



STOKE GIFFORD

PARISH COUNCIL

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STOKE GIFFORD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 28th July 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 D Addison, S Bandcroft, M Brown, K Cranney, K Marsden, P Richardson and A Shore.

Also in attendance was John Rendell (Clerk) five representatives from BPHVRA and three 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 Neel DasGupta 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 23RD June 2026 Following some minor amendments, the minutes dated Tuesday 23 rd June 2026 were agreed as an accurate record, proposed by Councillor Keiron Marsden, seconded by Councillor Keith Cranney, a vote was taken, 4 for and 3 abstentions (due to not being present at the meeting), proposal carried.	
4	Public Session [Maximum 15 minutes, up to 3 minutes per person] Hitachi depot, alert alarms – a resident informed members that in 2014 during the con-	

	struction phase of the depot he was co-opted to represent the Parish Council along with the Councillors attending fortnightly visits to the construction site. The process of the meetings centred around the considerate building process, engaging local interested parties to build a better working environment. Attention was given to the wheel lathe building with it being so close to residential properties and its overnight use. During the latter stages when the depot was near completion, Network Rail were unable to provide the required supply to the depot. This forced the new Hitachi trains to power out of the depot on their internal diesel engines and the associated construction of fuel tanks adjacent the construction spoil heap. It was decided by Hitachi and the construction team to limit the noise and fumes with the construction of a solid barrier for the benefit of local residents. The resident recalls the measures taken to limit local noise and pollution worked well. However, of late, particularly noticeable during the summer months while bedroom windows have been open; residents have been awoken by siren noise from the depot. It consists of approximately six seconds of two tone alert, silence for approximately 15 seconds and repeats. The resident asked if members know of an appropriate contact at the Hitachi offices. Little Stoke Park – a resident attended (and helped set up) the Car boot sale in June and noticed there was a lot of litter in the park and the general waste bins full. Wit the summer months in full swing the park was busy across the weekend and feels it would have benefited having more litter picks and bin collections. Benches on BMX facility – the Clerk informed members that two park benches were vandalised and removed from locations near to the BMX facility. The Grounds team repaired the benches and replaced them the following day, only to find one of the benches removed again the following day. The Grounds team used large bolts to install the benches which had little effect. The Grounds team are monitoring the area and will create a seating area at the start/ finish line of the BMX facility, before reinstalling the park bench to its original location. The Clerk has been liaising with the local Police Beat team who have recommended the installation of lighting (power) and a CCTV system where the Police can have 24/7 coverage on the popular facility.	Resident to contact Stewart Harris at Hitachi
5	Update on previous planning applications The Chair, Councillor Andrew Shore gave a brief verbal update on previous planning applications. • 139 Bakers Ground (2-storey & 1-storey rear extensions) – SGC granted consent (SGPC no objection) • 12 Hercules Close (1-storey garage extension & conversion of garage) – SGC given agreement to CLP application (SGPC objection) • Crantock, Filton Lane (front porch, side extension, bin & bike store, 2-storey rear extension for large 9-bed HMO – SGC granted consent (SGPC	

	objection) • Concord Medical Centre (1st & 2nd floor extensions) – SGC granted consent (SGPC no objection, subject to XYZ) • 39 North Road (2 side dormers & change of use into large 8-bed HMO – Application Withdrawn (SGPC objection) • Nicholson House (demolition of office building & erection of 6 new buildings for self-storage) – SPG granted consent (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) P26/01369/HH 17 Tyrrel Way Stoke Gifford South Gloucestershire BS34 8UY <i>Erection of a single storey front extension and conversion of existing garage to form additional living accommodation. Erection of front porch</i> Following a short discussion, Councillor Sue Bandcroft proposed no objection to this planning application, seconded by Councillor Penny Richardson, proposal unanimously carried. b) P26/01367/F Northleigh House Lime Kiln Close Stoke Gifford Bristol BS34 8SU <i>Change of use from offices (Use Class E(g)(l)) to a dental practice (Use Class E(e)), no external alterations are proposed. As defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).</i> Following a discussion, Councillor Dave Addison proposed no objection to this planning application, seconded by Councillor Keith Cranney, proposal unanimously carried. c) P26/01272/HH 63 Bakers Ground Stoke Gifford South Gloucestershire BS34 8GD <i>Erection of single storey rear conservatory to form additional living accommodation.</i> Following a short discussion, Councillor Sue Bandcroft proposed no objection to this planning application, seconded by Councillor Dave Addison, proposal unanimously carried. d) P26/01502/HH 59 Smithcourt Drive Little Stoke South Gloucestershire BS34 8NB <i>Erection of single storey rear extension and erection of hip to gable roof extension and installation of front & rear dormers to facilitate loft conversion.</i>	

