



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, 28th September 2021 at 19:00.

EMERGENCY PROCEDURE

In the event 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 reminded to either switch off or make silent their mobile phones.

PRESENT:

Cllrs A Shore (Chair), D Addison, B Allinson, E Brown, M Brown, T Jones and D Pembury.

Also in attendance were Councillors Anthony Hyde & Sue Bandcroft, J Rendell (Parish Clerk), 2 representatives from BOKLOK and three local residents.

1.	Welcome and apologies for absence The Chair, Councillor Andrew Shore welcomed all present to the meeting. Newly Co-Opted Councillor Anthony Hyde is present and wishes to join the Planning & Transportation Committee, the Chair, Councillor Andrew Shore proposed to welcome Councillor Hyde to the Planning & Transportation Committee, seconded by Councillor Trevor Jones, proposal carried. Councillor Hyde then joined the rest of the committee. Apologies were received from Councillors Keith Cranney and Jacqueline Henshaw. Councillor Brian Allinson was standing in for Councillor Keith Cranney.	ACTIONS Clerk
2.	To receive notification of any member's personal or prejudicial interest.	

	<p>Councillor Dave Addison declared he is Chair of Stoke Gifford Trust.</p> <p>Councillor Ernie Brown declared his membership of the South Gloucestershire Council Planning Committee.</p> <p>Councillor Trevor Jones declared he is on the South Gloucestershire Council Planning Committee and is a Winterbourne Parish Councillor.</p>	
3.	<p>To approve minutes of the last Planning & Transportation meeting dated 27th July 2021.</p> <p>The minutes dated Tuesday 27th July 2021 were agreed as an accurate record proposed by Councillor Mike Brown, seconded by Councillor Dave Addison, unanimously carried.</p>	
4	<p>Public Session [Maximum 15 minutes, up to 3 minutes per person]</p> <p>A local resident was present to ask members for guidance on engaging with South Gloucestershire planning officers, to avoid a protracted process in regard to submitting/re-submitting his application in the area. There was no information or discussion about the application, the South Glos processes for pre-application advice and for applications was outlined.</p> <p>Another resident was present to speak in regard to a planning application on a site which he is undertaking at 190 North Road. The planning application is being discussed later on the agenda.</p>	
5	<p>Neighbouring Parish Planning Applications - BoKlok proposals on land at Hoodlands Farm, Hambrook Lane (Presentation)</p> <p>The Chair, Councillor Andrew Shore informed members of a proposal which falls within Winterbourne Parish Council but have been asked to present to Stoke Gifford Parish Council as the proposed location falls near the boundary line of Stoke Gifford and may impact.</p> <p>Two representatives gave a presentation to members setting out the plans.</p> <p>BoKlok have submitted a planning application to South Gloucestershire Council for 50 new homes with a mix of 2 and 3 bedroom affordable (36%) and open market homes. The planning reference is P21/05128/F.</p> <p>BoKlok (a company set up by Skanska and IKEA) are well known in Scandinavia for developing sustainable housing schemes. BoKlok's aim is to keep local community at the heart of their developments, ensuring that the homes are genuinely low cost and communal space is provided onsite to encourage a sense of community.</p> <p>It's a vital element of any BoKlok project that the spaces between buildings</p>	

	<p>promote life and activity. There is an aspiration that the Hoodlands Farm BoKlok scheme will have a green heart at its core – an external place where residents can congregate to socialise, relax, or play in a high-quality landscape setting.</p> <p>The development is on a 4.5-acre site and will involve 18 old trees being removed and replaced with 61 new trees. Practical limitations to work around include a 1:13 gradient and a 33kV electricity cable. Access is to be off Hambrook Lane initially, expected to be moved to the north at a later date.</p> <p>Members asked some questions regarding the development and thanked the representatives for the presentation. The formal planning application is currently still under consideration by South Gloucestershire Council. The Chair, Cllr Andrew Shore, reminded members that the Parish Council currently remain able to submit comments, should we wish to do so.</p>	
<p>6</p>	<p>Advertising boards on Parish Council grounds</p> <p>Parish Clerk explained to members that the resident football club have approached the Parish Council to seek permission to erect advertising boards around a section of the main football pitch.</p> <p>Request received from football club:</p> <p><i>I would just like to take this opportunity to thank Stoke Gifford Parish Council for giving us permission to put up advertising boards around the pitch to enable us to raise funds to keep our club going.</i></p> <p><i>Our proposals for the boards are as follows:-</i></p> <ol style="list-style-type: none"> <i>1. We are planning to put up boards from the home dug out up to the corner flag in front of the cafe, facing out towards the car park. Then from the corner flag to the opposite corner flag in front of the 4G pitch, with the boards facing towards the pitch.</i> <i>2. The size of the boards are currently 2.4M x 900. They have been designed so they will fit nicely on 2 upright posts on the pitcher barrier so they are solid and secure and cannot be damaged or removed easily.</i> <i>3. All boards will be of a high standard and will not under any circumstances have any type of neon lights attached to them</i> <i>4. We will only be advertising local businesses from the surrounding area and not any large corporate companies.</i> 	

