



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, 26th November 2024

EMERGENCY PROCEDURE

In the eve 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 D Addison, S Bandcroft, M Brown, J Brunwin, K Cranney, N das Gupta, A Hyde, K Marsden, P Richardson and A Shore.

Also in attendance was John Rendell (Clerk) and eight members of the public.

1	Welcome and apologies for absence.	ACTIONS
	The Chair, Councillor Andrew Shore welcomed all present to the meeting. Apologies received from Councillor Richard Barber.	
2	To receive notification of any member's personal or prejudicial interest. None.	
3	To approve minutes of the last Planning & Transportation meeting dated 22nd October 2024. The minutes dated Tuesday 22 nd October 2024 were agreed as an accurate record proposed by Councillor Keith Cranney, seconded by Councillor Sue Bandcroft, unanimously carried. The Chair, Councillor Andrew Shore will look into a public right of way that's been closed off for a period of time in the Highbrook estate near Poppy Close and Sloe Way, leading to Highbrook view.	

<p>4</p>	<p>Public Session [Maximum 15 minutes, up to 3 minutes per person].</p> <p>Brooklands Park – it has been reported there are at least two streetlamps not working through the estate causing it to be very dark after daylight hours. The resident association have contacted Crest but are frustrated with the lack of response. The Chair, Councillor Andrew Shore will chase Crest and hope to get them to rectify as soon as possible.</p> <p>Brooklands Park – various acts of crime have been reported on the estate causing concern for residents. Thefts and antisocial behaviour in particular have been recorded with the police in recent weeks.</p> <p>Councillors Sue Bandcroft and Keiron Marsden shared the view of residents starting up a Neighbourhood Watch group and have experiences where its helped local residents reach out through group messages and direct support.</p> <p>Traffic incident - a resident reported another road traffic incident this last week in and around the vicinity of the Gypsy Patch rail over-bridge. Many residents and Councillors have raised concerns about the safety of the road network layout in the area. This has been over a period of time but has recently been raised to the Parish Council again, now with a couple recent accidents reported in the area.</p> <p>The Chair, Councillor Andrew Shore continues to liaise with South Glos Council (Head of Streetcare and the Strategic Projects Manager) as the general view is that the alterations of the road junctions leading off Gypsy Patch Lane into Station Road, Gifford Crescent, Bush Avenue, Smithcourt Drive and Little Stoke Lane (and vice versa leading onto Gypsy Patch Lane) makes some of the manoeuvres tricky and time consuming to navigate, since their rearrangement (and road level change under the bridge) required to facilitate the bridge upgrade. Residents report pinch-points, signage which is old, unclear, inadequate or poorly located, and highway dangers.</p> <p>The Chair, Councillor Andrew Shore is also chasing SGC for the results from the final audit that was due to be carried out following completion of the final bridge upgrade works.</p>	<p>AS contact Crest</p>
<p>5</p>	<p>Update on previous planning applications.</p> <ul style="list-style-type: none"> ○ 31 Farley Close – rear extension & conversion of garage to living accommodation– refused by SGC (SGPC objection) ○ 3 Samian Way – conversion of garage to living accommodation – permission granted by SGC (SGPC objection) ○ 41 Bush Avenue – two-storey side-extension – refused by SGC (SGPC no objection) ○ 5 Couzens Place – single-storey rear extension & infill to front elevation – CLP approved by SGC (SGPC no objection) ○ 30 Smithcourt Drive – single-storey rear-extension - PNH granted by SGC (SGPC no objection) 	

