction of the housing development.</p> <p>The plan states that the “proposed crossing will be a very similar design as the other raised table crossings along Concorde Way / New Road.” However, these other crossings are vastly different. The crossing near to the railway bridge will carry a greater volume of vehicular traffic than the other crossings, due to the high number of existing dwellings that require access (with no other access to those houses). Most significantly, all the other crossings are pretty much straight across (i.e. highway being perpendicular to the cycle/pedestrian path), however the northern crossing is on a bend and cuts across at an angle (which is what makes driver visibility to the left so problematic).</p> <p>Residents have raised concerns about the access for emergency vehicles and where they can park their vehicles when the roads will be closed for construction (given there is no alternative road access for the residents and, with the double yellow lines, there is no alternative parking within a reasonable distance). I do not see anything that addresses these points.</p>	

	<p>In summary, Stoke Gifford Parish Council are strongly opposed to the updated proposals at the northern end of New Road (though we are okay with the crossing &amp; zig-zag proposals outside of Abbeywood School, which we see as being beneficial). We consider the proposed solution in your new diagrams (albeit an updated design) will introduce a significant, new safety risk.</p> <p>The installation of traffic lights at the northern end is a much more suitable – and safer – alternative solution. It is disappointing that this does not appear to be considered (I am sure this is something we discussed on the Teams call and which you and your colleagues agreed to pursue). Please can this be progressed as an alternative solution.</p> <p>In the meantime, perhaps you can progress with the revised bus-stop / crossing / zig-zag line changes proposed outside of Abbeywood School itself and incorporate an improvement to the inadequately raised / marked crossing to the south of Abbeywood School. These should help improve safety and movement for all, including cyclists &amp; pedestrians, without introducing any new highway safety risks.</p>	
8	<p><b>A4174 Avon Ring Road improvements update.</b></p> <p>The Chair, Councillor Andrew Shore presented an update on the project from SGC.</p> <p>We are now able to provide you with more information about this important work which will enhance facilities for buses, walking, wheeling, and cycling, making journeys easier for everyone.</p> <p>Working with our in-house contractors, we have now finalised the construction schedule which will see work starting <b>in early February</b>.</p> <p>To enable these improvements, we will have to introduce a series of traffic management arrangements that will ensure the work can be undertaken safely for both our workforce and the travelling public. These arrangements will likely include:</p> <ul style="list-style-type: none"> <li>• Coldharbour Lane – M32 Junction 1 roundabout: Lane closures, narrow lanes and temporary overnight closures.</li> <li>• M32 Junction 1 roundabout – Bromley Heath roundabout: Lane closures, narrow lanes and temporary overnight closures.</li> <li>• Bromley Heath roundabout – Wick roundabout: Narrow lanes and temporary overnight closures.</li> </ul> <p>We appreciate that these measures will cause some disruption, however we will aim to keep this to a minimum over the course of the works. It is anticipated that these measures will be in place until January 2026.</p> <p><b>The improvements</b></p> <p>These improvements aim to provide safer cycling, walking and wheeling options to give people the confidence to travel further without needing to use their vehicle. The project will also help speed up bus journeys making public transport more reliable and attractive. Ultimately, opening up new and better travel options there will be less traffic on the roads for those people who do need to travel by car.</p>	

