



# STOKE GIFFORD

PARISH COUNCIL

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## STOKE GIFFORD PARISH COUNCIL

### MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 25<sup>th</sup> November 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, K Marsden, T Hyde, P Richardson, and A Shore.

Also in attendance was John Rendell (Clerk) two representatives from Rolls Royce, and seven members of the public.

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| 1 | <b>Welcome and apologies for absence.</b><br><br>The Chair, Councillor Andrew Shore welcomed all present to the meeting.<br><br>The Clerk noted apologies from Councillor Dave Addison.  | <b>ACTIONS</b> |
| 2 | <b>To receive notification of any member's personal or prejudicial interest.</b><br><br>None.  |                |
| 3 | <b>To approve minutes of the last Planning &amp; Transportation meeting dated 28<sup>th</sup> October 2025.</b><br><br>The minutes dated Tuesday 28 <sup>th</sup> October 2025 were agreed as an accurate record proposed by Councillor Sue Bandcroft, seconded by Councillor Keiron Marsden, unanimously carried. |                |
| 4 | <b>Rolls Royce – presentation by RR representatives on the importance of the Bristol site, context &amp; bigger picture etc.</b><br><br>The Chair, Councillor Andrew Shore introduced two representatives from Rolls Royce, who have been invited to talk through the current plans, and also the wider strategy   |                |

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| <p>and future plans for the sites owned by Rolls Royce.</p> <p>The large site is split between three neighbouring councils, Filton, Patchway and Stoke Gifford.</p> <p>Planes and submarines business is currently doing excellently and have been on the increase since covid. The strategy is to expand production and support the next generation fighter jet engines (Tempest), in partnership with Japan &amp; Italy.</p> <p>Rolls Royce recently purchased facilities at 100A Bristol Business Park, the building will accommodate approximately 800 people.</p> <p>The plan is to allow Whittle House to be vacated (2027), re-built and then move staff back to the site fronting onto Gipsy Patch Lane into a brand new modern office block in approx. 5-7 years.</p> <p>3,500 people on site. Composites &amp; defence. £100m supply chain supported nearby. The new style of engine needs a new production capability and an extension of the research &amp; testing facility.</p> <p>A resident believes it's really positive for the local area as the apprenticeship scheme will continue to flourish creating opportunities for the younger generation.</p> <p>Rolls Royce continues to invest heavily in a lot of machinery in local factory. One hundred million invested in phase 1 and one billion in phase 2.</p> <p>A resident noted recent electrical works being carried out on the highway near the Rolls Royce site and asked why they need more power? The site is currently fed with 9MW of electricity. The works are required to accommodate the new more substantial machinery. 20MW is being added, with future-proofing for up to 40MW.</p> <p>Whittle House is planned to be demolished in 2027.</p> <p>Transport deliveries will continue on the through-road on site.</p> <p>Councillor Mike Brown pointed out the Rolls Royce art installation towards the A38 is unkept and untidy.</p> <p>A resident mentioned it was such a shame a large plot of land was sold a number of years ago on Gipsy Patch Lane. The representative agreed and acknowledged staff didn't want to sell the land but at the time it proved the difference between success and failure.</p> <p>Staff retention is a challenge, simple things like providing coffee and providing good light can help.</p> <p>There are currently 1600 parking bays on site, never fully filled but there is a potential that in the future a multi storey car park will be built as the site expands by 300-500.</p> <p>The Chair, Councillor Andrew Shore commented that sometimes we see similar but tweaked planning applications, which can be confusing and repetitive, and that it some-</p> |  |
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|   | <p>times looks to be approached in a piecemeal way. The guests acknowledged these as fair observations, commenting that it was partly due to the new technology and changing requirements, including from government, but that it should hopefully improve.</p> <p>The Chair, Councillor Andrew Shore thanked the representatives for an informative report that was warmly received by residents and members present at the meeting.</p>   |  |
| 5 | <p><b>Public Session [Maximum 15 minutes, up to 3 minutes per person].</b></p> <p><b>P25/00469/F Land at Station Road Little Stoke South Gloucestershire</b><br/> A resident remains concerned about the proposed planning application on the land at Station Road, with business units, including communal facilities including a café, fitness suite and community space. The concern is mainly on access and egress to the venue, causing more traffic along Station Road, Clay Lane and the steep pedestrian steps from Rossall Avenue directing public straight into the road on Station Road which remains a safety concern.<br/> There remains some concern over the pathway along Station Road that is not deemed practical and suitable to accommodate large numbers.<br/> Motor vehicles already speed along Station Road over the speed limit at times.<br/> The Chair, Councillor Andrew Shore has reviewed the documents and confirmed the SGC Transport Team has reviewed the Framework Travel Plan and consider the content and plans to be acceptable. The parking allocation of 33 spaces remains a concern which Councillor Andrew Shore will address SGC's DMC planning committee on (27<sup>th</sup> November), also adding the resident's highway safety concern.</p> <p><b>Gipsy Patch Lane</b><br/> A resident has noticed some works on Gipsy Patch Lane where contractors are jacking up the flyover fractionally. This is to enable some pads to be replaced.</p> <p><b>Redundant office block - Parkway Business Park</b><br/> A resident has made comment previously at a Parish Council meeting expressing concerns over a dormant block of offices and the potential use of the redundant building. The building now appears to be planned for self-storage units and queried whether planning permission is required changing from offices to a business. The Chair, Councillor Andrew Shore believes a planning application will be needed, due to the change of use (different use classifications) and also for the likely physical changes needed.</p> |  |
| 6 | <p><b>St Michaels Primary School – update on the challenges.</b></p> <p>No update.</p>  |  |
| 7 | <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>- Knightwood Farm – crown reduction &amp; crown lift to tree with TPO – SGC permission granted (SGPC no objection)</li> <li>- 5 Somerset Crescent – single-storey side &amp; rear extension – SGC permission granted (SGPC no objection to revised plans, subject to roof tiles colour being</li> </ul>  |  |

