



STOKE GIFFORD

PARISH COUNCIL

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STOKE GIFFORD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 22nd April 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 Councillor Neel DasGupta will be arriving shortly after the meeting will start. Apologies have been received from Councillor Keith Cranney.	ACTIONS
2	To receive notification of any member's personal or prejudicial interest. None.	
3	To approve minutes of the last Planning & Transportation meeting dated 25th March 2025. The minutes dated Tuesday 25 th March 2025 were agreed as an accurate record proposed by Councillor Sue Bandcroft, seconded by Councillor Jan Brunwin, unanimously carried. Actions from the meeting: The Clerk and Chair of Council, Councillor Dave Addison have written to SGC to formally register the interest of the Parish Council to manage a section of the land (former	

	<p>school site) north of the Community Centre. The Parish Council would like to see a MUGU installed to be operated alongside the Community Centre, and an area for recreational use / open space. SGC have acknowledged the request and support it but have recommended the Parish Council link directly with Crest Nicholson and make them aware of the Parish Councils ambitions for the site. Councillor Dave Addison will contact SGC to ensure the request is passed to the developer (Crest Nicholson).</p> <p>The Clerk will contact Crest Nicholson.</p> <p>Members have been approached regarding a footpath that needs resurfacing on Rock Lane towards Hunts Ground, queries were raised on the ownership of the area. The Clerk will check and seek ownership details through SGC Land Registry and action accordingly.</p>	<p>Cllr Dave Addison to write to SGC.</p> <p>Clerk to contact Crest.</p> <p>Clerk to contact SGC.</p>
4	<p>Public Session [Maximum 15 minutes, up to 3 minutes per person].</p> <p>A number of Travellers have been seen at the Durdham Downs and should they get moved on concerns were raised on the safety of the sites managed by the Parish Council. The Clerk confirmed all sites are secure and padlocked and the Caretaker and Grounds Staff keep all parks locked secured at all times. A resident mentioned there is a potential area off Little Stoke Lane where a vehicle could get through onto Gallivan Fields and offered to donate a field gate for Parish Staff to install and further secure the area. The Clerk thanked the resident and will monitor the area.</p> <p>Visual issues and Highway safety concerns were raised regarding recent accidents on Gipsy Patch Lane and issues related to the drivers / pedestrians that cross In and out of Gifford Crescent and Station Rd junctions. Current roadworks are not helping creating an undue hazard by further impeding visibility both ways. The Chair, Councillor Andrew Shore visited the site and noticed the roadworks are due to be completed imminently.</p> <p><i>Councillor Neel DasGupta arrived at this point in the meeting.</i></p> <p>Extensive roadworks on New Road have also started leading towards Rolls Royce, causing unrest amongst residents. The Chair, Councillor Andrew Shore will contact SGC to find out more detail on these works.</p> <p>Brooklands Park and Highbrook View concerns:</p> <p><u>General waste bins are required across the estate.</u> Councillor Penny Richardson believes Crest Nicholson plan to install a general waste bin by the block of flats and it is hoped SGC will install bins alongside Bus shelters once installed.</p> <p><u>Confirmation of time date and venue for the Public Art Community Day.</u> The community event will be held at the Little Stoke Sports & Social Club on Saturday 26th April from 10:30-16:30.</p>	<p>Clerk/ Grounds Staff check.</p> <p>Cllr Andrew Shore.</p>

	<p><u>Poor condition of road surfaces.</u> Crest Nicholson have conducted some repair/ surfacing works to small sections of the road surface along Clover Way, but residents remain concerned about the general condition of the roads and pathways through the estate.</p> <p><u>Graffiti on pathway.</u> The Clerk confirmed the Caretaker has tried to remove the graffiti with the materials used by the Parish Operations team, but unfortunately it has not removed all of it. The Clerk will pass the job to the developer (Crest Nicholson).</p>	Clerk contact CN.
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"> ○ 23 Brins Close Conversion of garage – SGC approved (SGPC no objection, subject to.) ○ 16 Rock Lane – Single-storey rear extension – SGC approved (SGPC no objection, subject to.) ○ Land at Harry Stoke – Brooklands Park – application to vary condition regarding electricity pylons, which SGPC previously objected to, has now appeared on the Circulated Schedule. The Chair will discuss with District Ward Members potentially calling this to SGC committee. 	Cllr Andrew Shore.
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) P25/00682/F Rolls Royce Plc Rolls Royce Site Gloucester Road North Filton South Gloucestershire BS34 7QE <i>External alterations to Building 147 for the installation of plant equipment, condenser units, relocation of an existing ladder and the erection of 2.4m security fencing.</i></p> <p>Following a brief discussion, Councillor Sue Bandcroft proposed no objection to this planning application, seconded by Councillor Dave Addison, proposal unanimously carried.</p> <p>b) P25/00754/CLP 41 Bush Avenue Little Stoke South Gloucestershire BS34 8LY <i>Erection of single storey rear extension.</i></p> <p>Following a brief discussion, Councillor Keiron Marsden proposed no objection to this planning application, seconded by Councillor Sue Bandcroft, proposal unanimously carried.</p>	

