



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, 23rd June 2026

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 asked to either switch off or make silent their mobile phones.

PRESENT:

Cllrs M Brown, K Cranney, N DasGupta, K Marsden, P Richardson, and A Shore.

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

1	Welcome and apologies for absence The Chair, Councillor Andrew Shore welcomed all present to the meeting. The Clerk informed members that apologies have been received from Councillors Dave Addison, Sue Bandcroft, Penny Richardson, and Tony Hyde.	ACTIONS
2	To receive notification of any member's personal or prejudicial interest None	
3	To approve minutes of the last Planning & Transportation meeting dated 26th May 2026 Following some minor amendments, the minutes dated Tuesday 26 th May 2026 were agreed as an accurate record, proposed by Councillor Keiron Marsden, seconded by Councillor Keith Cranney proposal unanimously carried.	
4	Public Session [Maximum 15 minutes, up to 3 minutes per person] New Road improvements – following many months of discussions between residents and South Glos Officers a formal letter was sent by the residents to the MP Claire Hazelgrove in August 2025, and a response was received in June 2026. Residents were extremely disappointed with the time taken to respond and with the response itself. It signposted	

	the residents to the local Parish Council for further action. Local councillors have been engaging with the residents during this time and chasing the necessary Officers at SGC level. The Chair, Councillor Andrew Shore confirmed he and other members of the Parish Council have listened to the residents and spent many hours contacting SGC for plans making comments and pushing for appropriate changes to SGC's proposals on the New Road highway work. Councillor Keiron Marsden is disappointed with the amount of time taken for the MP to respond the residents, and wit the response as the work in question falls within the remit of SGC. Councillor Keith Cranney encouraged the resident to attend the SGC Full Council meeting on 15th July where the Officers working on this project will be present. Leaflet drop – a member of the Brooklands Park and Highbrook View Residents Association asked members if they can add a flyer/ poster into the next Parish Council leaflet drop. The Clerk confirmed the Parish Council use Little Stoke Matters for the annual report distribution once a year in May. The Parish Council also advertise in the Bradley Stoke Voice as well as the Little Stoke Matters and encouraged the resident to use the same platform for advertising and marketing. Councillor Keiron Marsden encouraged the resident for the local group to approach the Parish Council and request a Grant Aid for the cost of the delivery.	
5	Update on previous planning applications The Chair, Councillor Andrew Shore gave a brief verbal update on previous planning applications. - 25 Bakers Ground (garage conversion) – SGC granted permission (SGPC no objection) - 139 Bakers Ground (rear extensions) – SGC granted permission (SGPC no objection) - 12 Hercules Close (rear extension) – SGC given agreement to PDR/PNH application (SGPC objection regarding lack of detailed plans, more detailed plans then supplied) - 12 Hercules Close (garage conversion/extension) - awaiting decision (SGPC objection) - Building 185 Rolls Royce – SGC granted permission (SGPC no objection) - P24/00002/MOD Deed of Variation to S106 Legal Agreement (Brooklands Park) – SGC withdrawn following SGPC objection and District Member request for it to go to SGC committee = 39 North Road (extension /HMO) – awaiting decision (SGPC objection) - Crantock (extension / HMO) – awaiting decision (SGPC objection), District Member requested to go to SGC committee - Nicholson House, Lime Kiln Close (storage) – awaiting decision (SGPC objection)	

6	Planning Applications 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. The above condition request is added to the Parish submissions, where appropriate. a) P26/01183/HH 200 North Road Stoke Gifford South Gloucestershire BS34 8PH <i>Erection of single storey extension to existing garage to form annexe ancillary to the main dwelling.</i> Following a discussion the Chair, Councillor Andrew Shore, proposed to make the following comment to this planning application: Stoke Gifford Parish Council are concerned the information & plans provided are lacking detail. Whilst a living area and shower are shown, it is not clear what the other areas of the proposed garage extension are for and (thus) it is also unclear as to whether the application and its intended purpose is truly in line with the description of an annex ancillary to the main dwelling. We also note concerns raised by a local resident and we too have concerns about the potential impact on the residential amenity of neighbouring properties (to the north / north-east). We request that an assessment is made of the impact to those neighbouring properties, in regard to light/overshadowing, outlook and overlooking (including the tests in part 3 of the Householder Design Guide SPD). The proposal under consideration is noted as a single-storey extension. However, by virtue of the steeply sloping pitched roof, which appears to have two sections running at 90-degrees to each other and the consequential overall massing, together with the windows & Velux close to the boundary, we are worried about the potential adverse impact to residential amenity for neighbouring properties, seconded by Councillor Neel DasGupta, proposal unanimously carried. b) P26/01239/RVC 3 Farm Cottages Little Stoke Lane Little Stoke South Gloucestershire BS34 6DP <i>Variation of condition 9 attached to planning permission P23/02862/F to substitute plan no 2211/02 P6 with plan no. 2211-02-P7 to makes alterations to the approved plan - Erection of 1no. dwelling with access, parking, and associated works.</i> <i>Two neighbours were present to make comment on this application.</i> Following a discussion, Councillor Mike Brown proposed to object to this planning application and the revised plans, seconded by Councillor Keiron Marsden, proposal unanimously carried. The comments to be submitted are as follows:	Clerk make comment on portal
---	---	-------------------------------------