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|   | <p>similar)</p> <ul style="list-style-type: none"> <li>- Land at Station Road (flexible office accommodation) – DMC committee meeting on 27<sup>th</sup> November.</li> </ul>  |  |
| 8 | <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) P25/02403/HH 11 Tetbury Close Little Stoke South Gloucestershire BS34 6SD</b></p> <p>Erection of single storey rear extension and single storey rear extension with conversion of existing garage to provide additional living accommodation.</p> <p>Following a short discussion noting the latest revised plans, Councillor Sue Bandcroft proposed no objection to this application subject to consideration of the transport officer's comments about hard-standing off-street parking, seconded by Councillor Keith Cranney, proposal unanimously carried.</p> <p><b>b) P25/02527/F Ground Floor At 4 Parsons Avenue Stoke Gifford South Gloucestershire BS34 8PN</b></p> <p><i>Change of use from hot food takeaway to 1 no. flat (Use Class C3), works to include infilling of shopfront and other associated operations.</i></p> <p>Following a discussion, Councillor Neel DasGupta proposed no objection, seconded by Councillor Keith Cranney, a vote was taken, 5 for, 3 against, proposal carried.</p> <p><b>c) P25/02531/F Installation of 3 no. airlock security access gates to existing fence line at the Rolls-Royce Filton site. (retrospective)</b></p> <p><i>Installation of 3 no. airlock security access gates to existing fence line at the Rolls-Royce Filton site. (retrospective)</i></p> <p>Following a discussion, Councillor Sue Bandcroft, proposed no objection, seconded by Councillor Penny Richardson, proposal unanimously carried.</p> |  |
| 9 | <p><b>Brooklands Park &amp; Highbrook View.</b></p> <ul style="list-style-type: none"> <li>- Update on the community centre from Brooklands Park Administrator.</li> </ul> <p><i>Below is an update on this week's activity and the progress made in preparation for the handover date.</i></p> <ul style="list-style-type: none"> <li>• <b>Broadband and Telephone</b> – Arrangements have been made for the installation of a phone line and broadband service, with a connection speed of 900 Mbps.</li> <li>• <b>Water</b> – Contact has been made with Bristol Water. We are currently awaiting confirmation of the SPID from South Glos Council.</li> <li>• <b>Legionella Testing</b> – Quote received and approved; we are now awaiting confirmation of the next steps.</li> </ul>  |  |

