



STOKE GIFFORD

PARISH COUNCIL

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STOKE GIFFORD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 26th April 2022

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, S Bandcroft, M Brown, J Henshaw, A Hyde, D Pembury, and E Brown.
In attendance was J Rendell [Parish Clerk] and three local residents present.

1.	Welcome and apologies for absence	ACTIONS
2.	To receive notification of any member's personal or prejudicial interest Councillor Dave Addison declared he is Chair of Stoke Gifford Trust Committee. Councillor Ernie Brown declared his membership of the South Gloucestershire Council Planning Committee and Stoke Gifford Trust Committee. Councillor Sue Bandcroft declared she is the Chair of Forty Acres recreational space. Councillor Jacqueline Henshaw declared she also on the Stoke Gifford Trust Committee.	

<p>3.</p>	<p>To approve minutes of the last Planning & Transportation meeting dated 22nd March 2022</p> <p>The minutes dated Tuesday 22nd March 2022 were agreed as an accurate record proposed by Councillor Mike Brown, seconded by Councillor Sue Bandcroft, unanimously carried.</p> <p>Action: <u>Meade Park Coffee trailer</u>: Ref item 5 from 22nd March, the Chair of Council Councillor Ernie Brown asked the clerk to contact the owner of the Barista coffee business and confirm a cost of £30 per day for the summer months. Following discussion, members felt this was a fair rate to help the business start-up. The Clerk will review in September.</p> <p>All other actions from the previous meeting were reviewed & discharged.</p>	<p>Clerk made contact with Coffee business owner. 28-04-2022</p>
<p>4</p>	<p>Public Session [Maximum 15 minutes, up to 3 minutes per person]</p> <p>A local resident heaped praise on Parish Councillors and the Clerk for the excellent new play facility recently installed at New Road. The park has been extremely popular since the opening and local residents are really pleased with the facility. The local resident asked the clerk to make contact with Pentagon to see if they can wash the artificial grass / play equipment as its causing friction and electric shocks on various pieces of equipment, which can allegedly be overcome by washing down.</p> <p>A local resident noticed one of the keep clear signs has been painted on Rossall Avenue recently and it is hoped that SGC will return to repaint the path signage.</p> <p>Following the recent grass cutting by SGC in the parish, a local resident was disappointed with the level of the cut and asked the council to check this work especially as the Parish Council is paying for this service.</p> <p>Local residents were pleased to see that the road through Gipsy Patch bridge is now open both ways. There is still work to do but progress is being made.</p>	<p>Clerk to follow up</p> <p>Councillors M Brown & A Shore to look further across the Parish</p>
<p>5</p>	<p>Planning Applications</p> <p>The following addition is now submitted (unless Parish committee members decide otherwise) with each submission - Should planning permission be granted, SGPC would 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>	

a) P22/01634/HH – 137 North Road, Stoke Gifford, BS34 8PE

Erection of rear summer house

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

b) P22/02027/HH– 34 Chalcombe Close, Little Stoke, BS34 6EW

Erection of single storey side extension to form additional living accommodation.

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

c) P22/02012/ADV– Aldi Stores Ltd, Land Off Fox Den Road, Stoke Gifford, BS34 8SS

Display of 2 no. temporary banner signs

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

d) P22/02015/ADV - Aldi Stores Ltd, Land Off Fox Den Road, Stoke Gifford, BS34 8SS

Display of 3no. internally illuminated wall hanging signs, 2no non-illuminated vinyl signs and 1no. non-illuminated Dibond graphic sign.

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

e) P22/02071/PND– Mallard House University Of West Of England, Coldharbour Lane, Stoke Gifford, BS16 1QY

Prior notification of the intention to demolish 1 no. building (Mallard House).

Following a short discussion, Councillor Tony Hyde proposed no objection to this planning application, seconded by Councillor Andrew Shore, proposal carried.

f) P22/01463/LB– The Court Annex The Green, Stoke Gifford, BS34 8PD

Internal alterations to include the removal of 2 no. partition walls; creation of 1 no. door opening and installation of 1 no. door; installation of 2 no. doors in existing opening, and the extension of existing partition wall.

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

g) P22/02098/F – Land Adjacent Rock Lane Farm, Rock Lane, Stoke Gifford, BS34 8PQ

Erection of 1 No. Dwelling with associated works.

Following a short discussion, and a re-cap of previous applications from the Chair, Councillor Mike Brown proposed no objection to this planning application, seconded by Councillor Dave Addison, carried.

h) P22/01582/F – Land at Harry Stoke Road, Stoke Gifford, BS34 8QQ

Erection of 1 No. building to form nursery (Use Class E) with apartments (Use Class 3) above, with landscaping, access, parking and other associated works.