	Following a discussion, Councillor Dave Addison proposed to object to this planning application for the following reasons: • The loss of the existing hipped roof design will be out of keeping with the characteristics of the area • The loss of the existing hipped roof design will upset the symmetry of host dwelling and its adjoining dwelling, being a semi-detached pair (contrary to the Householder Design Guide SPD) • The proposed dormers are not sited 500mm below the main ridge (contrary to the Householder Design Guide SPD) • The proposed dormers extend across substantially more than 50% of the width of the roof plane • The proposed dormers have flat roofs (which the Householder Design Guide SPD says should be avoided) • The proposed dormers will therefore be visually imposing • For the above many reasons, it will be contrary to policies CS1, PSP1, PSP38, the Householder Design Guide SPD (section 2.5) and the Design Checklist SPD Seconded by Councillor Keith Cranney, proposal unanimously carried. e) P26/01594/HH 52 Simmonds View Stoke Gifford South Gloucestershire BS34 8HL Demolition of existing conservatory. Erection of single storey rear extension to form additional living accommodation. Following a short discussion, Councillor Keiron Marsden proposed no objection to this planning application, seconded by Councillor Keith Cranney, proposal unanimously carried.	Clerk to make comment on portal
7	Brooklands Park & Highbrook View Five members of the Brooklands Park Residents Association were present to inform the Parish Council they have created a document setting out the reasoning behind how the group are generally feeling about the service being provided by Crest Nicholson, the property developer. The Clerk shared the document with members. The group feel that Crest Nicholson are not performing as a contractor and wish to formally present the report to local members as it will potentially affect thousands of future residents within the East of Harry Stoke development. The evidence presented points to what the group believe are serious and sustained failings by both South Gloucestershire Council and Crest Nicholson. More importantly, it suggests these are not isolated incidents, but symptoms of broader weaknesses in oversight, accountability and delivery that have had a lasting impact on residents. As outlined in the Executive Summary, the group have clearly set out both the expecta-	

	tions for action and the powers and mechanisms available to South Gloucestershire Council to better protect residents and ensure obligations are properly fulfilled. The report also identifies legal and policy grounds which, in the groups view, provide a compelling case for South Gloucestershire Council to pause consideration of further development on the school site until existing obligations and estate management issues have been satisfactorily addressed. It is difficult to justify further growth while long-standing problems remain unresolved. In addition, the report raises fundamental questions regarding open space provision across the wider Harry Stoke development. The findings suggest there remains no clear understanding of what has been delivered, whether policy requirements have been met, or whether the proposed 51 homes on the school site can be accommodated while still providing the level of open space required by policy. These questions go to the heart of whether residents are receiving the development that was originally promised and approved in the outline planning permission. Other comments include: - the roads and highways are in bad condition - no general waste bins in the area - landscaping design is not fit for purpose. The group will be sharing the document with South Gloucestershire Council, and they would like to the Parish Council to understand the frustrations and actively support the group where possible. The group does not believe the Town and Country Planning Act has been adhered to on the design and build of Brooklands Park and Highbrook View. District Councillor, Keith Cranney urged the representatives to attend the next South Gloucestershire Full Council meeting as Officers and District Members directly involved will be present. The Chair, Councillor Andrew Shore informed the representatives he will share the dates of the forthcoming meeting for South Glos Council. The Chair, Councillor Andrew Shore will share the report with members following the meeting. The Clerk will contact Crest Nicholson to see if it's possible to install directional signage on the highway leading to the Community Hall.	Cllr AS to share SGC meeting dates Cllr AS to send report to Cllrs Clerk to contact Crest Nicholson
8	Any other business relevant to this committee - Gipsy Patch Lane Road Safety Audit outcomes & next steps The Chair, Councillor Andrew Shore has recently received the Road Safety Audit from Ben	