	<p>c) P25/00751/HH 28 Bush Avenue Little Stoke South Gloucestershire BS34 8LX <i>Erection of a two storey side extension to form additional living accommodation.</i></p> <p>The applicant was present to talk through the application.</p> <p>Following a lengthy discussion, Councillor Sue Bandcroft proposed no objection to this planning application, seconded by Councillor Dave Addison, a vote was taken, 3 for 6 against, proposal not carried.</p> <p>Councillor Keiron Marsden then proposed to object to the planning application due to the impingement on lighting in the neighbouring property garden, it was noted the neighbours had made comment referencing this issue, seconded by Councillor Penny Richardson, a vote was taken, 6 for, 3 against, proposal of objection carried.</p> <p>Words submitted to SGC portal –</p> <p><i>Stoke Gifford Parish Council object to this planning application, as currently proposed, due to proposed two-storey rear extension causing dominance to and an impingement of light to the neighbouring property/garden.</i></p> <p>d) P25/00282/F 1 Cerimon Gate Stoke Gifford South Gloucestershire BS34 8UN <i>Erection of 1no. outbuilding for use of Hairdressing (Class E).</i></p> <p>Following a brief discussion, Councillor Sue Bandcroft proposed to object to this planning application on the grounds of lack of information provided within the application documentation provided, and to also note the change of use, seconded by Councillor Penny Richardson, unanimously carried.</p> <p>Words submitted to SGC portal –</p> <p><i>Stoke Gifford Parish Council object to this planning application on the grounds that there is insufficient information within the application documents for us to assess the impact, eg. to visual or residential amenity of the locality. In particular, there is no indication of height, scale, massing, elevations, materials nor the location within the plot. Members also felt the change of use for the property should be included within the objection.</i></p> <p><i>Should more information become available, please contact us with a re-consultation.</i></p> <p>e) P24/00800/F Land to the North and East of Highbrook View Stoke Gifford South Glos <i>Erection of 7no. dwellings with landscaping, access, parking, and other associated works.</i></p> <p>Following a lengthy discussion, Councillor Dave Addison proposed to object to this planning application and to sustain the existing objections raised previously by the Parish Council and to include the lack of a Construction Management Plan provided within</p>	
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	<p>the documentation, seconded by Councillor Andrew Shore, unanimously carried.</p> <p>Words submitted to SGC portal –</p> <p><i>Stoke Gifford Parish Council, having reviewed the latest plans & other documents, re iterate our previous objections to this application.</i></p> <p><i>Whilst the latest changes appear to increase the off-street parking widths for plots 6 & 7, we remain concerned that the parking widths for plots 1, 2, 3 & 4 (and now additionally for plot 5) are insufficient for refuse bins or cycles to be moved to/from the front of the properties.</i></p> <p><i>In addition, Members are concerned about the absence of a Construction Management Plan and would like to see this as part of the application documentation, given how the site is located to the rear of a recent new development with many new dwellings now inhabited.</i></p>	
7	<p>Update on Concorde Way / New Road crossing proposals from South Glos Council – updated design.</p> <p>No update further to the previous meeting.</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. SGC Officers continue to look into the proposals and will feedback to District Members.</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 May, and members encouraged the residents to attend to raise the issues directly with SGC officers.</p>	
8	<p>Brooklands Park & Highbrook View.</p> <p>Items covered in the Public Session earlier on the agenda.</p>	
9	<p>Any other business relevant to this committee</p> <p><u>Planning application P22/07094/RM</u> – This has appeared on the Circulated Schedule with officers recommending approval. SGPC were not consulted on the latest plans, however Winterbourne PC were. From an initial review of the plans & documents, the Chair, Councillor Andrew Shore identified that the visitors parking provision falls short of the policy requirement. The Chair to raise the lack of consultation with SGC and will discuss with District Ward Members them potentially calling this to SGC committee.</p>	Cllr Andrew Shore.

	<p><u>Electric Vehicle Charging Points</u> – District Members are currently working on plans for new locations across South Gloucestershire and members hope to see the final plans come before the Parish Council for comment. Consultation by SGC is now underway.</p> <p><u>St Michaels Church grounds</u> – the PCC has resolved to hand over maintenance of the churchyard to the Loal Authority in accordance with provisions of section 215 of the Local Government Act 1972. Therefore, the PCC has handed over the responsibility for maintenance to Stoke Gifford Parish Council in compliance with section 40 of The Process, although this will not take effect until next year.</p> <p>An inspection of the church building and its environs has been carried out, the condition of the churchyard is classified as Good.</p> <p>The churchyard holds a single war grave which falls under the responsibility of the Commonwealth War Graves Commission.</p> <p>The Clerk will conduct further investigations on site and obtain costings for the maintenance of the churchyard. Volunteers will be sought, costs for conducting the maintenance in-house and by external contractors.</p> <p><u>Public Meeting</u> – the Parish Council will be holding a Public Meeting on Tuesday 6th May giving residents the chance to talk to their local Council. The Clerk will devise a poster advertising the meeting.</p>	<p>Clerk to obtain quote.</p> <p>Clerk to devise poster.</p>
10	<p>Date of next meeting.</p> <p>27th May 2025 @ 19:00.</p>	
11	<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