	<p>This will make the area safer and provide easier travel for everyone while also minimising and mitigating the impacts of climate change.</p> <p><b>Key improvements:</b></p> <ul style="list-style-type: none"> <li>• Introducing additional lanes along key sections of the route, to improve road capacity for motorists.</li> <li>• Creating new separate two-way cycle lane and dedicated footpaths along the route, as well as widening existing shared-use path.</li> <li>• Improved crossing facilities for pedestrians and cyclists along the A4174.</li> </ul> <p>These works are part of a larger plan to improve South Gloucestershire's busiest routes, with developments underway and planned for the A38, Alveston Hill, Bradley Stoke Way and A432.</p> <p><b>How it is funded</b></p> <p>This scheme is funded by Central Government. Money comes from the Department for Transport through the City Region Sustainable Transport Settlements Fund, administered by the West of England Mayoral Combined Authority. The funding must be spent on new transport infrastructure and does not affect what money is available to pay for council services. As part of the funding arrangements, the transport projects must be delivered by the end of March 2027 which is why we are making several improvements to our road network now.</p> <p><b>How we have listened to you</b></p> <p>Public consultations sought the views of local people and stakeholders. These showed majority support for the proposals. You can view information about the consultations including <a href="#">consultation reports here</a></p> <p><b>More information and keep in touch</b></p> <p>Detailed information is available on <a href="#">the website</a> and you can also <a href="#">register for our highways e-newsletter</a> to get the latest news straight to your inbox.</p> <p>If you have specific queries, you can contact the project team by email at <a href="mailto:A432-A4174-improvements@southglos.gov.uk">A432-A4174-improvements@southglos.gov.uk</a></p>	
9	<p><b>Land at the former Filton runway, South Gloucestershire.</b></p> <p>The Chair, Councillor Andrew Shore presented members with an update on the planning application in a neighbouring Parish for the land at the former Filton runway for information.</p> <p><b>REF: P22/02113/O - Land at The Former Filton Runway South Gloucestershire</b></p> <p>Mixed use development on 141.94 hectares of land comprising: residential development for up to 6,500 dwellings; Student Accommodation (Sui Generis); Business</p>	

	<p>Office and Research development (Use Class E); General Industry (Use Class B2); Hotels (Use Class C1); Extra Care Accommodation (Use Class C2); Education provision to include a Secondary School, Primary Schools, Childrens Nurseries and further education buildings (Use Class E and F1); Community centres and uses inclusive of library, health (including GP and Dental facilities), and built sport facilities, (Use Class E, F1 and F2); Other E use class town centre uses up to inclusive of, public house and other drinking establishments, and hot food takeaway (Sui Generis) together with; supporting infrastructure and facilities including demolition, ground works and remediation, highways and parking inclusive of pedestrian and cycle routes, public transport inclusive of Metrobus route and rail station, utilities, landscaping, sustainable urban drainage, water basins and public open space. Outline application including access, with all other matters reserved (a phased development with each phase being a separate and severable part of the development).</p> <p>The application is being discussed by the Strategic Sites Delivery Committee in February.</p>	
10	<p><b>Any other business relevant to this committee</b></p> <p>The Clerk tabled information received from a company (Corner Stone) regarding a proposed Base Station upgrade at Great Stoke Way.</p> <p><b>CS 13255225 (Cornerstone, Vodafone Limited) Great Stoke Way near roundabout junction off Fox Den Road, opposite Lime Kiln Close, BS34 8SR.</b></p> <p><b>Description of Development:</b> Removal of 1no existing 20m monopole, 6no existing antennas and 2no existing cabinets to be replaced with 1no new 20m monopole accommodating 9no new antennas with 1no new cabinet and other associated ancillary works thereto.</p> <p>The plans were reviewed and following discussion the following comments were made:</p> <ul style="list-style-type: none"> <li>• The net reduction in quantity of cabinets is noted and welcomed</li> <li>• We have no objection to the new apparatus proposed, subject to both the new cabinet and the new pole/mast being finished in green</li> <li>• This will enable them to better blend into the surrounding greenery (as was done with another operator's equipment on the same road)</li> <li>• We would like the concrete plinths (from under the redundant apparatus) to be removed from site, so that the ground is restored to its previous green, grassed status</li> </ul> <p>The Clerk will pass on the comments to Corner Stone and thank them for consulting with the parish.</p> <p>Councillor Sue Bandcroft has noticed the extensive works being carried out along the grassed verges on Gipsy Patch Lane. These are for electricity cable works.</p> <p>Councillors Mike Brown and Keiron Marsden attended the public art outreach session,</p>	<p>Clerk contact Corner Stone.</p>



	<p>held at the Crest sales suite. The artist, project manager for the artwork and representatives from Sovereign and SGC were present to gather information from interested parties on the internal décor of the new community building.</p> <p>The artist was asked to include a dovecote into the plans drawing on the community's history. They plan to arrange another community day In April and will advertise.</p>	
13	<p><b>Date of next meeting.</b></p> <p>25<sup>th</sup> March 2025 @ 19:00.</p>	
14	<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>	

The meeting closed at 20:45

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

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

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