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, 22nd September 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, K Cranney, N DasGupta, K Marsden, P Richardson and A Shore.
Also in attendance was John Rendell (Clerk) and eight members of the public.

1	**Welcome and apologies for absence** The Chair, Councillor Andrew Shore welcomed all present to the meeting. The Clerk informed members that apologies have been received from Councillors Tony Hyde and Mike Brown.	**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 28th July 2026** Following some minor amendments, the minutes dated Tuesday 28th July 2026 were agreed as an accurate record, proposed by Councillor Keiron Marsden, seconded by Councillor Keith Cranney, a vote was taken, 6 for and 1 abstention (due to not being present at the meeting), proposal carried.	
4	**Public Session [Maximum 15 minutes, up to 3 minutes per person]** New Road – a resident remains in contact with SGC officers regarding concerns about safety following highway reconfiguration works and the removal of vegetation and a tree on New Road and will be arranging an on-site meeting. The resident asked parish council-	

	lors to also be present and help support the requested works. Hitachi depot – Stewart Harris TMC Manager has responded to a resident in New Road regarding the noise and movements of machinery on site. They have Klaxons that sound when a train movement is being performed through and into the wheel lathe building. It's a safety feature to warn staff of the train movement. Stewart Harris responded with the following: *We are engaging with our contractor who service and maintain this equipment to measure the noise levels and reduce where safely possible, without impacting the safety of staff on depot.* The resident along with Councillors have been invited on a tour of the site. Gypsy Patch Lane audit – the Clerk chased Ben McGee for an update this week who is on annual leave. Morrisons Daily – the store has been closed for the past two days.	
5	**Update on previous planning applications** The Chair, Councillor Andrew Shore gave a brief verbal update on previous planning applications. Some District Councillor requests for applications to go to committee have been turned down by the SGC Chair on the basis of "decision does not appear finely balanced"	
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)*** **P26/01851/F Rolls Royce Plc Rolls Royce Site Gloucester Road North Filton South Gloucestershire BS34 7QE** *Erection of 2no. buildings to form engine test bed facility with associated development and works* Following a short discussion, Councillor Dave Addison proposed no objection to this planning application, seconded by Councillor Sue Bandcroft, a vote was taken, 6 for, 1 abstention, proposal carried. **b) P26/01850/RVC Crantock Filton Lane Stoke Gifford South Gloucestershire BS34 8QN** *Variation of condition 7 attached to permission P26/00569/HMO to amend the approved plans. Erection of front porch and side extension for outdoor storage. Erection of bin and bike store. Erection of two storey rear extension to form additional bedrooms for existing large house in multiple occupancy (HMO) (Sui Generis) for a maximum household of 9no. people.* Following a discussion, Councillor Keiron Marsden proposed to object to this planning	

	application, due to the element that proposes a change to the main roof. This will create a top part of the dwelling that (to the sides) overhangs the beneath part. This goes in the opposite direction of planning policy for extensions to be visually subservient. It would lead to an inharmonious, incongruous, discordant aspect to an already large dwelling. It would also add further dominance and light impact over the neighbouring dwellings (especially to the west), seconded by Councillor Andrew Shore, proposal unanimously carried. **c) P26/01916/F Car Park Adjacent to Bristol Technology Engineering Academy New Road Stoke Gifford South Gloucestershire** *Erection of 1no. teaching building with ancillary works and facilities for the temporary period of 5 years* Following a discussion, Councillor Sue Bandcroft proposed no objection to this planning application, seconded by Councillor Penny Richardson, a vote was taken, 6 for 1 abstention, proposal carried. **d) P26/01487/HH Upper House Knightwood Farm Mead Road Stoke Gifford South Gloucestershire BS34 8PS** Erection of 1.5m boundary wall and entrance gates Following a short discussion, Councillor Neel DasGupta proposed to object to this planning application, as currently presented, due to insufficient information to (a) clearly identify the location of the proposed opening and (b) to fully understand how the wall and gates will look. We would therefore like to see more details to review before updating our comments, seconded by Councillor Keiron Marsden, a vote was taken, 5 for, 2 abstentions, proposal carried. **e) P26/02053/F The Court the Green Stoke Gifford South Gloucestershire BS34 8PD** Change of use from offices (Class E) to SEND learning and skills centre (Class F1) as defined in the Town and Country Planning (Use Class Order) 1987 Following a discussion, Councillor Dave Addison proposed no *objection to this planning application, but we have concerns about how the parking spaces and drop-off zone are to be managed.* *Could the cycle storage provision & it's location also be clarified, seconded by Councillor Keith Cranney, a vote was taken, 5 for, 1 against, 1 abstention, proposal carried.*	
7	**Brooklands Park & Highbrook View** The Chair, Councillor Andrew Shore confirmed Crest Nicholson have completed the surfacing work on Oxleigh Way, a large section of Clover Way and the road near the community hall recently. More resurfacing works are due towards the end of September 2026. Crest Nicholson will also be returning to repair some surfacing work that failed to take when first installed.	

	The yellow lines are yet to be installed. The Chair continues to link with Neil Jarvis (Residents Association) as members of the group plan to attend the next South Gloucestershire Council Full Council meeting. The group will be addressing their concerns with District Councillors and officers. The Chair has received confirmation from Crest Nicholson the planned general waste bin installation has been delayed as the road surfacing work has taken preference. Councillors were disappointed to learn this as the installation of bins in the area is needed. They are expected to be fitted in the coming week. The Clerk showed images from the Chair of highway drains on the screen showing sections of tarmac surrounding the drains have crumbled away. They have subsequently been repaired by Crest's contractor but are still not satisfactory as a permanent repair. A member of the Residents Association has noticed vehicles being parked on the roadside near the community hall and asked councillors if it would be possible to erect some car park signage informing community hall users there is a car park at the rear of the site. The Clerk will add more detail to the Parish Council website regarding the car park facility. Councillor Keiron Marsden will update the entry on Google maps. It was noted the Little Stoke Matters magazine doesn't yet get delivered to the Brooklands Park & Highbrook View estate. Whilst they are unable to deliver the leaflets the Clerk will ask for more copies of the magazine to be stored in the main reception of the Brooklands Park Community Hall. Councillors Andrew Shore, Dave Addison and Sue Bandcroft recently held a councillor surgery held at Brooklands Park community hall, no residents attended the session.	Clerk to update website KM to update Google maps Clerk to contact Matters Magazine editor
8	**Any other business relevant to this committee** Electric car charging installation – councillor Keith Cranney noted that South Glos Council are currently holding discussions on EV charging points as there are issues with laying the caballing under unadopted land. Road markings under parkway bridge – Councillor Sue Bandcroft would like to see South Glos Council add road markings under the bridge to ease daily traffic issues in the area. District Councillor Dave Addison advised Councillor Sue Bandcroft to request the work via SGC Streetcare Report-It. Councillor Tony Hyde – Councillor Sue Bandcroft has visited Councillor Hyde in hospital, and he is moving to a nursing home in the coming days. Horizon Site – Councillor Keith Cranney highlighted that despite yellow lines being in place on the roads through the Horizon site vehicles continue to park on them with no monitoring in place. Councillor Cranney receives regular reports of parking issues. Councillor Dave Addison believes South Glos Council are aware of the issues and looking to send the Enforcement Team.	
9	**Date of next meeting**	

	27th October 2026 @ 19:00. To be held at Brooklands Park Community Hall.	
10	**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