



STOKE GIFFORD

PARISH COUNCIL

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STOKE GIFFORD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 26th July 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], S Bandcroft, E Brown, M Brown, K Cranney, J Henshaw, A Hyde, T Jones, and D Pembury.

In attendance was J Rendell [Parish Clerk], Councillor Brian Allinson, Councillor Pauline Reich and five local residents were present.

1.	Welcome and apologies for absence The Chair, Councillor Andrew Shore thanked Councillors and welcomed all present to the meeting. The Clerk informed members apologies were received from Councillor Dave Addison.	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 Gloucestershire Council Planning Committee, Stoke Gifford Trust Committee and Avon & Fire Authority.▪ Councillor Jacqueline Henshaw declared she was a member of the Stoke Gifford Trust Committee.▪ Councillor Tony Hyde declared he is Secretary of Stoke Gifford Retirement	

	<p>Village, Residents Association and ex-officio member of the ExtraCare Charitable Trust.</p> <ul style="list-style-type: none"> ▪ Councillor Sue Bandcroft advised she is the Chair of Friends of Forty Acres. ▪ Councillor Trevor Jones declared he is on South Gloucestershire Planning Committee and is a Winterbourne Parish Councillor and is a Winterbourne Parish Councillor. 	
3.	<p>To approve minutes of the last Planning & Transportation meeting dated 28th June 2022</p> <p>The minutes dated Tuesday 28th June 2022 were agreed as an accurate record proposed by Councillor Tony Hyde, seconded by Councillor Trevor Jones, unanimously carried.</p>	
4	<p>Public Session [Maximum 15 minutes, up to 3 minutes per person]</p> <p>A local resident is concerned about the speeding of motor vehicles along Gypsy Patch Lane and under the new bridge. The resident has witnessed high speeds, dangerous driving, overtaking on chevrons and will bring this up with SGC at the next Gypsy Patch Stakeholder Liaison meeting. Councillor Andrew Shore confirmed the next GPB SLG is scheduled for Mon 22nd August.</p> <p>A local resident has noticed a couple of new plots, in the Crest development off Harry Stoke Road, where dwellings appear to be wrongly positioned / are not built to plan.</p> <p>The Chair, Councillor Andrew Shore updated Members and a local resident (following a question raised at the last P&T meeting about fitting solar panels). Discussions with SGC have confirmed many properties in the Simmonds View area had permitted development rights removed as part of the overall planning permission. The Chair will help provide the resident with information on his options and will contact SGC further in regard to how this appears to unduly restrict or increase the costs for the fitment of solar panels.</p> <p>A local resident is concerned that a car club are regularly meeting in the Range car park causing local neighbour's noise disturbance. As this is taking place on private land there is nothing the Police can do.</p>	<p>Councillor Andrew Shore to investigate.</p> <p>Councillor Andrew Shore to action further</p>
5	<p>Planning Applications</p> <p>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>	

At the Chair's suggestion and Members concurrence, item e) was considered first, with the applicant being in attendance.

- a) **P22/03670/HH – 361 Bakers Ground, Stoke Gifford, BS34 8GG**
Demolition of existing rear extension. Erection of single storey rear and side extension to form additional living accommodation

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

- b) **P22/03730/HH – 21 Wright Way, Stoke Gifford, BS16 1WE**
Erection of single storey rear extension and conversion of existing garage to form additional living accommodation.

Councillor Trevor Jones expressed concerns about this application. Following a short discussion, Councillor Trevor Jones proposed SGPC object to this planning application on the grounds of safety, due to rear wall bulking effects on the property and insufficient parking, with the removal of the existing garage, seconded by Councillor Ernie Brown, carried.

- c) **P22/03732/HH – 14 Lancelot Road, Stoke Gifford, BS16 1WG**
Erection of single storey rear extension to form additional living accommodation.

Councillor Andrew Shore felt there are parking issues with this application, with the removal of the existing garage, and observed that the SGC transport officer has asked for clarification regarding the dimensions available for the parking spaces. Following a short discussion, Councillor Trevor Jones proposed an objection to this planning application due to insufficient parking space, seconded by Councillor Andrew Shore, carried.

- d) **P22/03685/F – Barnes Court Whitley Mead, Stoke Gifford, BS34 8XT**
Exterior refurbishment comprising of replacement second floor windows, replacement cladding to bays, replacement of fascia soffit and barge boards, replacement of rainwater fittings and replacement of velux roof windows with flat roof dormers.

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

- e) **P22/03630/F – Land At Lower House, Knightwood Farm, Mead Road, Stoke Gifford, BS34 8PS**
Demolition of existing outbuildings. Erection of 1 no. new self-build dwelling with associated works.

The applicant presented the plans digitally and welcomed feedback from members.

Councillor Ernie Brown mentioned this is the third application for the site and is not in keeping with the historical area.

The applicant mentioned local neighbours were happy with the design and build plans and outlined how some changes had been made following South Glos officer feedback at the pre-application stage.

Following Member discussions, Councillor Tony Hyde proposed no objection to this planning application, seconded by Councillor Jac Henshaw, a vote was taken, 8 for, 2 abstained, proposal carried.

