



STOKE GIFFORD

PARISH COUNCIL

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STOKE GIFFORD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 27th May 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 asked to either switch off or make silent their mobile phones.

PRESENT:

Cllrs S Bandcroft, M Brown, K Cranney, 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	To elect a Chair of the Planning & Transportation Committee for 2025/26. Councillor Penny Richardson proposed that Councillor Andrew Shore remain as Chair of the Planning and Transportation Committee for the forthcoming year, seconded by Councillor Neel DasGupta, proposal unanimously carried.	
2	Welcome and apologies for absence. The Chair, Councillor Andrew Shore thanked Members and welcomed all present to the meeting. The Clerk has received apologies from Councillor Dave Addison.	ACTIONS
3	To receive notification of any member's personal or prejudicial interest. None.	
4	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 Mike Brown, unanimously carried.	

<p>5</p>	<p>Public Session [Maximum 15 minutes, up to 3 minutes per person].</p> <p>A resident requested an update on the proposed audit taking place by South Glos Council on Gipsy Patch Lane. The Chair Councillor Andrew Shore has been in contact with SGC Officer Richard Gillingham who confirmed the final Road Safety Audit will take place following the minor residual works. The Chair will chase SGC.</p> <p>A van is regularly parked on Clay Lane directly opposite the Tetbury Close junction and it is creating a blind spot for traffic. Residents have safety concerns with the van being parked dangerously on the junction.</p> <p>A resident has reported a Rowan Tree that has fallen on the grass verge on Rossall Avenue, near the entrance to Little Stoke Park. The Clerk was made aware of the fallen tree by a contractor and passed it directly to SGC (Neil Gazzard). SGC are hoping to attend the tree in the coming days.</p> <p>A resident received the Parish Council Annual Report recently and was impressed with the content and presentation. A vote of thanks was made to the Councillors and all involved.</p> <p>A resident asked if the District Officers had an update on the New Road proposals from SGC? The Chair, Councillor Andrew Shore confirmed the Parish Council has received no updates and will chase SGC.</p>	<p>Cllr Andrew Shore to contact SGC.</p> <p>Clerk will contact the Local Police Beat team.</p> <p>Cllr Andrew Shore to contact SGC.</p>
<p>6</p>	<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"> ○ P25/00404/F Rolls Royce – SGC consent given (SGPC no objection) ○ P25/00682/F Rolls Royce – SGC consent given (SGPC no objection) ○ P25/00658/HH 61 Brins Close (extensions) – SGC consent given (SGPC no objection) ○ P25/00283/TRE - 90 North Road / Old School Rooms (tree felling) – SGC consent given (SGPC objection). Ward Member request for it to be called to committee was rejected by SGC DMC Chair. ○ P25/00754/CLP - 41 Bush Ave (rear extension) – SGC consent given (SGPC no objection) ○ P21/00996/RVC - Land at Harry Stoke (power lines/ pylons condition) – scheduled for SGC SSD committee on 26th June 	
<p>7</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</p>	

or Public Holidays.

The above condition request is added to the Parish submissions, where appropriate.

a) P25/00971/F Land South of Gipsy Patch Lane Little Stoke South Gloucestershire BS34 8LU

Partial change of use of pub carpark for stationing of 1no. mobile hot food catering unit.

Councillor Sue Bandcroft proposed no objection, with no seconder.

Councillor Penny Richardson proposed objection due to the lack of specific detail on the location, seconded by Councillor Neel DasGupta, a vote was taken, 7 for, 1 abstention proposal carried.

Words submitted to SGC portal –

Stoke Gifford Parish Council object to this planning application due to the lack of specific detail (including size, shape, look, noise) in the location. This is required to evaluate the visual, environmental and other impacts.

Councillors noted that residents had raised concerns about the application being too generic in what permission is being sought for.

b) P25/00282/F Cerimon Gate Stoke Gifford South Gloucestershire BS34 8UN

Erection of 1no. outbuilding for use of Hairdressing (Class E).

