



STOKE GIFFORD

PARISH COUNCIL

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STOKE GIFFORD PARISH COUNCIL MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 24th May 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], E Brown, S Bandcroft, M Brown, J Henshaw, and A Hyde.

In attendance was J Rendell [Parish Clerk] and seven local residents were present.

1.	Welcome and apologies for absence	ACTIONS
2.	To receive notification of any member's personal or prejudicial interest <ul style="list-style-type: none">▪ Councillor Ernie Brown declared his membership of the South	

	<p>Gloucestershire Council Planning Committee, Stoke Gifford Trust Committee and Avon & Fire Authority.</p> <ul style="list-style-type: none"> ▪ Councillor Sue Bandcroft declared she is the Chair of Forty Acres recreational space. ▪ Councillor Jacqueline Henshaw declared she is a member of the Stoke Gifford Trust Committee. ▪ Councillor Tony Hyde declared he is Secretary of Stoke Gifford Retirement Village, Residents Association. 	
3.	<p>To approve minutes of the last Planning & Transportation meeting dated 26th April 2022</p> <p>The minutes dated Tuesday 26th April 2022 were agreed as an accurate record proposed by Councillor Tony Hyde, seconded by Councillor Jacqueline Hyde, unanimously carried.</p> <p>Councillor Mike Brown has asked the Clerk for page numbers to be added to future minutes to make it easier to follow when approving.</p>	Clerk actioned
4	<p>Public Session [Maximum 15 minutes, up to 3 minutes per person]</p> <p>A local resident has asked for an update on Pentagon washing the artificial grass at the new play facility at New Road as its causing friction and electric shocks on various pieces of equipment. The Clerk, John Rendell advised he has contacted Pentagon and will follow up again for an estimated time frame.</p>	Clerk to contact Pentagon
5	<p>Planning Applications</p> <p>Should <u>planning permission</u> be granted, SGPC would request the inclusion of a <u>condition</u> 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>a) P22/02100/F – Land at Tintagel, Harry Stoke Road, Stoke Gifford, BS34 8QH <i>Erection of two storey side/rear extension on existing dwelling and erection of 1 no. new dwelling with associated works.</i></p> <p>A local resident was present and had several concerns about this planning application. He felt there is an over allocation of HMOs in the local area, parking would be a problem and a significant loss of trees. Councillors also shared concerns regarding access to the property and the potential for HMO usage / conversion.</p> <p>Following discussion, Councillor Ernie Brown proposed to agree with the case officer’s pre-application advice comments on likely refusal of this planning</p>	

application, regarding design aspects and the adverse impact on the character / amenity of properties in the area, referencing rules PSP38 and PSP39, and elaborating a little regarding the access and also an extensive loss of trees, seconded by Councillor Sue Bandcroft, carried.

b) P22/02414/HH– Avalon, 77 Hambrook Lane, Stoke Gifford, BS34 8QF
Raising of roofline. Erection of single storey rear and two storey rear extension to form additional living accommodation.

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

c) P22/02357/F - Land at Hambrook Lane, Stoke Gifford, BS34 8QB
Demolition of 14 Hambrook Lane. Erection of 85 no. dwellings with access, landscaping, creation of open space and associated works.

The Chair, Councillor Andrew Shore, briefly re-capped for the benefit of Members on the history of applications on this site and the increase in proposed new dwellings. Councillor Ernie Brown proposed to object to this planning application due to the lack of infrastructure, e.g. schools, doctors surgery, the current road not being wide enough for the extra cars, and the poor access on a severe slope on Hambrook Lane to take additional residents vehicles, seconded by Councillor Sue Bandcroft, carried.

d) P22/02469/F - 82 Jellicoe Avenue, Stoke Gifford, BS16 1WJ
Change of use from 1 no. dwellinghouse (C3) to 8-bedroom house in multiple occupation (HMO) (sui generis) as defined in the Town and Country Planning (Use Classes) Order 1985 as amended (retrospective).