6	<p>Planning Applications</p> <p>Should planning permission be granted, the given the residential area, SGPC 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> <p>The above condition request is added to the Parish submissions, where appropriate.</p> <p>a) P24/00800/F Land to the North and East of Highbrook View Stoke Gifford South Gloucestershire Bristol <i>Erection of 7no. dwellings, with landscaping, access, parking and other associated works</i></p> <p>Following a lengthy discussion, Councillor Dave Addison proposed to object to this planning application and re-state previous comments made by the parish council, seconded by Councillor Keith Cranney, proposal unanimously carried.</p> <p><u>Objection</u> – Stoke Gifford Parish Council, having reviewed the latest plans & other documents, re-iterate our objection to this application. Our reasons are as follows –</p> <p>The layout of the site (as currently designed) is poor, for a greenfield development, with universally used tandem parking spaces. This appears to be exacerbated by insufficient space for refuse bins to be moved to/from the front of the properties without needing to move vehicles from the parking spaces. Accessing the cycle store, at the back of each garage, with 2 parking spaces directly in front of each garage, will also be problematic. We consider this layout is likely to lead to a lot of vehicle manoeuvring between the highway and the off-road spaces, with adverse consequences for amenity and safety, and is also exacerbated by the bin collection points constraining access to/from several of the parking spaces (with further constraints for plots 6 & 7 due to the proximity of the proposed trees to the bin points and for plots 5, 6 & 7 the trees overlapping into the parking space accesses).</p> <p>Whilst in some ways we welcome the additional tree planting, in addition to the points above regarding the private parking accesses they also seem to dwarf the propose single, set-back visitors parking space. This space needs to be convenient & safe to access & use. We are also disappointed at the removal of the second visitors parking space.</p> <p>Whilst the parking provided may ‘appear’ to meet the policy provision, it also needs to be convenient and practically usable, whilst not leading to other problems. We consider that, for the reasons explained above, some of these off-road parking spaces (and also the visitors space) will not be practical to utilise. Therefore, the development won’t, in reality, meet the parking provision standards. In addition, unsafe manoeuvring and problematic on-road parking is highly likely to occur due to the inability to use all the off-road parking spaces, leading to highway safety and residential amenity issues. Councillors are particularly concerned about the access for emergency vehicles when vehicles are parked on the access roads.</p> <p>The above are all indicators of the site being overdeveloped, with the quantum & size of dwellings proposed.</p> <p>Finally, we question - is the narrowing of the highway access down to 4 metres really necessary and appropriate, for the only access into the housing development, or will</p>
---	---

	<p>this cause other problems?</p> <p>b) P24/02387/HH 62 Rossall Avenue Little Stoke South Gloucestershire BS34 6JX <i>Raising of roofline to facilitate conversion of garage to home office.</i></p> <p>Following a brief discussion, Councillor Neel das Gupta proposed no objection to this planning application, seconded by Councillor Tony Hyde, a vote was taken, 7 for 3 abstain, proposal carried.</p> <p>c) P24/02669/PNH 109 Bush Avenue Little Stoke South Gloucestershire BS34 8NG <i>The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.0m, for which the maximum height would be 3.8m, and for which the height of the eaves would be 2.8m.</i></p> <p>Following discussion, Councillor Sue Bandcroft proposed no objection <i>subject to the use of exterior materials which are similar in appearance to those used in the construction of the exterior of existing dwellinghouse (as required by permitted development rules). We cannot currently see any description of materials to be used, in the application documents/plans, seconded by the Chair, Councillor Andrew Shore, unanimously carried.</i></p>	
<p>7</p>	<p>Oxleigh Way / Clover Way – residents junction concerns / roundabout suggestion – discussion.</p> <p>The Chair, Councillor Andrew Shore has been approached by residents voicing concerns about the junction currently in place between Oxleigh Way and Clover Way and wanted to share with members. The estate remains under construction and Crest are responsible for the roads and pathways until they hand over to South Glos Council for adoption at the end of the project. The Chair believes the junction would work much better with a roundabout installed to control the flow of the traffic. Members feel this would work much better along with the required road markings and pedestrian crossings. Councillor Sue Bandcroft requested for the Chair/ Clerk to write to Crest feeding back the information from the Parish Council and residents.</p>	<p>AS/ Clerk write to Crest</p>
<p>8</p>	<p>New Road, Stoke Gifford proposed pedestrian crossing.</p> <p>Following the submission of a WECA bid to the Active Travel Fund, South Gloucestershire Council have secured funding to develop and deliver proposed improvements to the Concorde Way walking and cycling route along New Road.</p> <p>The Concorde Way – New Road scheme aims to make Concorde Way a safer and more pleasant walking, wheeling, and cycling route to encourage more people to use it by delivering a new parallel crossing of New Road to improve connections to Concorde Way.</p> <p>Many residents are unhappy with the proposed plans and three objected to the plans throughout the consultation period (three were also in favour).</p> <p>The three District members and the Planning & Transportation Chair, Councillor Andrew Shore have recently met with residents and SGC to go through the proposals and SGC have delayed the works. Some residents addressed the parish council committee.</p>	

