



# STOKE GIFFORD

PARISH COUNCIL

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## STOKE GIFFORD PARISH COUNCIL

### MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 24<sup>th</sup> June 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 D Addison, 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 nine members of the public.

1	<b>Welcome and apologies for absence.</b>	<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 27<sup>th</sup> May 2025.</b>  The minutes dated Tuesday 27 <sup>th</sup> May 2025 were agreed as an accurate record proposed by Councillor Sue Bandcroft, seconded by Councillor Keiron Marsden, unanimously carried.	
4	<b>Public Session [Maximum 15 minutes, up to 3 minutes per person].</b>  Residents from New Road expressed their concerns with the latest proposals from South Glos Council and would like the project postponed as the plans are still considered to be dangerous. Residents have informed SGC officers as well as Parish Councillors they remain concerned and would like to see some joined up working between all key stakeholders. The Chair, Councillor Andrew Shore reiterated to the residents the	

	<p>Parish Council have previously objected to the plans and asked for alternative plans to be discussed. At this point, agenda item 9, sub-bullet 3 was brought forward for review. The Chair, Councillor Andrew Shore felt that there was little that had changed since the previous plans.</p> <p>The current public consultation has been extended allowing more time for residents to make comment and Councillors urged residents to ensure they input their comments through the appropriate channels. Councillor Dave Addison has been in contact with Sean Rhodes and will follow up for a response. The Clerk reminded residents the Parish Council take on board the residents’ concerns and agree that the revised plans remain dangerous and would like to see a more joined up plan appeasing the District Council, the Parish Council and residents ensuring the changes that are made are practical and safe. The Clerk urged the residents to attend a SGC Full Council meeting where the officers in charge of this project will be in attendance. In addition, Councillor DasGupta commented that it is possible to attend the South Glos Cabinet meeting (next date 14<sup>th</sup> July) at which both Cabinet Members and senior officers will be present. These are both good opportunities to address South Glos Council, although procedurally it is unlikely that a response will be given at the meeting. The Parish Council have objected to the previous plans.</p> <p>A resident asked if the Police had been consulted and if so, what was the response. The Chair, Councillor Andrew Shore does not believe the Police had been involved and proposed for the Parish Council to re-state the previous objections to the plans, seconded by Councillor Keiron Marsden, proposal unanimously carried.</p> <p>A resident acknowledged there had been another road traffic incident on Gipsy Patch Lane involving a Taxi in the bus lane. The Chair, Councillor Andrew Shore continues to chase SGC as they plan to carry out a road network audit to the local area following all the recent changes, particularly along Gipsy Patch Lane.</p> <p>The pathway between Rock Lane and Hunts Ground Road is very uneven and not easy to navigate, especially for wheelchair users and pushchairs. The Clerk brought this to the attention of SGC who added to their work schedule. The Clerk will chase.</p>	<p>Councillor Dave Addison chase Sean Rhodes.</p> <p>Councillor Andrew Shore to re-iterate the Parish Council objections to SGC</p> <p>Councillor Andrew Shore to contact Richard Gillingham.</p> <p>Clerk to contact Miles Harris.</p>
5	<p><b>Update on previous planning applications.</b></p> <p>The Chair, Councillor Andrew Shore gave a brief verbal update on previous planning applications.</p> <ul style="list-style-type: none"> <li>○ Wain Homes at Mulgrove Farm Village, phase 2, 154 dwellings – following SGPC objection, SGC consent was given (by committee), but with additional visitors parking spaces secured, reducing shortfall from 12 to 3.</li> <li>○ Gipsy Patch Lane, Stokers Pub – 1no. hot food catering unit – SGC approved (SGPC objection due to lack of specific lack of detail including size, shape, look, noise)</li> </ul>	