	<p>5. <i>If any boards are badly vandalised with graffiti we will have them cleaned up as soon as possible, but if any boards are vandalised with abusive language they will be removed straight away (we are aiming to do this within 12 hours, as our Committee are all volunteers, but we will do our utmost to do it as soon as we can).</i></p> <p>6. <i>We are happy for this to be reviewed in the close season to confirm that both parties are happy with the management of the boards.</i></p> <p>Some members were concerned the boards would block the views to the recreational area and green space and didn't want the outlook of the site to be compromised by packing the boards together and creating an enclosed 'block wall effect'. Councillor Andrew Shore had some concerns about how this may impact other users and hirers of the Parish facilities beyond football and the football club, who may also wish to advertise. Following a lengthy discussion, Councillor Brian Allinson Proposed the Parish Council approve the request for signage to be installed but the Football club must obtain permission from the Parish Council before each board is installed. As per the request the boards are only to be erected covering the area between the dugout and the far corner flag adjacent to the 3G court totalling a maximum number of 12, seconded by Councillor Dave Addison, a vote was taken, 6 for, 1 abstention, proposal carried.</p>	
<p>7</p>	<p>Preliminary Inquiry – Curtis Lane, Off Hambrook Lane, Stoke Gifford, Bristol, Somerset, BS34 8QF, NGR: E: 363390, N: 179596</p> <p>Parish Clerk has received plans from WHP Telecoms:</p> <p><i>EE and Hutchison are in the process of upgrading a number of sites in the UK to make them 5G. This upgrade process will primarily involve swapping existing equipment and replacing this with new apparatus. A number of sites to facilitate capacity and this vital 5G upgrade require a second monopole in addition to the swap out of the existing monopole. The attached drawings capture the upgrade and form the basis of what will be submitted to the LPA.</i></p> <p><i>The purpose of this letter is to inform stakeholders prior to upgrading the site. The upgrade will not materially affect the building / installation or the surrounding area.</i></p> <p><i>If you have any comments prior to this minor upgrade development submission we look forward to receiving these. Please do not hesitate to contact me if you require any further information.</i></p> <p>Members noted this information.</p>	

8

Planning Applications

a) P21/05423/F - Ashley Down Old Boys RFC Bonnington Walk Stoke Gifford South Gloucestershire BS7 9YU

Following a short discussion, Councillor Trevor Jones proposed no objection to this planning application, seconded by Councillor Dave Addison, carried.

b) P21/05459/F - Hitachi Rail Europe Ltd Northway Filton South Gloucestershire BS34 7QG

Following a short discussion, Councillor Mike Brown proposed no objection to this planning application, seconded by Councillor Dave Addison, carried.

c) P21/05537/F - 1 Roman Walk Stoke Gifford South Gloucestershire BS34 8UH

Following a short discussion, Councillor Andrew Shore proposed no objection to this planning application, seconded by Councillor Dave Addison, unanimously carried.

d) P21/05529/F - Land At 190 North Road Stoke Gifford South Gloucestershire BS34 8PH

The neighbour/ co-owner was present to answer any queries that may arise with this application. The applicant indicated he was considering using stone in place of some wooden boarding, the Chair Councillor Andrew Shore reminded members that the application currently submitted contains wooden boarding rather than stonework.