Three local residents addressed the committee and the Clerk read out some concerns from another resident.

Councillor Ernie Brown asked the Parish Clerk to write to Steve Reade and Marie Bath at SGC to inform them there are already eight persons currently living at 82 Jellicoe Avenue and ask if this is a retrospective planning application.

Councillor and local residents have concerns with this application stating a lack of amenities, excess general waste, an overkill of HMOs occupancy in the area, parking concerns (including practical constraints with the proposed spaces), removal of green space and the removal of a section of the boundary fence/railings. A local resident stated the nature/balance of the area has changed vastly due to approx. 65 known HMOs in the area.

Following discussion, Councillor Andrew Shore proposed an objection to this planning application, due to the over-concentration of HMOs in the locality / application site and a sandwiching effect, which will harm the character and

Clerk to action

	<p>amenity of the area for residents, contrary to PSP39, and also citing concerns about the feasibility of the parking spaces, removal of green space and of the railings, seconded by Councillor Jacqueline Henshaw, unanimously 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.</p>	
7.	<p>Updates relevant to Transportation in the Parish (road/rail/bus)</p> <p>Councillor Sue Bandcroft has received some concerns from local residents regarding the unreliable bus service in the area.</p> <p>Councillor Andrew Shore has been in contact with SGC regarding replacement road signs in the southern part of the parish and painting of road markings in and around Sandringham Road. SGC have confirmed that further parking restrictions are to be implemented soon, to be carried out in phases.</p> <p>Councillor Mike Brown informed members he had met with a SGC operative recently and walked the parish raising jobs that required attention including clearing hedgerows and cutting back trees. This work will commence in June.</p>	
8.	<p>Any other business relevant to this committee</p> <p>The Parish Clerk drew to members attention the proposed warding structure (3 wards – North, Central, South) from South Gloucestershire Democratic Services for Stoke Gifford Parish. This will likely come into effect in 2023, with 12 Councillors, if (as expected) a new, separate Parish for Stoke Park & Cheswick (currently the University Ward) is created.</p> <p>The Parish Clerk informed members that SGPC could award itself the General Power of Competence as they adhere to the following criteria:</p> <ul style="list-style-type: none"> ▪ Two thirds or more of councillors have been elected rather than co-opted or appointed: and ▪ The Clerk to the Parish Council holds the Certificate of Higher Education / First level of the Foundation Degree in Community Engagement and Governance awarded by the University of Gloucestershire; and ▪ The Clerk to the Parish council has completed the relevant training (i.e., training in the Exercise of the General Power of Competence in accordance with the National Training Strategy for parish councils adopted by NALC) 	<p>Clerk to send information to members</p>

	<p>As we meet the necessary criteria the Parish Clerk asked members if they'd like to add General Power of Competence to the Councils Policies and Procedures.</p> <p>In the main, members were keen to add to the current Policies and Procedures but would like the Clerk to send more information before approval.</p> <p>Discussions were held during the consideration of the planning applications. There is some confusion over the planning legislation, rules and regulations particularly around HMOs.</p> <p>Councillor Tony Hyde informed the Clerk that when the annual newsletter is distributed throughout the parish, he is happy to assist with delivery to properties in Cheswick Village and Stoke Park area.</p> <p>Councillor Ernie Brown informed all present that discussions continued to take place regarding the potential takeover of Brooklands Park Community Hall. This includes the level of financial support available in the first 3 years and the costs/constraints for potentially putting PV solar panels on the roof. Parish Council representatives have spent much time on adopting the business plan and continue to liaise with all key stake holders ensuring the risk is minimal to the Parish Council before confirming the takeover of the management and operation of the new site.</p>	
<p>9.</p>	<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>	
<p>10.</p>	<p>Next Meeting – 19:00, Tuesday 28th June 2022</p>	

The meeting closed at 21:00

Signed: _____

Date: _____

A Shore (Chair)

On behalf of Stoke Gifford Parish Council