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|  | <ul style="list-style-type: none"> <li>• <b>Building and Contents Insurance</b> – The building insurance quote has been received. We are waiting on a couple of cost details from John Perkins to finalise the contents cover.</li> <li>• <b>Fire Risk Assessment</b> – The assessment has been completed, and the quote received and approved.</li> <li>• <b>Car Park Barriers</b> – Initial contact has been made with Barriers Direct to progress this.</li> <li>• <b>External Signage</b> – Progress is going well, and the signage looks very good. Window graphics for the café and the ‘Brooklands Park Community Hall’ signage are now in progress.</li> <li>• <b>External Signposts</b> – Designs are prepared and quotes obtained. We are awaiting approval to proceed.</li> <li>• <b>Waste and Recycling</b> – Contact has been made with the supplier, the quote has been received and approved, and we are ready to appoint.</li> <li>• <b>Rentokil</b> – Contact made with the supplier; quote received. We are waiting on the local sales representative for the next steps.</li> <li>• <b>Tables and Chairs</b> – These have been sourced through a local company, who are securing them via GO PAK at a trade discount. They will also be able to store the items for us until required.</li> <li>• <b>Soltech</b> – Audit completed, and recommendations provided. Quote received and approved, awaiting next steps.</li> </ul> <p><i>We have already received a strong level of interest in provisional bookings and currently have 10 bookings in the diary, at least half of which are expected to be regular hirers. I am staying in close contact with the Residents’ Association and, once we are in the building, we will be able to support their ‘open day,’ which should drive additional interest and bookings.</i></p> <p><i>Finally, I’ve been in touch with Craig, the new caretaker starting w/c 5th January, and he will be available for the onsite and building handover meeting once the dates are confirmed.</i></p> <p>- Update on plans for land at Harry Stoke/ Brooklands/ MUGA/ Nursery and green space.</p> <p>Crest Nicholson are liaising with the Parish Council and Brooklands Park Residents Association with a proposal for the site on Harry Stoke Road which was previously formally reserved for a new primary school.</p> <p>They held a drop-in session at Highbrook View where the proposed plans were presented to local residents.</p> <p>The proposed plans include 38 residential homes, a multi use games area and a nursery. Included within the plan is a small section of green space.</p> <p>Members and residents then made some comments on the proposed plans.</p> <ul style="list-style-type: none"> <li>- Pleased to see some green space included but would like to see more</li> <li>- Pleased to see the number of homes is less than the pre-planned 50</li> <li>- Good level Sports facilities are included but within the boundary of Winterbourne Parish Council</li> <li>- There is a lack of parks in the immediate area</li> </ul> |  |
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|    | <ul style="list-style-type: none"> <li>- The MUGA could possibly be a little remote, and far from the Community Centre</li> <li>- Building height, density, layout, design &amp; materials need to be in-keeping with the character of Harry Stoke</li> <li>- Layout, boundary treatments, safe access arrangements and adequate parking is also important</li> </ul> <p>The Chair, Councillor Andrew Shore recently visited a similar development designed and built in Ladden Garden Village, in Yate. The Clerk showed some images taken and the green space was vast, compared to the proposed plan on the Brooklands Park site.</p>  |  |
| 10 | <p><b>Any other business.</b></p> <ul style="list-style-type: none"> <li>- <b>Update on Gipsy Patch road safety audit</b></li> </ul> <p>Ben McGee (SGC Strategic Projects Team) has recently contacted the Chair giving an update on the Gipsy Patch road safety audit.</p> <p><i>Following implementation, feedback was received from members of the public and the Parish Council that the addition of the bus lane had made it dangerous for vehicles to pull out from these junctions. The Stage 3 RSA now confirms these junctions present a heightened risk due to visibility constraints, driver behaviour, and junction layout. Since implementation, eight personal injury collisions have occurred at Station Road and Gifford Crescent, predominantly involving cyclists and motorcyclists.</i></p> <p><i>It is important to note that the Stage 3 RSA explains that the types of collision on Gipsy Patch Lane have changed as a result of the CPME scheme. Previously, there were more ‘shunt’ type incidents, which have reduced since the scheme was implemented. In addition, post CPME scheme implementation speed and traffic volume monitoring has indicated that the CPME scheme has not increased traffic volume nor led to higher vehicular speeds on Gipsy Patch Lane. Therefore, the CPME scheme has <b>not</b> turned what was a safe road into an unsafe road.</i></p> <p><i>The design of the bus lane crossing the side junctions accords with the relevant national design guidance – it is not a novel design. Nevertheless, the Stage 3 RSA recommends, in summary, that small scale changes be made at the junctions to partially mitigate the problem as swiftly as possible, and to investigate what longer term and potentially more substantial mitigations could include.</i></p> <p><i>SGC officers are in the process of designing these small scale changes at the junctions. These are likely to be comprised of an extension of the red high friction surfacing across the junction mouths, with the addition of painted cycle symbols and ‘look out for cyclists’ warning signs.</i></p> <p><i>Officers are also in the process of procuring a ‘conflict study’ which will use CCTV cameras to film behaviour at the junctions over a continuous one week period before the changes are introduced, and then again for a week after the changes have bedded in. The recorded footage will be assessed by AI for whether the small scale changes improve the issues.</i></p> <p><i>In parallel with and following this, officers will also investigate, in line with the RSA rec-</i></p> |  |