6	<p><b>Update from recent Planning Engagement Teams Call with South Glos Council.</b></p> <p>The Chair, Councillor Andrew Shore sourced information from South Glos Council (on a recent Planning Engagement Teams call) on Planning matters across the parish and shared with members.</p> <ul style="list-style-type: none"> <li>• 2024/25 Q4 (Jan – Mar 2025 +) <ul style="list-style-type: none"> <li>○ 491 applications received</li> <li>○ 356 decisions issued <ul style="list-style-type: none"> <li>▪ 344 Minor decisions</li> <li>▪ 11 Major Decisions</li> </ul> </li> <li>○ 89% Decisions made in time <ul style="list-style-type: none"> <li>▪ 90% for Minor Decisions</li> <li>▪ 82% for Major Decisions</li> </ul> </li> <li>○ 34% decisions had Extensions of Time agreed with developer</li> <li>○ 443 applications on-hand at start of period</li> <li>○ 578 applications on-hand at end of period</li> </ul> </li> <li>• Achieving good results (89%) on decisions made within timescales <ul style="list-style-type: none"> <li>○ But aiming to reduce reliance upon Extensions of Time and improving pre-application process/performance</li> </ul> </li> <li>• I raised the issue of applications submitted with inadequate information to accurately assess <ul style="list-style-type: none"> <li>○ Response was that the Validation Team should be spotting these</li> </ul> </li> <li>• Increase in Planning Application fees has driven a pre-increase spike in volumes</li> <li>• Seeing more ‘speculative’ planning applications (e.g. around Rangeworthy &amp; Cromhall)</li> <li>• On Major Sites <ul style="list-style-type: none"> <li>○ Harry Stoke was referenced as 200 homes having received approval in the last 6 months with another 400 nearing determinations (EoHS?)</li> <li>○ Community Centre referenced as being ‘on track’ to open later this year</li> </ul> </li> <li>• Regulation 19 Local Plan <ul style="list-style-type: none"> <li>○ 830 people / organisations provided feedback at the final consultation stage</li> <li>○ Expected to amount to c2500 individual comments</li> </ul> </li> </ul>	
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	<ul style="list-style-type: none"> <li>○ South Glos reviewing these comments</li> <li>○ Will cluster the comments and pass them on to Inspector end of Sept</li> <li>○ South Glos can recommend changes to the plan, but Inspector decides</li> <li>○ Inspector then considers the local plan, likely to be in 2026</li> <li>● Landscape Character Assessment SPD (Supplementary Planning Document) completed &amp; published</li> <li>● Expect further changes to NPPF during this year &amp; next (as the Planning &amp; Infrastructure Bill progresses through Parliament)</li> <li>● Mini session on Grey Belt (but session ran out of time) <ul style="list-style-type: none"> <li>○ One of the most significant shifts in planning policy for a generation</li> <li>○ Land within Green Belt that is either previously developed or which contributes only weekly to its core purpose</li> <li>○ Purpose is to release green belt land for development whilst safeguarding its core purpose</li> <li>○ Worked examples of criteria &amp; questions to be applied</li> </ul> </li> </ul>	
7	<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) P25/01281/F Rolls Royce Plc Rolls Royce Site Gloucester Road North Filton South Gloucestershire BS34 7QE</b>  <i>Alterations to existing Main Car Park and the East/Sharp Jones Car Park for the installation of barriers at Gates 1, 5, and 7 to control access and egress of vehicles; with associated works including the new signage and rearrangement of the car park layout.</i></p> <p>Councillor Sue Bandcroft proposed no objection, seconded by Councillor Dave Addison, proposal unanimously carried.</p> <p><b>b) P25/01239/F Rolls Royce Plc Rolls Royce Site Gloucester Road North Filton South Gloucestershire BS34 7QE</b>  <i>Relocation of waste compound facility comprising the erection of an open sided canopied covered waste area and a forklift workshop including office and welfare facilities.</i></p> <p>Councillor Dave Addison proposed no objection to this planning application, seconded by Councillor Neel DasGupta, proposal unanimously carried.</p>	

**c) P25/00938/HH 60 Sandringham Road Stoke Gifford South Gloucestershire BS34 8PY**

*Erection of 2m boundary fence.*

Councillor Sue Bandcroft was concerned at the impact on the street-scene from this application. Councillor Andrew Shore was concerned about the inspection covers which would be enclosed and about the impact on visibility. Following a short discussion, Councillor Dave Addison proposed to object to this planning application, seconded by Councillor Keith Cranney, a vote was taken, 8 for, 1 abstention, proposal carried.

Comments submitted:

Stoke Gifford Parish Council object to this planning application, due to the impact it will have on the street scene and open-ness of the area. Also, as it would be located close to street furniture, enclose two inspection covers and adversely affect visibility on exiting the driveway (by removing the set-back from the pavement).

We also note there are some inconsistencies in the proposed fence heights given; with 1.85m, 2m and 2.183m all quoted (though they are all substantially above 1metre).

**d) P25/01324/RVC Unit 1400 Bristol Parkway North Newbrick Road Stoke Gifford South Gloucestershire BS34 8YU**

*Variation of condition 2 attached to permission P23/01974/RVC (formerly P22/05209/F) to amend the approved plans. Change of use from existing office to include a mix of office (Use Class E(g) (I) and private hospital facility (Use Class C2 (hospital)) as defined in Town and Country planning (Use Classes) Order 1987 (as amended). Installation of services plant and associated fencing.*

Councillor Dave Addison proposed no objection to this planning application, seconded by Councillor Sue Bandcroft, proposal unanimously carried.