	McGee, Senior Transport Planning Officer. The Road Safety Team who undertook the RSA have made the following comment: <i>RSAs follow a standard process set out in national guidance. The audit, carried out both before and after a highway change is made, is undertaken by road safety professionals who are independent from the scheme design, have experience and training in the causation of crashes and can apply both behavioural and highway design considerations to identify risk of future collisions. The report is structured so that only items that the audit team consider posing risk of injuries to road users are included alongside recommendations for how those risks can be reduced. The items included in the report do not, therefore, represent all items discussed by the audit team during the safety audit. The recommendations within the report are not a binding requirement for the design team to take forward. There may be many reasons why the designer or project manager is not able to follow the recommendations from an RSA report. Their role is to complete a Designers Response, setting out what action will be taken to mitigate the identified risks and actioning/incorporating changes to improve the safety of a scheme.</i> - Update on New Local Plan Inspector's Hearing The Chair, Councillor Andrew Shore recently attended two further public sessions of the government inspectors' Local Plan hearing. He secured some tweaks to the policy / appendix wording for the ex-school site between Brooklands and Harry Stoke (termed NF9), regarding the character of the surrounding area and the delivery of a MUGA and nursery. He also put across the arguments that open space provision is inadequate, with the school site previously planned to deliver a playing field, which the community still need, and that it may not be possible to deliver 50 dwellings as well as meeting all the open space, appropriate character/design and other policy requirements. Cllr Shore also advocated that an improved pedestrian & cyclist access across the railway line, from the south, is important for further housing developments, such as on the Aviva site (called NF7) and he made representations about improving the policy LPS12 for Creating Well Designed Places. - Upcoming national government planning application decision process changes The Chair, Councillor Andrew Shore advised Members that the government are introducing mandatory changes to the way in which local planning authorities have to determine planning applications. There will be a cap on the number of planning committee members and, more significantly, a lead Planning Officer will need to sign-off applications being brought to committee, in addition to a lead Councillor. The current Circulated Schedule call-in process will not be permissible after 31st October. The government aim is for applications to be determined by delegated officer authority in many more instances than is currently the case, with only certain larger applications potentially able to be reviewed by a planning committee. The Chair is concerned that this may result in some poor planning application decisions. Councillor Keiron commented that this was referenced at a recent SGC Teams call.	Clerk to share document with Members
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	Councillor Dave Addison informed members the New Road/ Concorde Way roadworks are going ahead despite residents concerns over emergency vehicle access in and out of the road. Councillor Keiron Marsden highlighted the traveller encampment at the Jubilee Centre playing fields, Bradley Stoke and urged the Clerk to ensure we have padlocks on all entrance barriers to the parks. The Clerk confirmed padlocks are in place and additional padlocks have been added to barriers on some parks. Councillor Mike Brown mentioned that SGC are yet to move the Little Stoke highway road signage from its current position where it's hidden behind some other highway signage on Little Stoke Lane, Stoke Lodge end. The Clerk has been liaising with SGC Streetcare who have confirmed the work is on the schedule to be carried during this financial year. The Clerk will chase SGC. Councillor Sue Bandcroft mentioned that following the tarmacking works that took place recently on the Royals estate, the pathway is already not in a good condition. Councillor Penny Richardson has been in contact with a resident and vehicles continue to enter Knightwood Road from the Winterbourne Road. It is hoped SGC will install a No-Entry sign for Knightwood Road. The Chair, Councillor Andrew Shore will contact SGC to see if they are able to install signage. Councillor Penny Richardson tabled information from Festive lighting Company which included high end middle range and lower ex-hire quotes for festive motifs to be displayed on lampposts in the parish this coming Christmas. Members preferred the lower and medium priced options and would like to investigate the possibility of installing festive lighting in Little Stoke (North Ward) and towards the Brooklands Park area (South Ward). Councillor Penny Richardson will contact the company and ask for a quotation of 16 motifs in total and will bring the information to Full Council in September.	Clerk to chase SGC Cllr AS to contact SGC PR to contact company for quotes
9	Date of next meeting 22nd September 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 20:52

Signed: _____

Date: _____

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