Members had concerns with the height of the proposed roof line, and 2.5 storey would make the new dwellings out of keeping with the area and make the new houses over dominant.

Councillor Trevor Jones flagged up that the Conservation Officer had raised concerns about the scale, design and intensity of the development.

Following a lengthy discussion, Councillor Ernie Brown proposed the Parish Council object to this planning application on grounds of the proposed raised roof line making the new houses over dominant, seconded by Councillor Andrew Shore with the addition of members sharing the Conservation Officer's concerns, a vote was taken, 4 for, 3 abstentions, proposal carried.

e) P21/05732/ADV- Land Off Fox Den Road Stoke Gifford South Gloucestershire BS34 8SR

Following a short discussion, Councillor Dave Addison proposed no objection to this planning application, seconded by Councillor Ernie Brown, carried.

f) P21/05965/F - Mead House Mead Road Stoke Gifford South Gloucestershire BS34 8PS

Members had concerns about the proposed new wall, 1.8m metres high, of a bland nature and brought forward towards the pavement, that will create a highway safety issue and will be out of keeping with the street-scene of open frontages and low stone walls. The wall was considered to be the main issue, although members also noted the very large scale of the development and had some concerns this means it is not in scale to the existing building.

Following a discussion, Councillor Dave Addison proposed the Parish Council object to this planning application on the following grounds: Building such a high wall, and of such a bland nature, the development is not in keeping with the prevailing street which have very open frontages.

Impact to traffic and pedestrian safety due to the height and location of the wall.

The scale of the development is very large, meaning the extension is not in scale to the existing building, seconded by Councillor Andrew Shore, carried unanimously.

g) P21/05705/TRE -9 Lancelot Road Stoke Gifford South Gloucestershire BS16 1WG

Councillor Trevor Jones reminded members that the residential area, for which is was previously a Ward Member, was intended to include many trees.

Following a short discussion, Councillor Trevor Jones proposed the Parish Council object to this planning application as the trees do not need to be taken out, the applicant should talk to the Tree Officer for a better way forward, such as pruning rather than removing the tree, seconded by Councillor Dave Addison, proposal carried.

h) P21/05745/PDR - 25 Brins Close Stoke Gifford South Gloucestershire BS34 8XU

Councillor Dave Addison declared an interest in this application as it's a direct neighbour.

Following a short discussion, Councillor Ernie Brown proposed no objection to this planning application, seconded by Councillor Andrew Shore, carried.

i) P21/06175/F - 54 Bush Avenue Little Stoke South Gloucestershire BS34 8LX

	<p>Following a short discussion, Councillor Ernie Brown proposed no objection to this planning application, seconded by Councillor Andrew Shore, carried.</p>	
9	<p>Update on previous planning applications</p> <p>The Clerk presented the previous planning applications made by the Parish Council and decisions made by South Glos Council.</p> <p>The Chair, Councillor Andrew Shore, reminded members that the application at 1 Harry Stoke Road, to which both Stoke Gifford & Winterbourne Parishes objected, has recently been recommended for approval by South Glos officers. However, it has been called in by ward members, for the SGC Development Management Committee to consider in due course.</p>	
10	<p>Updates relevant to Transportation in the Parish (road/rail/bus)</p> <p>Councillor Andrew Shore has been in contact with Mark King (SGC) and operatives regarding traffic delays exiting The Mall. Engineers have visited and identified an issue with the traffic lights on San Andreas roundabout. This has now been rectified and the traffic now appears to be flowing better.</p> <p>Councillor Mike Brown mentioned the line markings on the shared used pathway by the Mall and would still rather see them implemented on the pathway under Gipsy Patch bridge.</p>	
11	<p>Any Other Business relevant to this committee</p> <p>None.</p>	
12	<p>CONFIDENTIAL ITEMS.</p> <p>To resolve, by the nature of the sensitivity of items to exclude the press and public [<i>Public Bodies Admissions to Meeting</i>].</p> <p>None.</p>	
13	<p>Date of next meeting</p> <p>26th October 2021</p>	

The meeting closed at 21:00.

Signed: _____

Date: _____

A Shore (Chair)

On behalf of Stoke Gifford Parish Council

DRAFT