Councillor Penny Richardson proposed to object to this planning application with concerns over parking and road safety on Ratcliffe Drive and would like to see more clarity on water/ drainage. The removal of the wall will also change the street scene, seconded by Councillor Sue Bandcroft, proposal unanimously carried

Words submitted to SGC portal –

Stoke Gifford Parish Council object to this planning application due to concerns with parking and road safety on Ratcliffe Drive & Cerimon Gate. Also, the removal of the existing wall and insertion of the new structure will alter the street scene (as viewed from Cerimon Gate), with it looking out of keeping. Councillors would also like to see more clarity on water & drainage connections.

c) P25/00469/F Land at Station Road Little Stoke South Gloucestershire

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.

Councillor Keiron Marsden proposed to resubmit previous objection due to the lack of information, seconded by Councillor Neel DasGupta, proposal unanimously carried.

Words submitted to SGC portal –

Having reviewed the updated plans, Stoke Gifford Parish Council re-state our previous

objections.

We are additionally concerned about the safety implications for pedestrians.

Members also noted the applicant had not been able to provide a response to the previous Parish Council comments, as they had done with other statutory consultees.

d) P22/07094/RM Land North of The Railway, East of Harry Stoke South Gloucestershire

Erection of 154no. dwelling with highways, drainage and associated works with appearance, landscaping, layout, and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission P21/06474/RVC (previously PT16/4928/O).

The Chair, Councillor Andrew Shore proposed to maintain the previous objection from the Parish Council on the grounds of insufficient visitor parking spaces, seconded by Councillor Penny Richardson, proposal unanimously carried.

Words submitted to SGC portal –

Stoke Gifford Parish Council object to this planning application on the grounds that visitors parking provision is insufficient against the PSP16 policy requirement, with only 19 spaces vs policy requirement of 31. This affects the liveability of the community, which needs more than just a volume of dwellings.

For housing developments to be liveable neighbourhoods, they are about more than just a quantity of dwellings. It is important that new dwellings have sufficient visitors parking, provided nearby. Visitors parking is necessary, amongst other things, for use by medical/care/social workers - for whom public transport is not feasible during a busy day of work

For a greenfield development like this, it should be possible to provide the full policy requirement of 31 visitors parking in close proximity to the dwellings (and not draw on spaces from phase 1 across the other side of the school site), which is unrealistic and not an adequate mitigation.

The additional 9 ‘informal spaces’ recently referred to by the Applicant and Case Officer is noted, however there would still be a shortfall of 3 spaces. These extras spaces do not seem to be secured in the same way as the other 19 visitors spaces. Therefore, without these spaces being fully secured as part of the official planning application and conditions, there remains a shortfall of 12 visitors spaces.

e) P25/01074/RM Phase 5 Infrastructure Land East of Harry Stoke South Gloucestershire

Creation of strategic infrastructure including access, highways, drainage, and landscaping for Phase 5 (Approval of Reserved Matters to be read in conjunction with Outline permission PT16/4782/O).

The Chair highlighted that this planning application falls within the boundary of Winterbourne Parish Council. The Clerk will contact the Winterbourne Clerk and inform SGC of the error.

<p>8</p>	<p>Brooklands Park & Highbrook View.</p> <p>A resident, who is also a representative from the Brooklands and Highbrook View Residents Association confirmed the Group have now received a response from Crest Nicholson and will arrange a meeting to talk through the outstanding issues through the Brooklands Park estate. The resident thanked Parish Councillors for the help and support offered to date in linking with Crest Nicholson.</p> <p>The Group (BPHVRA) are hoping to organise engagement sessions with residents to see what sort of activities people would like to see in the Community Centre once the building is handed to the Parish Council and open/ operational. BPHVRA are also keen for Crest Nicholson to include recreational green space, and a 3G football pitch on the land north of the Community Centre and asked if the Parish Council received a response from Crest Nicholson and/or SGC. The Chair, Councillor Andrew Shore and the Clerk will contact Councillor Dave Addison to check if a response has been received and if not will chase both parties.</p> <p>Several items were discussed where BPHVRA have chased Crest Nicholson so the Chair, Councillor Andrew Shore agreed to make contact and ask for an update on the potential Childrens nursery site, green spaces, road and pathway improvements, temporary diverted right of way and the installation of the local convenience store.</p>	<p>Cllr Andrew Shore/ Clerk to contact Cllr Dave Addison.</p> <p>Cllr Andrew Shore to contact Crest Nicholson.</p>
<p>9</p>	<p>Any other business relevant to this committee.</p> <p><u>Consultation Telecoms proposed base station upgrade at WDP Pylon S37, Harry Stoke Road</u></p> <p>The Clerk presented members with email correspondence from Cornerstone where they are in the process of progressing suitable sites in the Stoke Gifford area for radio base stations that will improve service provision for Vodafone Limited. Cornerstone and Vodafone Limited are committed to consultation with communities for mobile telecommunications proposals and as such encourage a response.</p> <p>Following a short discussion, Stoke Gifford Parish Council have no comment to the changes proposed to the existing installation on and underneath an electricity pylon.</p> <p><u>A38 Gloucester Road flyover</u></p> <p>The Clerk informed members that information has been received from SGC reference major maintenance work taking place between May and December 2025 on the A38 flyover at the junction with Gypsy Patch Lane, Filton. This work is likely to impact on the surrounding roads into the Stoke Gifford parish.</p> <p>This will mean the complete closure of the flyover throughout July and August.</p> <p>There will also be several individual overnight closures at other times.</p>	<p>Clerk to contact Cornerstone.</p>