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|  | <p><i>ommendations, what more substantial changes (if any) may be needed. The outcomes of the conflict study will help to inform whether any more substantial interventions are required following the smaller scale changes.</i></p> <p><b>Next steps</b></p> <p><i>Officers will provide a further update when the design of the small scale changes at the side junctions is complete and what the estimated timescale for implementation (together with the other small scale remedial works) is. When the design work is complete the RSA documentation will also be completed, and this can then be provided for information.</i></p> <p>The Chair, Councillor Andrew Shore responded to Ben McGee following recent discussions with Parish Councillors and local residents and shared his thoughts.</p> <ul style="list-style-type: none"> <li><i>• The east-bound bus lane on Gipsy Patch Lane seems to run up very close to the Gifford Crescent junction</i></li> <li><i>• This means vehicles needing to turn left into Gifford Crescent don't have much time/distance to pull across to the inside lane before the junction (because there isn't much of an inside lane until the last couple yards)</i></li> <li><i>• This can put drivers at potential conflict not just with buses but also with the cycles that are permitted to use the bus lane, as they turn across</i></li> <li><i>• If the bus lane stopped a bit further back from the junction, drivers would have more time &amp; distance to manoeuvre their way across ready to turn in</i></li> <li><i>• I compared it to the Station Road junction. In that case, the bus lane seems to stop further back (on Gipsy Patch Lane) from the junction</i></li> <li><i>• As discussed, it would be good if you can check if this (at the Gifford Crescent turn-in) meets the requirements/specification?</i></li> <li><i>• Even if it does, I would still suggest that stopping the bus lane a few metres further back before the Gifford Crescent turning (much like with the Station Road turning) could potentially help improve things</i></li> </ul> <p>A resident would also like to see the Smithcourt junction monitored along with the Station Road and Gifford Crescent junctions.</p> <p>- <b>Update on National Grid works along Hatchet Road</b></p> <p>The Chair, Councillor Andrew Shore informed members the current roadworks along Hatchet Road will be completed in the coming days. The pathway running alongside Hatchet Road (Meade Park side) is also scheduled to be completed imminently. It will leave the Hatchett Rood / Winterbourne Road to be crossed as a separate piece in January, to be carried out at night.</p> <p>- <b>SGC consultation on Stoke Gifford – Filton Road - Proposed parallel crossing (open until 29<sup>th</sup> Nov)</b></p> <p>The Council proposes to install a Parallel crossing across Filton Road, Stoke Gifford, east of its junction with Coldharbour Lane.</p> |  |
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|    | <p>Full details of the proposals are contained in the Notice of Proposals. If you would like to view the Notice of Proposals, a location plan and a statement of the Council's reasons for introducing the measures, you may do so by viewing the documents section of this consultation.</p> <p>The preferred way to access documents and submit a written response is by electronic means.</p> <p>Consultation opened: 5<sup>th</sup> November 2025</p> <p>Consultation closes: 29<sup>th</sup> November 2025</p> <p>- <b>Vehicles reversing on Winterbourne Road</b></p> <p>Councillor Penny Richardson has been contacted by residents who are concerned about the number of vehicles stopping on Winterbourne Road and reversing dangerously into Knightwood Road against the flow of traffic. Councillor Richardson has reported this to the Local Beat Team but keen for an update. The Chair, Councillor Andrew Shore will contact the Police to action.</p> | Andrew Shore to contact Police. |
| 11 | <p><b>Date of next meeting.</b></p> <p>27<sup>th</sup> January 2026 @ 19:00.</p>   |                                 |
| 12 | <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 21:15

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

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

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