**e) P25/01395/HH 25 Poppy Close Stoke Gifford South Gloucestershire BS34 8AY**

*Installation of 1no window to first floor side elevation.*

Following a short discussion, Councillor Sue Bandcroft proposed no objection to this planning application subject to the window being non-opening and fitted with obscure glass, seconded by Councillor Andrew Shore, a vote was taken, 8 for 1 abstention proposal carried. Councillor Neel Das Gupta commented that it would be a good idea to elaborate the rational for our parish comments regarding the proposed window in relation to the other properties.

Comment submitted:

*Stoke Gifford Parish Council have concerns about the potential impact upon privacy, in particular to number 132 to the west, due to the sizeable window (1200x1200) proposed at a height broadly level with the primary windows of number 132.*

*However, subject to a condition that the window be non-opening, fitted with obscure glass and be maintained as such, we would have no objection.*

**f) (Additional application received late) P25/01436/F The Aviva Centre**

	<p>Councillor Keiron Marsden proposed no objection to this planning application, proposal unanimously carried.</p>	
8	<p><b>Brooklands Park &amp; Highbrook View.</b></p> <ul style="list-style-type: none"> <li>- Road surfacing update (Crest / Renelec documents)</li> </ul> <p>A sub-contractor on the Crest Nicholson development (Renelec) has notified the Parish Council of some surfacing works and temporary road closures. The works will involve Oxleigh Way and Clover Way. The road closures will be in effect from 08:00 to 17:00, footpaths will remain open for pedestrians.</p> <p>The next meeting for the Brooklands Park Community Centre sub-committee will be mid-July. The Clerk is hoping to hold the meeting on site and awaiting confirmation from the contractors.</p> <p>A resident would like to see a red post box installed within the Brooklands Park and Highbrook View estates. The Clerk will contact Crest Nicholson/ Royal Mail.</p>	<p>Chair/ Clerk to contact Crest Nicholson.</p>
9	<p><b>Any other business relevant to this committee.</b></p> <ul style="list-style-type: none"> <li>o Railway works affecting rail services at Bristol Parkway Station</li> </ul> <p>A brief verbal update was shared by The Chair, Councillor Andrew Shore on the rail works.</p> <ul style="list-style-type: none"> <li>o Update on Welcome to Stoke Gifford signs</li> </ul> <p>The design &amp; locations for the signs has now been agreed, SGC have been paid and we await them obtaining &amp; installing the signs. The sign for Oxleigh Way will need to be arranged separately, through Crest, given the current unadopted status of the road.</p> <ul style="list-style-type: none"> <li>o New Road - Concorde Way Cycleway / Pedestrian Improvement Legal Advert Consultation</li> </ul> <p>Covered earlier in the agenda.</p> <ul style="list-style-type: none"> <li>o Update from SGC regarding Roads Maintenance</li> </ul> <p>The Chair, Councillor Andrew Shore has received a road maintenance schedule from SGC and presented it to members at the meeting. The table includes scheduled surfacing works to be carried out through the Stoke Gifford wards, the size of the area, and the cost to SGC. Councillor Andrew Shore is also expecting to receive a similar schedule for road markings, he will continue to liaise with SGC on the surface works and road marking works in the parish.</p> <p>Councillor Keith Cranney highlighted the importance of residents (or members) reporting all defects on the highways into the SGC Report-It pages so they can be</p>	

	<p>monitored by officers.</p> <p>Councillor Keith Cranney asked the Clerk if the Parish are aware of a music event taking place at the Aretians Rugby Club on the weekend as SGC Licencing have not been identified. The Clerk confirmed the office have not been notified and will make contact to ensure the event is not scheduled to take place on parish council land.</p> <p>Councillor Sue Bandcroft was concerned over the road works taking place on the corner Gipsy Patch Lane and Little Stoke Lane. There did not appear to be a clear diversion route for passing pedestrians. The Chair will follow up.</p> <p>Councillor Sue Bandcroft informed members there are two panes smashed on the Metro Bus Shelters along Hatchet Road. The Parish officers have notified SGC Transport Department.</p> <p>Balfour Beatty update – the Clerk met with Balfour Beatty to discuss the overdue works to the front entrance of Forty Acres and along the pathway through the park. They have confirmed the works are scheduled to be carried out in the coming weeks.</p> <p>Repair works (still pending) to the surface of the pathways and the entrance gateway (following the embankment repairs) were discussed, together with a community project where Balfour Beatty intend to install some additional seating and planting in Royal Park.</p>	<p>Clerk contact Rugby club.</p> <p>Councillor Andrew Shore to monitor.</p>
<p>10</p>	<p><b>Date of next meeting.</b></p> <p>22<sup>nd</sup> July 2025 @ 19:00.</p>	
<p>11</p>	<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 20:42

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

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

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