



STOKE GIFFORD

PARISH COUNCIL

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STOKE GIFFORD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 23rd September 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, 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	Welcome and apologies for absence. The Chair, Councillor Andrew Shore welcomed all present to the meeting. Apologies received from Councillors Dave Addison and 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 22nd July 2025. Councillor Mike Brown requested a small addition to agenda item 8. The Clerk made the change and then the minutes dated Tuesday 22 nd July 2025 were agreed as an accurate record proposed by Councillor Keiron Marsden, seconded by Councillor Neel DasGupta, unanimously carried.	
4	Public Session [Maximum 15 minutes, up to 3 minutes per person]. Gipsy Patch road safety audit – The Chair, Councillor Andrew Shore has received no update since Richard Gillingham last informed the parish council, they hope to carry out	

the audit following planned roadworks along Gipsy Patch Lane. A resident would like to see a speed measurement device reinstated. Speeding vehicles on Clay Lane – more vehicles are using Clay Lane (due to roadworks nearby), and vehicles are speeding and driving dangerously. Hatchet Road roadworks – Councillor Neel DasGupta has received contact from an SGC Officer with an update on the roadworks. <i>In the first instance, the works are scheduled to be completed by 20th October 2025. Officers from the Streetworks team have been monitoring the roadworks and traffic congestion daily and instigating measures to try and relieve congestion. Also, they have been managing the safety of all road users particularly pedestrian safety near Parkway station railway bridge.</i> <i>Currently the roadworks are situated between Parkway Railway Station entrance and North Road and 3-way temporary traffic lights are in operation which has resulted in severe delays for traffic. It is anticipated that this section of works will be completed within the next few days, and the 3-way lights will be removed and 2-way shuttle lights will be operation. This revised traffic management arrangement should alleviate some congestion along Hatchet Road and Brierly Furlong.</i> <i>However, as works progress along Hatchet Road towards Radcliffe Drive roundabout multi-way temporary lights will again be in operation at the roundabout for safety reasons. However, the Streetworks team will again monitor these works and take any remedial action to minimise congestion.</i> <i>You may be aware that the roadworks in Hatchet Road were scheduled to be carried out in the school summer holidays but had to be postponed due to the A38 flyover closure and the subsequent congestion on the A38 and adjoining roads.</i> Councillors will continue to monitor the roadworks and the Chair; Councillor Andrew Shore will continue to liaise SGC. A resident had a pet killed on Braydon Avenue and pointed out the variant speed limit along Braydon Avenue and questioned how the speed limit could be reduced. The posters are still on the lamp posts regarding the yellow line consultation SGC carried out several months ago. The Chair, Councillor Andrew Shore informed the resident SGC have carried out the initial yellow-lines consultation (as several Parish Councillors and the Clerk were involved) and will chase SGC for an update. The Chair will also add Braydon Avenue to the requested speed monitoring actions across the parish and ask SGC for an update. Highbrook View planning application for 77 new homes – sixty five residents have signed a petition, and it has been added to the application documentation. Road safety audit on New Road – a resident from New Road wondered if the parish council had received feedback from the road safety audit that took place during the summer (school) holidays. The resident will send the Chair the latest information received from SGC. The Chair, Councillor Andrew Shore confirmed no updates had been received and will chase with the SGC Officer.	The Chair, Councillor Andrew Shore to link with SGC on roadworks. The Chair, Councillor Andrew Shore to link with SGC on update on consultation and speed monitoring options.
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	In regard to previous discussions about road maintenance, the Chair, Councillor Andrew Shore advised that SGC had conceded there is no document specifying that tarmac sealant cannot be used. Chair has also been advised that the capital roads budget for South Glos as a whole is c£6m but that really c£16m is needed. The potholes budget is c£800k. Discussions with SGC are ongoing regarding potholes, road maintenance and using sealant.	
5	Update on previous planning applications. The Chair, Councillor Andrew Shore gave a brief verbal update on previous planning applications. ○ 1 Cerimon Gate – outbuilding for hairdressing – SGC consent given (SGPC objection) ○ Aviva Centre – replacement windows & extra roof plant – SGC consent (SGPC no objection) ○ Unit 1400 Newbrick Road – hospital facility amended plans – SGC consent (SGPC no object) ○ 19 Gipsy Patch Lane – dental practice – SGC consent, with hours condition (SGPC no object) ○ Stagecoach depot – refurb – SGC consent given (SGPC no objection) ○ Crest 77 dwellings at Highbrook View (rear of Hambrook Lane) – update following SGC site inspection meeting (8 public present). SSD Committee date tba. Delayed due to pedestrian slope to Hambrook Lane ○ Station Road business units etc – application remains live & pending	
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) P25/02039/F 19 Rolls Royce Plc Rolls Royce Site Gloucester Road North Filton South Gloucestershire BS34 7QE Erection of a temporary tent-like structure for a period of 5no. years. Following a discussion, Councillor Sue Bandcroft proposed no objection, seconded by Councillor Penny Richardson, proposal unanimously carried. b) P25/02099/RM The Railway East of Harry Stoke South Gloucestershire Erection of 94 no. new dwellings, setting out of public open space including a leap and associated landscaping and infrastructure at Phase 5.3 with ap-	