- f) P22/03764/TRE – Old School Rooms, The Green, Stoke Gifford, BS34 8PD**
Works to 1no. Cedar to weight reduce by 20-25% heavy lateral limbs and prune back from building, 1no. Lime to crown reduce by approx. 2m back to previous points covered by Tree Preservation Order SGTPO18/10 dated 15th September 2010.

Following a short discussion, Councillor Tony Hyde proposed no objection to this planning application, seconded by Councillor Jac Henshaw, carried

- g) P22/03856/F – West Of England Institute Of Specialist Education, New Road, Stoke Gifford, BS34 8LP**
Installation of artificial replacement playing/sports pitch and associated works.

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

- h) P22/03901/HH – 5 Field Farm Close, Stoke Gifford, BS34 8XX**
Erection of single storey rear extension to form additional living accommodation.

Following a short discussion, Councillor Keith Cranney proposed no objection to this planning application, seconded by Councillor Andrew Shore, carried

- i) P22/03932/TRE – Land To Rear Of 38 Jellicoe Avenue, Stoke Gifford, BS16 1WJ**
Works to fell 1no. Field Maple and Works to 1no. Field Maple to crown reduce by 2 meters all round and crown lift to 6 meters, 3no. Silver Birch to crown reduce by 2 meters all round and crown lift to 6 meters, 3 no. Field Maples to crown reduce by 1.5 meters all round and crown lift to 6 covered by TPO 10/98 dated 3 June 1999.

Following a short discussion, Councillor Keith Cranney proposed no objection

	to this planning application, seconded by Councillor Trevor Jones, carried.	
6.	<p>Update on previous planning applications</p> <p>The Clerk included previous planning applications in the documents and the decisions made by SGPC & SGC.</p> <p>The Chair, Councillor Andrew Shore updated members regarding the application for demolition and 23 new dwellings at 20 Hambrook Lane. This was refused by South Glos officers due to it being out of character, having a bulky form, with a ridge height higher than its neighbour and having a detrimental impact on the outlook of the neighbouring property.</p>	
7.	<p>Updates relevant to Transportation in the Parish (road/rail/bus)</p> <p>None, other than consultations below</p>	
8.	<p>Any other business relevant to this committee</p> <p><u>Parkway Masterplan</u></p> <p>Members and local residents are encouraged to complete the consultation survey by Sunday 14th August 2022.</p> <p><u>Housing Strategy Consultation</u></p> <p>The Housing Strategy will be open for consultation from the 1 July to 1 September 2022.</p> <p>The event will cover the following areas:</p> <ul style="list-style-type: none"> • The council’s proposed vision for housing over the next 30 years. • The three themes of a changing climate, health and wellbeing and equal opportunities core to all housing related activities. • Discussions on the objectives under the following three aims: <ol style="list-style-type: none"> 1. A home for everyone that meets their needs 2. Sustainable homes for the future 3. Thriving communities and neighbourhoods <p><u>Electric Vehicle Charging Strategy</u></p> <p>Members and local residents are encouraged to complete the consultation survey by Sunday 3rd October 2022.</p>	

	<p><u>Biodiversity and Planning Supplementary Planning Document (SPD)</u></p> <p>Councillor Andrew Shore informed members that comments can be received by 9th September 2022.</p> <p><u>Other business</u></p> <p>Councillor Ernie Brown asked the Clerk to arrange for a sum of £200.00 to be donated to RBL (Stoke Gifford branch) via the Grant Aid budget as a token of respect since the passing of ex-councillor Brian Hewitt.</p>	<p>Clerk paid RBL 29/07/2022</p>
9	<p>Brief update on Brooklands Park Community Hall (pending full discussion & decision/ratification at September Full Council.</p> <p>A meeting is due to take place on Monday 1st August between all key stakeholders taking a look through the Business Case, receiving feedback from ‘Locality’ as engaged by Sovereign and more in-depth talks with SGC cabinet members regarding the SGC stance of a three-year break clause and maximum support of £60k. Councillor Andrew Shore felt it is important to receive the ‘Locality’ feedback and to be clear on SGC’s final position in regard to these aspects.</p> <p>As previously discussed at Full Council, Members continue to believe this is a high financial risk to the parish council and remain cautious taking over the lease, day-to-day management and operation of the site.</p> <p>Councillor Trevor Jones reminded members this has always been a Crest Nicholson and Sovereign project and should be down to them to drive going forward into the final stages.</p> <p>The Chair, Councillor Ernie Brown asked the Clerk to respond to SGC reiterating that should SGC not conform to the requirements of the Parish Council at the forthcoming meeting, then SGPC will not run the operation and day to day management of the site. However, SGPC will look to help support the venture for the community.</p>	<p>Clerk write to SGC 29/07/2022</p>
10.	<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>	
11.	<p>Next Meeting – 19:00, Tuesday 27th September 2022</p> <p>The Chair, Councillor Andrew Shore reminded Members that prior to the Sept meeting, there may be a need to seek Members views on new planning</p>	

	applications, either through email or possibly an extra planning meeting.	
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The meeting closed at 20:50

Signed: _____

Date: _____

A Shore (Chair)

On behalf of Stoke Gifford Parish Council