



STOKE GIFFORD

PARISH COUNCIL

Community Hall, Little Stoke Lane, Little Stoke, Bristol, BS34 6HR

Tel: 01454 865202

Email: clerk@stokegifford.org.uk

Web: www.stokegifford.org.uk

STOKE GIFFORD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 24th February 2026

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, T 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. No apologies as all members present.	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 27th January 2026. Agenda item 4 – change Simmonds Close to Rock Lane, and agenda item 8 add a 'w' to the name Andrew. With the above changes the minutes dated Tuesday 27 th January 2026 were then agreed as an accurate record proposed by Councillor Keiron Marsden, seconded by Councillor Sue Bandcroft, proposal carried (two abstentions due to not being present at the meeting).	

<p>4</p>	<p>Public Session [Maximum 15 minutes, up to 3 minutes per person].</p> <p>A resident from Brooklands Park was present to speak directly to the District Members regarding the emotional feeling on the lack of green open space, amenities, and sports facilities within the Brooklands Park estate. The planned Lot 4 sports facility falls within a neighbouring parish and across a main road so not easily accessible to residents. The resident is pleased to see the Parish Council take on the management of the Community Hall; however, this remains the only community provision within the estate. The resident is seeking support from the District Members and asked if the independent evaluation report can be reviewed. The resident mentioned the local group are investigating the possibility of employing a specialist to help investigate the policy of a proportion of open green space within a newly built estate, including community buildings and infrastructure.</p> <p>The resident confirmed a Freedom of Information request has been sent to SGC and they have received a response back requesting an extended twenty days for a response. The FOI went to many SGC Personnel including Tina Reiney, Nigel Riglar and Chris Willmore.</p> <p>The District Members will chase the FOI request and continue to link with the resident.</p>	<p>Cllrs DA KC & NDG to monitor the FOI and consult with the resident.</p>
<p>5</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"> - Rolls Royce – erection of a tent-like structure – SGC consent given (SGPC no objection) - 67 Ratcliffe Drive – side extension & garage conversion – SGC consent given (SGPC no object) - 20 Oxbarton – rear extension & garage conversion - SGC consent given (SGPC no objection) - Totem sign on SGTL road – SGC consent given (SGPC no objection) - 29 York Close – 2.63m timber fence to replace lower wall– SGC consent given (SGPC object) SGC officer felt it acceptable, however it should have gone onto Circulated Schedule but somehow it didn't. - 87 Elm Close – rooflights & rear dormer – SGC refused (SGPC objection, for differing reasons) SGC refused as rear dormer would become a dominant and discordant feature on the roof, didn't reference our SGPC comments about front window misalignment. - 12 Chevening Close – rear extension – SGC consent given (SGPC raised concerns & requested plans for construction & materials delivery). SGC case officer wrongly stated no SGPC comments but has added a 	

	<p>condition that goes part way to addressing our concerns.</p>	
<p>6</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 or Public Holidays.</p> <p>The above condition request is added to the Parish submissions, where appropriate.</p> <p>a) P26/00176/HH Ivy House Mead Road Stoke Gifford South Gloucestershire BS34 8PS <i>Erection of a first floor side extension and conversion of existing garage to form additional living accommodation.</i></p> <p>Following a discussion, Councillor Sue Bandcroft proposed no objection, seconded by Councillor Neel DasGupta, proposal unanimously carried.</p> <p>b) P26/00198/HH 80 Simmonds View Stoke Gifford South Gloucestershire BS34 8HL <i>Erection of single storey rear extension to form additional living accommodation. Erection of side conservatory (Retrospective)</i></p> <p>Following a discussion, Councillor Dave Addison proposed no objection, seconded by Councillor Keith Cranney, proposal carried (one abstention)</p> <p>c) P26/00278/CLP Unit H2 Bolingbroke Way Patchway South Gloucestershire BS34 6FE <i>Installation of security shutters to front elevation.</i></p> <p>Following a short discussion, Councillor Dave Addison proposed no objection, seconded by Councillor Keith Cranney, proposal carried.</p> <p>d) P26/00291/F Unit G8 Bolingbroke Way Patchway South Gloucestershire BS34 6FE <i>External alterations to existing building to include new access doors and exterior metal panelling. Creation of a fenced plant compound and erection of new perimeter fencing and 2no. electronic access gates</i></p> <p>Following a short discussion, Councillor Keith Cranney proposed no objection, seconded by Councillor Dave Addison, proposal unanimously carried.</p> <p>e) P26/00296/F Rolls Royce Plc Rolls Royce Site Gloucester Road North Filton South Gloucestershire BS34 7QE <i>Realignment and installation of ground services and utilities ahead of future redevelopment.</i></p> <p>Following a discussion, Councillor Sue Bandcroft proposed no objection, seconded by Councillor Dave Addison, proposal unanimously carried.</p>	