	pearance, landscaping, layout and scale to be determined. Approval of reserved matters to be read in conjunction with Outline permission PT16/4782/O It was noted by the Chair, Councillor Andrew Shore this application falls within the boundary of Winterbourne Parish Council. Following a short discussion, Councillor Andrew Shore proposed the Planning & Transportation committee make comment as a neighbouring parish objecting with concerns over insufficient visitors parking, the tandem parking & widths and the impact on trees, also councillors would like to see a Public Art project involved, and play area opportunities for all ages (young to old) other than just smaller children, seconded by Councillor Keiron Marsden, proposal unanimously carried. Words submitted to SGC planning portal – “As neighbouring parish, Stoke Gifford Parish Council object to this planning application, as currently designed, for the following reasons – 1) Grossly insufficient visitors parking, compromising the amenity & liveability of the development – only 7 visitors spaces provided, whereas policy PSP16 requires 19 such spaces. 2) A high level of tandem parking (around half of the dwellings). This, associated with narrow tandem widths that appear insufficient (vs policy PSP16) to allow bicycles & wheelie-bins to be accessed (without necessitating vehicles manoeuvring on & off-road), will compromise highway safety and amenity for many residents. Plot 34 looks especially tight. 3) Adverse impact upon trees. We also note and agree with the landscape officer’s concerns and comments about needing to retain more trees, especially in regard to the two category A oak trees. We also support many of the other landscape officer’s comments about trees (and root protection), hedgerows and open/green space. 4) A LEAP for smaller children is insufficient. We would also like to see play area opportunities for all ages (young to old). 5) We would like to see a Public Art project involved within the site.”	
7	SGC consultation on potential revisions to ‘Houses in Multiple Occupation: Guidance for New Developments’ SPD (Supplementary Planning Document) - Planning policy guidance BETA - South Gloucestershire Council Councillors and residents have concerns about the current policy with parking and waste collection noted as an ever increasing concern within the Highbrook View/ Brooklands Park state. The Chair, Councillor Andrew Shore will be commenting on the policy and urged Councillors and residents to also make comment. Open until 26th October.	
8	Brooklands Park & Highbrook View. A member of the Residents Forum was present and the Chair, Councillor Andrew Shore invited her to update councillors.	

	Group members from the Residents Forum plan to attend the next South Gloucestershire Council cabinet meeting and are keen to discuss the viability of some recreational space and a 3G football pitch being installed within the development plan on the field adjacent to the community centre. The Clerk advised the Parish Council have contacted SGC and Crest Nicholson to formally request this is included with in the development plans. District Members Councilors Dave Addison, Keith Cranney and Neel DasGupta aim to be present at the meeting and the Chair, Councillor Andrew Shore will also try to be there for the discussion.	
9	Consultation - Telecoms Base Station upgrade at Rolls Royce. The Clerk tabled correspondence to the proposed telecoms development works within the ground of Rolls Royce. Councillors looked through the plans but had no comments to make.	
10	Kings Drive, Temporary Road Closure. The Clerk tabled information on a temporary road closure on Kings Drive, Stoke Gifford. The works involve manhole cover repair and will be operative from 22nd October for a maximum period of eighteen months. The Clerk has added this information to the parish council website.	
11	Any other business relevant to this committee. ○ SGC consultation on proposed A4174 speed limit changes - Stoke Gifford to Bromley Heath The Clerk tabled supporting documents relating to a traffic order on the A4174 Ring Road, Stoke Gifford to Bromley Heath. Purpose of Scheme <i>The proposed reduction in speed limit from 50mph to 40mph between Abbey Wood Roundabout and Bromley Heath Roundabout and the proposed 30mph speed limit at the entrance to UWE, is intended to improve safety for all road users.</i> <i>As part of wider corridor upgrades, this section will see increased pedestrian and cyclist activity due to new crossings and segregated paths. Lowering the speed limit will help reduce collision risk, improve crossing safety, and support the scheme's goal of encouraging sustainable travel.</i> <i>This change is a targeted measure to create a safer, more inclusive transport environment in line with regional and national transport objectives.</i> Proposed Scheme <i>The proposed scheme includes changes to the existing speed limit on the A4174 between Abbey Wood Roundabout and Bromley Health Roundabout, from 50mph to a 40mph and 30mph at the entrance to UWE.</i> The Chair, Councillor Andrew Shore informed councillors that all correspondence is to	

	be directed to Grace Marsden by the 4th October 2025. Councillor Penny Richardson has received contact from residents where an increase of traffic is running through Knightwood Road (off Winterbourne Road) where vehicles are cutting through to avoid roadworks taking place locally. Councillor Neel DasGupta noted the increase in complaints from residents where household bins are being left out on roads following bin collection day. The Clerk informed councillors South Gloucestershire Council have created an app that can be downloaded by residents and it's a good proactive way to source information. Councillor Keiron Marsden had noticed some renovation works taking place on the grounds of the Nuffield Sports Centre and is surprised no planning application has been submitted to the parish council. The scale of the works are unknown. Councillor Keiron Marsden also noticed a new fence erected as a standalone structure which may possibly fall under permitted development rights. On both of Keiron's items, the Chair, Councillor Andrew Shore provided his initial views and offered to look in more detail at the works against the rules on permitted development rights. Councillor Mike Brown continues to consult with the MP in the hope some rectification works will take place to a pathway outside the property of a resident's home who is registered blind/ disabled and unable to gain access to and from their property. The Chair, Councillor Andrew Shore was pleased to announce that following the interview process someone has been appointed as administrator to be based at the Brooklands Park community centre. The post holder will start on Monday 13th October. The Chair asked whether we should look into advertising the site more with signage making it clear to all residents that the new building is a community centre. The Clerk will discuss with the builders.	Clerk to investigate signage
12	Date of next meeting. 28th October 2025 @ 19:00.	
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 20:40

Signed: _____

Date: _____

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