



STOKE GIFFORD

PARISH COUNCIL

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STOKE GIFFORD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 22nd July 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 six members of the public.

1	Welcome and apologies for absence. The Chair, Councillor Andrew Shore welcomed all present to the meeting and proposed to move agenda item 7 to be discussed after item 4, seconded by Councillor Keiron Marsden, proposal unanimously carried. Apologies received from Councillor Dave Addison.	ACTIONS
2	To receive notification of any member's personal or prejudicial interest. Councillor Mike Brown advised that he is now a member of the Stoke Gifford Trust Committee (as of 21 st July).	
3	To approve minutes of the last Planning & Transportation meeting dated 24th June 2025. The minutes dated Tuesday 24 th June 2025 were agreed as an accurate record proposed by Councillor Sue Bandcroft, seconded by Councillor Tony Hyde, unanimously carried.	
4	Public Session [Maximum 15 minutes, up to 3 minutes per person]. Brooklands Park estate - a resident is disappointed with the amount of roadworks and road closures taking place through the estate and doesn't feel the information is clearly	Cllr Andrew Shore to

	provided for residents to know about the details of the roadworks and the timings of the road closures. The resident believes that the road was closed on some evenings earlier it should have been. The Chair, Councillor Andrew Shore experienced the same issues recently and will feedback to SGC officers. Little Stoke Matters – a resident from Brooklands Park would like to see the monthly magazine delivered to the new estate on Brooklands Park and Highbrook View. The Clerk has informed the owner of the company who is aware the parish is expanding and will endeavour to start adding on the new properties, but it will take time. Road/ highway maintenance – a resident has noticed certain road repairs that have been sealed and would like to see all potholes and road works carried out promptly and sealed which gives a far superior finish and longer life. The Chair, Councillor Andrew Shore is working closely with SGC and will enquire as to whether the road repairs managed by SGC can be sealed giving a better finish and longer lasting works.	contact SGC. Cllr Andrew Shore to contact SGC.
5	Update on previous planning applications. The Chair, Councillor Andrew Shore gave a brief verbal update on previous planning applications. - 1 Gifford Crescent – two story side extension – SGC refused (not visible to SGPC on SGC planning portal) - Rolls Royce Main Car Park changes – SGC granted permission (SGPC no objection) - Bristol Parkway Station - 1no non-illuminated ATM sign – application withdrawn (SGPC no objection) - 60 Sandringham Road – boundary fence – SGC granted permission (SGPC objection) - Crest development at Brooklands – variation to condition – consent given (6:4) by SGC committee (following SGPC objection), following representations to the committee by the Chair and Cllr Dave Addison as Ward Member, enabling power lines & termination pylon to remain - 7no dwellings North & East of Highbrook View (Crest) – Ward Member referral request to SGC committee refused (SGPC objection due to inadequate off-road parking widths). Therefore, consent given by SGC. - 28 Bush Avenue – side & rear extension – SGC refused permission (SGPC objection to dominance & impingement of light to neighbouring property/garden). - 25 Poppy Close - installation of window to first floor side elevation – SGC granted permission with conditions added for window to be obscure glazed and top-opening (SGPC no objection subject to window being non-opening and obscure glazed, for neighbour privacy reasons)	

	- The Chair, Councillor Andrew Shore advised Members that some SGC Officers seem to be getting very strict on deadlines (in regard to potential placement on the Circulated Schedule) and also that SGC are being unreliable and inconsistent in their notification of planning applications. Accordingly, the Chair will raise concerns with SGC.	
6	Planning Applications 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. The above condition request is added to the Parish submissions, where appropriate. a) P25/01466 19 Gipsy Patch Lane Little Stoke South Gloucestershire BS34 8LS <i>Change of use to ground floor of residential dwelling (Class C3) into Dental practice (Class E(e)) while retaining the first floor as a private residential maisonette (Use Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Installation of new front entrance with parking and associated ancillary works.</i> Following a discussion, including about parking, opening hours and the benefits of an additional dentist, Councillor Sue Bandcroft proposed no objection, seconded by Councillor Penny Richardson, a vote was taken, 6 for, 2 abstentions, proposal carried. b) P25/01503/HH 34 Kilby Road Stoke Gifford South Gloucestershire BS34 8DH <i>Erection of front porch and pergola to rear garden. (Retrospective).</i> The Chair, Councillor Andrew Shore shared some photos from the garden of the property, which the owner invited the Chair in to see, when initially viewing from the road. Following a short discussion, Councillor Neel DasGupta proposed no objection to this planning application, seconded by Councillor Andrew Shore, proposal unanimously carried. c) P25/01605/HH 5 Somerset Crescent Stoke Gifford South Gloucestershire BS34 8PP <i>Erection of single storey side and single storey rear extension to provide additional living accommodation.</i> Following a discussion, including about the size of the extension, the look of the roof, the parking provision and remaining garden space, Councillor Neel DasGupta proposed to object to this planning application, seconded by Councillor Sue Bandcroft, a vote was taken, 5 for, 3 abstentions, proposal carried. Comment submitted: <i>Stoke Gifford Parish Council object to this planning application, due to (a) the proposed</i>	

