

**STOKE GIFFORD PARISH COUNCIL
PLANNING AND TRANSPORTATION COMMITTEE**

**HELD AT 10AM ON TUESDAY, 5TH SEPTEMBER 2019 at the
LITTLE STOKE COMMUNITY HALL**

Ref: 09/19

PRESENT:

Cllrs D Addison [DA] [Chair], E Brown [EB], M Brown [MB], and K Cranney [KC].

In attendance – S Shield (Clerk).

Ref	Description	Action/ Completion Date
378.	WELCOME AND APOLOGIES FOR ABSENCE Apologies were received from Cllrs B Allinson, D Beesley, M Lavis and D Pembury.	
379.	TO RECEIVE NOTIFICATION OF ANY MEMBERS PERSONAL OR PREJUDICIAL INTEREST DA declared he was Chair of the Stoke Gifford Trust Ground. EB declared his membership on the SGC Planning Committee and KC declared SGC Regulatory.	
380.	PUBLIC SESSION [3-5 MINUTES PER PERSON WITH A MAXIMUM OF 15 MINUTES PER SESSION] 5 members of the public attended the meeting to observe proceedings and comment on PT17/5810/RM at the appropriate time during the meeting.	
381.	PLANNING APPLICATIONS P19/09599/F - Unit 230 Bristol Business Park The Close Stoke Gifford South Gloucestershire BS16 1FJ - Erection of cycle storage cage. Installation of a ground floor entrance door to replace existing window. No Objection P19/10105/PDR - 2 Brins Close Stoke Gifford Bristol South Gloucestershire BS34 8XU - Demolition of existing carport. Erection of single storey side extension to form additional living accommodation. No Objection P19/10598/F - 39 Adelante Close Stoke Gifford Bristol South Gloucestershire BS34 8RT - Erection of a single storey rear extension to form additional living accommodation. No Objection P19/10870/F - 15 Tyrrel Way Stoke Gifford Bristol South Gloucestershire BS34 8UY Erection of two storey and single storey rear extensions to form additional living accommodation. No Objection (Obscure glazing to be considered if impacting neighbouring property). P19/10966/F - 14 Wrington Close Little Stoke Bristol South Gloucestershire BS34 6EU Erection of a two-storey side extension to form additional living accommodation. No Objection P19/10929/RVC - Coulstreng Harry Stoke Road Stoke Gifford South Gloucestershire BS34 8QH - Variation of condition 2 attached to planning permission PT17/2651/F to	

substitute the approved plans. Demolition of existing dwelling and garages. Erection of 4no dwellings and associated works. **Objection** (Over development and access concerns highlighted. A couple of the proposed properties are now considerably larger than the previous application and appear to now be shown situated in a more prominent position on the skyline making them more visible from a significant distance from various directions. Local Member to call to sites).

P19/11329/OHLE - Highbrook Park Harry Stoke - Application for consent under Section 37 of the Electricity Act 1989 for the erection of 1no. pole (A) into existing line and removal of existing poles (B,C and D). The application is made under section 5(2) of The Overhead Lines (Exemption) (England and Wales) Regulations 2009 - Planning Act 2008. **No Objection**

P19/8768/F - 20 Smithcourt Drive Little Stoke Bristol South Gloucestershire BS34 8NA Erection of first floor rear extension to form additional living accommodation. Garage Conversion. **No Objection**

PT17/5810/RM - Land At Harry Stoke Harry Stoke Road Stoke Gifford Bristol South Gloucestershire BS34 8QQ - Erection of 763 dwellings, community building, nursery and retail units with parking, landscaping and associated works. (Approval of reserved matters to be read in conjunction with outline planning permission PT06/1001/O). (Residents in attendance expressed their ongoing concerns regarding a number of factors relating to this planning application and specifically timescales for loading documents onto the portal, the retention of existing footpaths, rural edge compliance concerns, proportion of affordable dwellings, site access, the loss of the existing moat, and future maintenance of grounds in particular hedges.

There have been numerous concerns with the timescales and sequencing involved in uploading general documents for display onto the planning portal leading to numerous delays in the planning process. Reasonable timescales not adhered to in order to assess complex planning documents throughout this process.

Recommendations were made to retain existing footpaths instead of proposing new locations. Routes to be reconsidered as a lack of clarity provided within existing documents. The footpath nearest the ring road doesn't appear to be retained.

Rural edge compliance concerns highlighted (type, appearance/height/materials). Needs to reflect other aspects and be more in keeping with the immediate area. Strong concerns the Design Code being non-compliant particularly in Harry Stoke Road South.

Proportion of affordable dwellings disproportionate with other aspects nearby in particular on other rural edges. Should be greater spread throughout the proposed development. Big clusters of affordable properties shown in Urban Edge rather than the Urban Core.

Concerns about no site access and highways signage relating to vehicular access following several reported incidents on site.

Strong concerns about the proposed loss of the existing Moat which acts as an attenuation rather than everything heading to the Ham Brook. Organisations including The Wildlife Trust and University College London are currently promoting the retention of ponds for biodiversity reasons and to regenerate wildlife. Infrastructure remains a general concern for the site with the lack of proposed facilities being planned.

Concerns regarding proposals for planting and the ownership of future maintenance

particularly relating to hedges).

382. NEXT MEETING – 7pm, Tuesday, 24th September 2019.

Signed

Dated:

Cllr Dave Addison (Chair) On behalf of Stoke Gifford Parish Council

DRAFT