



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, 25th March 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, N DasGupta, A Hyde, K Marsden, P Richardson and A Shore.

Also in attendance was John Rendell (Clerk) and eight members of the public.

1	Welcome and apologies for absence. The Chair, Councillor Andrew Shore welcomed all present to the meeting. The Clerk informed members that apologies have been received from Councillor Keith Cranney.	ACTIONS
2	To receive notification of any member's personal or prejudicial interest. Councillor Tony Hyde is no longer the Chair of Stoke Gifford Retirement Village.	Clerk to update declaration of interest form.
3	To approve minutes of the last Planning & Transportation meeting dated 25th February 2025. The minutes dated Tuesday 25 th February 2025 were – with two small amendments - agreed as an accurate record proposed by Councillor Keiron Marsden, seconded by Councillor Sue Bandcroft, unanimously carried.	

4	<p>Public Session [Maximum 15 minutes, up to 3 minutes per person].</p> <p>Brooklands Park – a resident would like to see the area north of the community centre site utilised as community space. Councillor Dave Addison confirmed the area was originally earmarked for school grounds, but this is no longer the case. The Parish Council have enquired about the land and would like an area dedicated for a 4G football pitch to be managed by the parish council, or some community green space. District members will continue to liaise with the SGC Planning team and cabinet members pushing for some dedicated green/open space. Concerns were shared the developer would build more properties flooding the area further without any green spaces.</p> <p>A resident has been in contact with the artist in charge of the public art project for the Brooklands Park community centre building. The artist is working on a nature theme and is particularly interested in newts. The next community consultation for the project is being held in April and once a date is set the Clerk will inform Councillors and members of the public.</p> <p>A resident was speaking to a builder on site who mentioned the company had materials and an item of machinery stolen from site.</p> <p>A resident was saddened to hear of a road traffic accident in the parish where a young person has sadly lost their life. The family are holding a get-together for friends and family on the grounds of Little Stoke Park.</p> <p>Another road traffic accident was reported on Gipsy Patch Lane involving a bus near Gifford Crescent. There have been many accidents reported in recent months leaving residents concerned with the current road layout.</p> <p>The condition of the road on Kingsway, from Grange Avenue to Little Stoke Lane is in a poor state. The Clerk has recently contacted SGC and they have confirmed they have no planned works in the system. The Chair, Councillor Andrew Shore has recently visited the area and reported the worst potholes to SGC Report-It. The general condition of the roads through the parish are in a poor state and the Chair, Councillor Andrew is going to chase SGC for information on all planned works within the system as this would help members understand areas that have already been reported or not.</p> <p>Various potholes along New Road have been reported four times by residents in recent months. SGC officers have been to site and circled potholes with paint identifying the works, but no repair works have been carried out to date.</p>	<p>Clerk emailed Major Sites Team</p> <p>Not reported to the Police.</p> <p>AS to enquire to SGC about work schedule.</p>
5	<p>Update on previous planning applications.</p> <p>The Chair, Councillor Andrew Shore gave a brief verbal update on previous planning applications.</p> <ul style="list-style-type: none"> ○ 78 Simmonds View – single storey rear extension – SGC approved (SGPC no objection) ○ 92 Rock Lane (CLP) – single storey rear extension – SGC approved (SGPC no objection) ○ Curtis Lane (not Voyager Close) – trees crown reduction – SGC 	

	<p>approved (SGPC no objection)</p> <ul style="list-style-type: none"> ○ 65 Kilby Road – Gazebo – SGC refused (SGPC no objection), applicant has lodged appeal ○ Land at the former Filton runway, South Gloucestershire (in adjoining Parish) – verbal update ○ Land to the North & East of Highbrook View (Crest), 10 new dwellings – verbal update following recent SGC development control meeting & determination (SGPC objection). 	
6	<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) P25/00404/F Land at Rolls Royce Site Gloucester Road North Filton South Gloucestershire <i>Demolition of existing buildings. Erection of 1no. goods inward building for receiving small parcels from local couriers, with associated works and landscaping.</i></p> <p>Following a short discussion, Councillor Dave Addison proposed no objection to this planning application, <i>provided the mitigation measures proposed by the SGC ecology officer and the tree protection methods within the application document are fully followed</i> “seconded by Councillor Keiron Marsden, proposal unanimously carried.</p> <p>b) P25/00464/RVC Rolls Royce Site Gloucester Road North Filton South Gloucestershire <i>Variation of conditions 13 and 21 attached to planning permission P23/00004/F (amended by P23/02887/RVC).</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>c) P25/00469/F Land at Station Road Little Stoke South Gloucestershire <i>Erection of 1no. building forming business units with additional communal facilities, Café, Fitness Suite (Class E), and Community Space (Class F2) together with associated parking facilities and works.</i></p> <p>Following a brief discussion, Councillor Dave Addison proposed to object to this planning application, seconded by Councillor Neel DasGupta, unanimously carried.</p> <p>Objection submitted:</p> <p><i>Stoke Gifford Parish Council object to this planning application in its current form, for</i></p>	