	<i>metal sheet roofing (over an extensive area) which is visually not in keeping with the street scene and (b) there being no information to show adequate hard-standing off-road parking provision for a 3-bedroom dwelling (noting the loss of the existing garage).</i> d) P25/01596/F 186 Gloucester Road Patchway South Gloucestershire (Adjoining parish notification). <i>Erection of 1no. drive through restaurant (Class E); erection of 2no buildings to form 8no. commercial units (Classes B2 or B8) with associated works.</i> Stoke Gifford Parish Council are consulted on this application however the property falls under an adjoining parish. Following a discussion, including about the usage, vehicular accesses & pedestrian footway, the Chair, Councillor Andrew Shore proposed no objection in principle to the proposed usage, but object to this particular planning application due to issues with the vehicular accesses, seconded by Councillor Keith Cranney, a vote was taken, 7 for, 1 abstention, proposal carried. Comment submitted: <i>Whilst Stoke Gifford Parish Council have no objection in principle to the proposed use of the land/site, we do however object to the current plans. This is due to the increased number of vehicular accesses onto the main road, with several within close proximity and with the potential safety risk from drivers being confused on which turning to use. Also, the adverse safety and amenity impacts from the volume of accesses crossing the pedestrian walkway along the main road.</i>	
7	Brooklands Park & Highbrook View. - Road surfacing update (Crest / Renelec documents) Members were querying when the highways through the estate will be adopted by SGC. Originally the plans for adoption were for the summer of 2027 but it is hoped it will be sooner. The Chair, Councillor Andrew Shore noted the recent petition carried out by the Brooklands Park and Highbrook View Residents Association and hopes it has had a positive impact progressing the recent works to the highways and towards the overall adoption by SGC. The Chair noted that, following the recent road surfacing works, there are plans to surface pavements within the Brooklands development during the remainder of July. Some graffiti was reported on a resident's fence. The property owner was encouraged to contact SGC Streetcare who will clear the graffiti at a cost. Proposed Nursery site – Crest Nicholson are looking into the location of a Nursery and the land adjacent to the Community Centre has been cited as a potential option. The parish council have formally approached Crest Nicholson and SGC requesting a section of green space be kept for some recreational green space and/ or a 3G football pitch to be managed by the parish council.	

	A resident asked about feedback from Councillor Dave Addisons contact into SGC Officers / Cabinet Member regarding green space. In regard to the various matters regarding Brooklands, Councillor Andrew Shore advised that he will speak with the Chair of Council, Councillor Dave Addison and the three SGC Ward Members about feedback from their contact with SGC Officers & Cabinet Members and to discuss next steps regarding SGC and Crest. Residents are concerned with speeding vehicles through the parish. The Brooklands sub-committee are due to meet on site at the end of July to walk through the Community Centre subject to Health & Safety regulations allowing for visitors.	Councillor Andrew Shore will speak with the Chair of Council and the three SGC Ward Members
8	Any other business relevant to this committee. - Further update from SGC (road markings) The Chair, Councillor Andrew Shore tabled a document received from SGC on the schedule for new road markings through the district. If members have any thoughts on additional road markings that require updating through Stoke Gifford, then let the Chair/ Clerk know and we can request for the additions to be included. The Chair, Councillor Andrew Shore is pleased that SGC agreed to bring forward the repainting of the badly worn zebra-crossing on Braydon Avenue, which has recently now been done. Councillor Mike Brown has contacted the MP to assist on a pathway outside a property that is uneven and difficult to navigate. The owner of the property is disabled and registered blind, and would like the pathway to be levelled and useable. Councillor Kerion Marsden has received contact from a resident asking for information on a council worker that has been weed killing through the roads on a quad bike near Roman Walk and Constantine Drive. The resident wanted assurances the product used was safe for pets. Councillor Keiron Marsden was informed of some road works that were taking place recently on Winterbourne Road, near rabbit roundabout. The company managing the area was True Speed. The traffic lights were programmed out of sequence and causing a big backlog of traffic both ways. When Councillor Marsden visited the area operatives were removing the traffic lights and the traffic dispersed. Councillor Sue Bandcroft has noticed the Metro bus shelter remains damaged on Hatchet Road. SGC are aware and operatives have visited the site to make safe and tape the area. Councillor Keith Cranney has reported some fly tipping on Station Road, on the	

	entrance to the old Builders site.	
10	Date of next meeting. 23rd September 2025 @ 19:00. The Chair, Councillor Andrew Shore acknowledged the date of the next committee meeting and along with the Clerk will monitor the planning portal in the coming weeks. If necessary, will contact committee members through the summer to go through any planning applications with a due date that falls before the next scheduled parish council meeting.	
11	CONFIDENTIAL ITEMS. To resolve, by the nature of the sensitivity of items, to exclude the press and public [Public Bodies Admissions to Meeting] None.	

The meeting closed at 20:45

Signed: _____

Date: _____

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