	<p>Residents' concerns include:</p> <ul style="list-style-type: none"> - Lack of emergency access/ egress for Police/ Fire/ Ambulance services throughout the period of construction. - Painted road markings are currently barely visible and this does not help the safety of the residents travelling by foot or by bike/ scooter. - The proposed plan (at the northern end near to the railway bridge) is not safe and general feel is that installation of traffic lights would be far more beneficial. - Concerns of layout of the bus stop (near to Abbeywood School entrance). With vehicles being parked on both sides of the road hundreds of residents are weaving in and out of the parked cars and buses each day whilst on-coming traffic continues. - Residents would like to see parking enforcement in the area dealing with the vehicles being parked on both sides of the road during peak times. <p>District Councillor, Councillor Dave Addison believes the road crossing would work well and would like to see SGC continue with the improvements but has concerns with the bus stop location near to the Parkway rail bridge.</p> <p>The Chair, Councillor Andrew Shore recalled the committee's previous discussions about the revised crossing proposal and extended zig-zag lines, which are felt to be a positive thing. However, he agrees that the proposals at the Parkway bridge end will be unsafe and impractical, given the visibility angles, and will also cause problems for bus travellers through the bus lane. After looking on site, he notes residents comments that the raised section to the south of Abbeywood School is not adequately raised and marked in both directions.</p> <p>Following some discussion and after listening to residents concerns, the general consensus of the councillors present was that the proposed changes to the road crossing near to Abbeywood School (as discussed at a previous meeting) should, with the associated parking & stopping restrictions, be a positive thing for safety. However, the proposals near to the Parkway rail bridge need to be re-worked with a different solution.</p> <p>The Chair, Councillor Andrew Shore will liaise with the Clerk and collate all the concerns raised by residents and members and pass these on to the relevant SGC officers.</p>	<p>AS write to SGC</p>
<p>9</p>	<p>Any other business relevant to this committee.</p> <p>Bus shelters - Councillor Sue Bandcroft informed members that all shelters owned by the parish have recently been inspected and the work schedule updated. Plans are in place to remove two redundant bus shelters on Braydon Avenue, staff plan to recycle the perspex sheets to other shelters across the parish. A number of the perspex panels have fire/ flame damage and been graffitied on. Parish staff maintain the shelters and remove all graffiti right away. Unfortunately, when the graffiti is removed ink ingrains into the perspex often leaving a smeary effect.</p> <p>SGC parking charges – the Clerk informed members that SGC will start to apply charges to various car parking areas across South Glos in 2025. Historically, South Gloucestershire has been almost unique in not charging to use its car parks.</p> <p>However, due to the financial situation faced by SGC, and the assumptions built into previous budgets, mean that in February 2024 the council made the decision to charge</p>	<p>SB/ Clerk to update bus shelter schedule</p>

	<p>for parking. The purpose of the scheme is to strike a balance between generating income and considering community input, ensuring accessibility for all while still offering some free parking. Although this will affect members and residents there is only one affected area within the parish boundary at Parkway North, within the park and ride car park.</p> <p>Councillor Keiron Marsden suggested this may be of benefit to residents using the parkway train service as the cost for the park and ride are set cheaper than the parkway car parking tariff and help with congestion within the car parking area.</p> <p>31 Farley Close – Councillor Mike Brown has recently noticed the site is still in a mess and would like the parish to ask the case officer to attend site and adhere to the planning regulations.</p> <p>Councillor Mike Brown asked the Clerk to chase Crest to see if they can supply general waste bins on the new Brooklands estate. As the estate is not yet adopted by SGC the district council will not supply and service the bins.</p>	<p>AS/ Clerk write to case officer</p> <p>Clerk write to Crest</p>
10	<p>Date of next meeting.</p> <p>28th January 2024 @ 19:00.</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>	

The meeting closed at 20:55

Signed: _____

Date: _____

A Shore (Chair) On behalf of Stoke Gifford Parish Council