<p>About the project</p> <p>The flyover is 114m long, three span reinforced concrete bridge which was built in 1978.</p> <p>Whilst it has been inspected and regularly maintained during its lifetime, after fifty years it now needs significant work to make sure it can remain in use without permanent weight restrictions, lane closures or carriageway closures.</p> <p>What it means for local traffic</p> <p>During the eight month project there will be varying lane closures and turning restrictions at certain times, the suspension of some on-street parking spaces and the temporary relocation of the northbound slip lane bus stop.</p> <p>Both northbound and southbound slip roads will be reduced to one lane only for the whole period of the works. Access under the flyover will remain open for pedestrians and cyclists.</p> <p>Project timetable</p> <p>The work begins in May 2025 and is scheduled to be completed by December 2025, however as with any outdoor civil engineering works, this time frame is subject to change.</p> <p><u>Welcome to Stoke Gifford signs</u></p> <p>The Chair, Councillor Andrew Shore and the Clerk have been in contact with SGC over the past 12 months looking to install four new signs informing residents of the new boundary changes and will cost £2,510.17 for the design and installation. Following discussion Councillor Keiron Marsden proposed to take the recommendation for the approval to Full Council in June, seconded by Penny Richardson, unanimously carried.</p> <p>The sign for Oxleigh Way on unadopted Crest land still needs organising separately. The Chair also highlighted a potential location for an additional sign on the Wain Homes site at Mulgrove Farm Village. The Chair and Clerk will contact Wain Homes for this installation.</p> <p>Brooklands Park estate highways - Councillor Mike Brown asked the Chair if a response has been received from Crest Nicholson regarding a schedule of works to the overdue repairs to pathways and roads through the Brooklands estate. The Chair, Councillor Andrew Shore informed Councillor Mike Brown that Crest Nicholson will be carrying out works to the roads through the estate in June.</p> <p>Brooklands Park Community Centre – bike shelter. Although in favour of installing cycle storage, Councillor Mike Brown queried the size and product being included as part of the build specification. The Clerk informed members that SGC are looking to achieve a BREEAM “very good” rating, incorporating compliant bike shelters which encourages</p>	<p>Clerk will add to June Full Council.</p> <p>Chair to contact Wein Homes.</p>
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	<p>sustainable travel options.</p> <p>The BREEAM compliant bike shelter requirements are as follows:</p> <ol style="list-style-type: none"> 1 Secure and Weather Protected 2 Sufficient Capacity 3 Accessibility and Visibility 4 Fixed and Durable 5 Lighting and Safety <p>Health & Safety on hard standing – Councillor Mike Brown has been in contact with the resident who has an area adjacent to his property that is dangerous and in need of repair. The land is owned by SGC and Councillor Brown has arranged a site visit with a SGC Operative.</p> <p>Parish Councillor Surgeries – the Chair, Councillor Andrew Shore confirmed the new dates for the next three months are now on the Parish Council notice boards and website.</p> <p>Vehicles parking on the pavement through the Royal estate – Councillor Sue Bandcroft has received an increase in contacts from residents regarding vehicles parking dangerously along Buckingham Drive where there are no yellow lines. Councillor Keith Cranney advised members to advise residents to contact the Police for dangerous parking.</p>	
10	<p>Date of next meeting.</p> <p>24th June 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 21:10

Signed: _____

Date: _____

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