	Stoke Gifford Parish Council object to this planning application and the revised plans. We are concerned about the adverse impact upon residential amenity for the neighbouring dwellings who will lose two parking spaces at the end of Stratton Close, in an area where parking is already particularly problematic, and will find it more difficult to park near to and access their properties, exacerbated by the location of a proposed gateway to the new dwelling and by the inevitable increased demand for visitor's parking at the proposed new dwelling. We note that residents have repeatedly suggested an alternative vehicular access through the existing driveway of the property 3 Farm Cottages directly onto Little Stoke Lane. In regard to the revised plans, we note that although they are described by the applicant as pushing the bungalow back, the new proposals will result in a larger dwelling, both in terms of its overall depth and a significant 0.8m increase in its height. This could result in increased residential amenity impacts e.g. to number 14 Stratton Close (in regard to over-shadowing and privacy). In addition, the new plans will result in a reduction in the private amenity space to the rear of the proposed dwelling, to less than the 50m2 required by policy PSP43, and which was already constrained by the original 4 metre width, which will now become less than 4 metres. We note the large number of objections and valid concerns raised by local residents, including parking, access for emergency vehicles & refuse trucks and whether this application is capable of being implemented in accordance with the plans, due to some of the land not being in the ownership/control of the applicant. Also, noise & nuisance from the existing dwelling of 3 Farm Cottages and the alleged usage of 3 Farm Cottages beyond that of a residential dwelling (e.g. for business/charity use), with associated comings and goings with visitors vehicles, all of which residents fear may also carry through to the proposed new dwelling. Residents would like to see the applicant review the detail of their proposals (from both P23/02862/F and P26/01239/RVC), to alleviate the parking and other issues arising from the current and proposed plans.	Clerk make comment on portal
7	Brooklands Park & Highbrook View A member of the Brooklands Park Residents Association was present and requested an update from members on the following points recently raised by the group: - Chair's update following meeting with Crest & SGC Crest Nicholson to install General waste bins on the estate at the end of July. As part of the second phase, they plan to review the problem areas and potentially install additional bins where necessary. Following generally positive responses to the initial consultation, a formal consultation is due to take place with regards to installing yellow lines on the highways. The condition of the road surface in specific areas is bad. Discussions continue with Wessex Water causing delays in improvement works but dialogue continues. Some of the green spaces across the Brooklands Park & Highbrook View estate are now under the management of Preim Ltd. Crest Nicholson and SGC are in discussions over amenity and play areas. A resident asked members if its possible for street signage to be installed showing direc-	

	tion to the community hall. The Clerk confirmed that as the estate is not yet adopted by SGC any street signage will have to be approved by Crest Nicholson. The Clerk will make enquires. The Chair, Councillor Andrew Shore advised that he has been in contact with Crest to get a collapsed road gully on Oxleigh Way (Winterbourne side) repaired.	Clerk to contact Crest Nicholson ref street signage
8	Any other business relevant to this committee The Chair, Councillor Andrew Shore discussed the following points: - Gipsy Patch Lane Road Safety Audit outcomes & next steps • Invited SGC to send a rep, unsuccessfully • Remedial works due to start on Mon 29th June • For circa 10 days (between Mon 29/06 & Sun 06/07), between 8pm & 6am • Surface colouring • New traffic signs • Tactile paving • Re-grading of footpath next to pedestrian crossing • Some tree pruning • Removal of redundant footpath • Bus lane will end closer to Station Road than at present A resident does not believe the proposed plans will improve the current layout preventing speeding vehicles and road traffic incidents. A resident believes SGC are carrying out the work that should have taken place originally following the major work to Gipsy Patch bridge. A question was asked whether members should request a copy of the road safety audit that SGC recently undertook? Chair's update on New Local Plan Inspector's hearing sessions: • About 15 days covering 28 different topic areas, running on until 16th July • I have personally been to about 4 sessions / half days, • On topics such as car parking, HMO's, making effective use of land, site allocations & major sites delivery • Some comments on the phraseology, where it is ambiguous • Some comments on the policy content • Major Sites Delivery policy ○ Inspector seemed to share my concern on some of the wording ○ He seems uncertain about this policy ○ Has actioned SGC to review it ○ I have made my comments & shared more detail with SGC for their review • Have 2 more sessions to attend, more around some specific site allocations & creating well designed places	Chair to ask SGC for the audit report
9	Date of next meeting	

	28 th July 2026 @ 19:00. To be held at Little Stoke Community Hall.	
11	CONFIDENTIAL ITEMS To resolve, by the nature of the sensitivity of items, to exclude the press and public [Public Bodies Admissions to Meeting] None.	

The meeting closed at 20:28

Signed: _____

Date: _____

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