<p>7</p>	<p>Brooklands Park & Highbrook View.</p> <p>The Chair, Councillor Andrew Shore informed all present the Parish Council was formally handed the keys to Brooklands Park Community Hall by SGC on Monday 23rd February. Discussions have been taking place on and off since 2019 and SGPC are excited to announce the opening of a much needed community building in the heart of the Brooklands Park housing development.</p> <p>The Chair, Councillor Andrew Shore thanked the staff and Councillors involved for the time and effort put in ensuring Stoke Gifford Parish Council take ownership of a practical and energy efficient community asset, offering the residents towards the southern end of the Parish an invaluable community space to enjoy.</p> <p>The Chair thanked the Clerk for overseeing the management of the project and the time spent especially in recent weeks ensuring the building was formally signed off from Crest Nicholson, passed to SGC, and then handed to the Parish Council.</p> <p>Members joined in a vote of thanks to everyone involved.</p> <p>The Café is now open and operating on a similar basis to Little Stoke Community Hall and will be a great asset to the site. Opening times 07:30-15:00.</p> <p>Once an official open day is confirmed the Parish Clerk will advertise it and let everyone know. The date is likely to be towards the end of March.</p> <p>Crest Nicholson and John Perkins still have some minor works to take place and are both consulting with the Clerk on getting this work completed. The work will not impact hirers.</p> <p>This includes some groundwork at the front of the building where tarmac levels need adjusting. This will take place when the contractors are back in the area carrying works to the highways.</p> <p>A resident highlighted the iron works (manholes) on Clover Way are protruding high out the ground and in need of attention. The Clerk has been notified from Crest Nicholson further works to the highways are due to be conducted towards the end of March/ early April.</p>	
<p>8</p>	<p>Any other business.</p> <ul style="list-style-type: none"> - Updated SPD (Supplementary Planning Document) for HMOs - Potholes – Chair’s verbal update following meetings with South Glos Council - A38 Flyover Works https://beta.southglos.gov.uk/gloucester-road-flyover/ <p>The Chair, Councillor Andrew Shore advised members that there is now a revised SPD for HMOs, recently updated following consultation inputs.</p> <p>The Chair, Cllr Andrew Shore provided an update on his recent on-site meetings with SGC Highway Asset Manager Darren Davidson and SGC Cabinet Member Cllr Sean</p>	<p>Councillor Andrew Shore to contact contractor.</p>

	<p>Rhodes out at New Road and North Road (and showed Kingsway photos) regarding potholes. Photos were shown of repairs recently been done at New Road. Cllr Andrew Shore remains in contact with SGC regarding the use of sealant and cutting back and cleaning out larger patches, to reduce the need for revisits. Unfortunately, there is insufficient money for all the desired road repairs, even with extra government funding.</p> <p>Councillors have noticed the restoration works to the tarmac across the highway adjacent to the Hatchet Road roundabout, off Gipsy Patch Lane has failed and is in poor condition. The work was conducted only a month or so ago, by the contractor operating for National Grid. The Chair, Councillor Andrew Shore will contact the contractor undertaking the works to the highways.</p> <p>Councillor Dave Addison has noticed the temporary traffic lights are not coordinated on Hatchett Road causing a backlog of traffic both ways.</p> <p>The Chair, Councillor Andrew Shore outlined that a second set of works is needed, on the A38 flyover, this time extending south as well as north of the Gipsy Patch Lane junction. It runs until February 2027, to be done in stages and with full closure for a week in July 26 and a weekend in September 2026.</p> <p>Councillor Sue Bandcroft informed members a new Bus timetable is due out in April 2026. This includes new routing across the old airfield for the m4 Metrobus.</p> <p>Councillor Keiron Marsden has highlighted concerns over the general speed of vehicles on Great Stoke Way on the stretch of road from the rabbit roundabout and it becomes particularly dangerous on the approach to the Parkway North roundabout with vehicles approaching with high speeds. Its difficult and dangerous for pedestrians to cross the road with the absence of a pedestrian crossing and clear vehicle speed signage.</p>	
9	<p>Date of next meeting.</p> <p>24th March 2026 @ 19:00.</p>	
10	<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 20:40

Signed: _____

Date: _____

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