A local resident raised concerns about the change from previously approved 2 storey to a 4 storey building, which would remove and reverse the 'transition' currently stepping down from 3 storey to 2 and single storey moving into Harry Stoke hamlet. Following discussion, members have concerns with this planning application stating the loss of green space, the varied heights of the proposed buildings, the dominance of a 4 storey building and its adverse impact on the character of Harry Stoke, child safety concerns with the balconies over a play area and insufficient parking bays. It was also noted that South Glos planning officers expressed concerns, at the pre-application stage, about the impacts of the proposals on views along Harry Stoke Road and the character of the area and upon the proximity of the proposed residential development to a sports area within the proximity of the school land. Councillor Dave Addison proposed objection and made comment the building should be kept at two storey to keep the height of the building in line with adjacent dwellings, seconded by Sue Bandcroft, carried unanimously.

i) P22/02239/PDR – 119 Bakers Ground, Stoke Gifford, BS34 8GD

Installation of rear doors.

Following a short discussion, Councillor Dave Addison proposed no comment to this planning application, seconded by Councillor Jacqueline Henshaw, carried.

j) P22/02021/CLP – 70 Hercules Close, Little Stoke, BS34 6JG

Installation of rear dormer to facilitate loft conversion.

The Chair, Councillor Andrew Shore, updated Members on the previous application, which SGPC objected to, South Glos refused and for which a government Inspector dismissed the appeal. The new application does not

	<p>increase the roof ridge height, unlike the previous application, and would appear to be permitted development. Following a short discussion, Councillor Dave Addison proposed no comment to this planning application, seconded by Councillor Tony Hyde, carried.</p>	
6.	<p>Update on previous planning applications</p> <p>The Clerk included previous planning applications in the documents and the decisions made by SGPC and SGC. The Chair, Councillor Andrew Shore updated members on South Glos Council’s refusal for 22 Britannia Close.</p>	
7.	<p>Updates relevant to Transportation in the Parish (road/rail/bus)</p> <p>Councillor Andrew Shore was pleased to see Gipsy Patch Lane reopened with two-way traffic although still with some restrictions.</p> <p>Councillor Sue Bandcroft mentioned that local residents were unhappy the T2 bus to/from Thornbury has been taken out of operation.</p>	
8.	<p>Any other business relevant to this committee</p> <p>Councillor Andrew Shore informed members the Parish had recently received note of a consultation taking place in May 2022 from applicant YTL Developments (UK) Ltd on land at the former Filton runway, South Gloucestershire. Application P22/02113/O. The application formally falls under the remit of Patchway Town Council, however we can still submit comments as a Parish, should we wish to do so following discussion at the next Council meeting, or as individuals. Consultation closing date 23rd May. Proposal detailed below.</p> <p>Mixed use development on 141.94 hectares of land comprising: residential development for up to 6,500 dwellings; Student Accommodation (Sui Generis); Business Office and Research development (Use Class E); General Industry (Use Class B2); Hotels (Use Class C1); Extra Care Accommodation (Use Class C2); Education provision to include a Secondary School, Primary Schools, Children’s Nurseries and further education buildings (Use Class E and F1); Community centres and uses inclusive of library, health (including GP and Dental facilities), and built sport facilities, (Use Class E, F1 and F2); Other E use class town centre uses up to inclusive of, public house and other drinking establishments, and hot food takeaway (Sui Generis) together with; supporting infrastructure and facilities including demolition, ground works and remediation, highways and parking inclusive of pedestrian and cycle routes, public transport inclusive of Metrobus route and rail station, utilities, landscaping, sustainable urban drainage, water basins and public open space. Outline application including access, with all other matters</p>	

	<p>reserved.</p> <p>A local resident raised his concerns as he'd heard a rumour that the proposed build of Harry Stoke Primary School may no longer be planned. The resident is concerned because he feels the area is in great need of additional infrastructure and would be very disappointed if the school is no longer planned for build. Councillor Ernie Brown informed the resident this is only a rumour and confirmed the Parish had not received this information.</p>	
9.	<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>Councillor Ernie Brown informed members the Brooklands Park Sub-Committee is meeting further with SGC this week to discuss the potential taking over of Brooklands Park Community Hall. All members continue to share concerns the project will not be financially viable unless we receive funding support from SGC of approx. £150,000 covering the deficit of the first three years in operation.</p> <p>Councillor Ernie Brown informed members the Clerk has recently approved a replacement vehicle which is due in June and currently obtaining quotes for a replacement tipper. Once the Clerk receives information on the tipper the Clerk was asked to share this information with Chairs of Council as we need to approve this order as quickly as possible.</p> <p>The new and used vehicle market is currently very high in costs with extremely long waiting times on orders.</p> <p>The Clerk was asked to source costs for brand new, nearly new and potential 0% finance agreements.</p>	<p>Clerk obtained costs and approval from Chair to order new Tipper.</p>
10.	<p>Next Meeting – 19:00, Tuesday 24th May 2022</p>	

The meeting closed at 20:50

Signed: _____

Date: _____

A Shore (Chair)

On behalf of Stoke Gifford Parish Council