	<p><i>the following reasons –</i></p> <ul style="list-style-type: none"> • <i>Insufficient pathway access to the site - it's not accessible on foot from all directions as the applicant claims</i> • <i>Inadequate road access</i> • <i>The large scale of the development</i> • <i>The resulting increase in traffic flow, onto the already busy main Gipsy Patch Lane at its junction with Station Road</i> • <i>Insufficient car parking provision.</i> • <i>Despite the aim for walking, cycling & public transport options, it is unrealistic to believe that 40 (38 usable) parking spaces will be sufficient for office accommodation with circa 900 staff (even before additional provision is made for the café and community/fitness space)</i> • <i>We note the previously approved storage container application provided 53 parking spaces and this proposed development is 64% larger than the previous one (82% with café/community space)</i> • <i>We note the cycle storage provision is also sub-standard, against policy PSP16, when taking into account provision for visitors (and for the café/community space)</i> <p>d) P25/00658/HH 61 Brins Close Stoke Gifford South Gloucestershire BS34 8XU <i>Erection of single storey front and rear extensions to form 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 Sue Bandcroft proposed no objection to this planning application, seconded by Councillor Neel DasGupta, unanimously carried.</p>	
7	<p>Updated new South Gloucestershire Local Plan – final consultation.</p> <p>The closing date for the public consultation is 11th April 2025 and the Chair, Councillor Andrew Shore highlighted the Local Plan and urged anyone to make comment. There was some confusion over where the comments are directed, whether comments went direct to the planning inspector or into SGC.</p>	
8	<p>Update on Concorde Way / New Road crossing proposals from South Glos Council – updated design.</p> <p>A road traffic accident has recently happened in the area and residents continue to be concerned with the current layout and proposed changes by SGC. Residents continue to contact SGC officers asking for a site meeting with all stakeholders present to alter the plans for New Road and decide on a way forward.</p> <p>Residents would like to see a crossing or chicane to slow the flow of cycle/ scooter traffic.</p> <p>Councillor Dave Addison continues to hold discussions with SGC.</p>	

	<p>The Parish Council recently objected to the recent plan proposed by SGC.</p> <p>A SGC cabinet meeting is due to be held in April and members encouraged the residents to attend to discuss the issues directly with SGC officers.</p>	
9	<p>Any other business relevant to this committee</p> <p>Councillor Dave Addison brought up two items raised at a recent Councillor surgery.</p> <ul style="list-style-type: none"> - Rock lane towards Hunts Ground, footpath needs resurfacing as the surface is not easy for disabled access. - More street lighting is required on Rock Lane. <p>Councillor Mike Brown is currently liaising with two residents from the Brooklands Park estate who are keen to assist in promoting awareness of the new community centre to the local residents. They will continue to link with local members and are keen to attend the next community consultation day for public art.</p> <p>Councillor Sue Bandcroft acknowledged the bus timetable is changing again on 1st April.</p> <p>Councillor Neel DasGupta reported potholes on North Road recently and the work has been patched up poorly. The potholes are in a poor condition and the tarmac repair has started to crumble away. There are other potholes nearby that needs attention and members shared frustrations over why the work can't be completed as one durable job, rather than various small jobs that won't last the time/ wear and tear.</p> <p>Councillor Andrew Shore will raise this point with SGC, he is determined to get to the bottom of at what the rules do & don't say regarding sealing the edges.</p> <p>Councillor Mike Brown has visited the local Sort-It centre recently and was surprised to see three members of staff required on the entrance signing people in and out. This seems a waste of resources but Councillor Andrew Shore felt it may be temporary in the early stage of the new booking system having been rolled out.</p>	
13	<p>Date of next meeting.</p> <p>22nd April 2025 @ 19:00.</p>	
14	<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 21:00

Signed: _____

Date: _____

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