



# STOKE GIFFORD

PARISH COUNCIL

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## STOKE GIFFORD PARISH COUNCIL

### MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 18<sup>th</sup> June 2024

#### 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 D Addison, M Brown, J Brunwin, K Cranney, N Das Gupta, A Hyde, K Marsden and A Shore.  
Also in attendance was John Rendell (Clerk) and four local residents.

1	<b>Welcome and apologies for absence.</b>  The Chair, Councillor Andrew Shore welcomed all present to the meeting.  Apologies were received from Councillors Richard Barber Sue Bandcroft and Penny Richardson.	<b>ACTIONS</b>
2	<b>To receive notification of any member's personal or prejudicial interest.</b>  None.	
3	<b>To approve minutes of the last Planning &amp; Transportation meeting dated 28<sup>th</sup> May 2024.</b>  The minutes dated Tuesday 28 <sup>th</sup> May 2024 were agreed as an accurate record proposed by Councillor Tony Hyde, seconded by Councillor Keiron Marsden, unanimously carried.	
4	<b>Public Session [Maximum 15 minutes, up to 3 minutes per person].</b>  Residents from Ratcliffe Drive expressed their concerns over vehicles being parked outside their property and at times blocking the driveways. The vehicles appear to be	

	<p>parked and left for long periods as the drivers appear to use the trains from the nearby station. The residents have noticed South Glos Council have installed double yellow lines in nearby streets which have encouraged vehicles to park outside the row of eight houses on Ratcliffe drive. The residents would like to see double yellow lines be installed outside their property to ensure the driveways are clear at all times. The Clerk will take the details for the residents and find out if SGC plan to paint more yellow lines around the area.</p> <p>A resident reported the bushes along Gipsy Patch Lane are overgrown and need cutting back. The Clerk will contact SGC to report the overgrown hedges and source the work schedule.</p> <p>A resident from Rossall Avenue would like to see SGC reinstate the speed visors on Orpheus Avenue and Gipsy Patch Lane as vehicles continue to drive recklessly and at high speeds. The Parish Clerk will pass on the request to Darren Davidson at SGC.</p>	<p>Clerk to contact SGC</p> <p>Clerk to contact SGC</p> <p>Clerk to contact SGC</p>
<p>5</p>	<p><b>Update on previous planning applications.</b></p> <ul style="list-style-type: none"> <li>- 5 Rossall Avenue – SGPC concern about parking. This has appeared on the Circulated Schedule for District Members to consider calling to SGC committee. Now granted by SGC.</li> <li>- 46 Hambook Lane - granted by SGC (SGPC no objection)</li> <li>- Maystan 14 The Green - granted by SGC (SGPC no objection)</li> </ul>	
<p>6</p>	<p><b>Pre-application plans for extension to Abbeywood School, presented by SGC Project Manager.</b></p> <p><i>Councillor Keiron Marsden declared an interest in this plan due to a family member being a Trustee of Olympus Academy Trust.</i></p> <p>Two representatives from South Gloucestershire Council were present to talk through the planning process.</p> <p>Funding has been sourced for the installation of ten additional classrooms, extension of changing room and kitchen. Phase 1 to include a temporary structure is due for completion by September 2024, Phase 2 to install the permanent classrooms is to be completed by January 2026.</p> <p>The intention is to send all documentation into to SGC for planning approval by Friday 21<sup>st</sup> June 2024. Once the application is processed by SGC the details should come before the Parish Council meeting later in the year in order for Councillors to make formal comment.</p> <p>Members can see the need for an extension to the school but have some reservations regarding travel to and from the school, especially during the busy periods each day, parking/ drop off times and general congestion of the roads on the nearby streets where increased parental parking demand will only compound an already busy area.</p>	

	<p>Members feel increased cycling provision would be beneficial.</p> <p>SGC (John Bishop) Project Manager, and his colleague Ian Purnell were present and informed members the travel plan will be up to date, and the document will be added to the planning application.</p> <p>The new classes will be available to students between the ages of 12 to 16.</p> <p>Solar panels are included within the plan.</p> <p>A resident was concerned that the drainage for the new classrooms would not be sufficient for the site. John Bishop reassured the resident there are three culverts for the site signed off and satisfactory within the plans.</p> <p>SGC thanked residents for their time and informed the Clerk the planning application should be submitted in due course.</p>	
<p>7</p>	<p><b>Planning Applications</b></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>Planning Application [c] was considered first, due to the persons present.</p> <p><b>a) P24/01276/HH 47 Smithcourt Drive Little Stoke South Gloucestershire BS34 8NB</b>  <i>Demolition of existing rear extension and erection of new single storey rear extension to provide additional living accommodation.</i></p> <p>Following a short discussion Councillor Dave Addison proposed no objection to this planning application, seconded by Councillor Neel Das Gupta, proposal carried.</p> <p><b>b) P24/01281/HH 16 Brackenbury Drive Stoke Gifford South Gloucestershire BS34 8XD</b>  <i>Erection of single storey rear extension to detached garage.</i></p> <p>The Chair, Councillor Andrew Shore advised Members that the SGC Planning Case Officer had clarified with the applicant, that the proposed use of the home studio extension was for pottery.</p> <p>Following a short discussion, Councillor Dave Addison proposed no objection to this planning application, seconded by Councillor Keith Cranney, a vote was taken, 7 for 1 abstention, proposal carried.</p>	

**c) P24/00493/F Land Adjacent To Grindelwald 37 Rock Lane Stoke Gifford South Gloucestershire BS34 8PF (Revised plans)**

*Erection of 1no. dwelling with parking and associated works.*

The applicant was present to talk through the revised plans.  
Following a lengthy discussion there are two proposals on the table.

The Chair, Councillor Andrew Shore proposed no objection subject to two conditions. 1) move the plot further west & 2) reduce the height of the stone boundary wall, seconded by Councillor Keiron Masden, a vote was taken 2 for 6 against, proposal not carried.

Councillor Dave Addison proposed no objection to this planning application, seconded by Councillor Keith Cranney, a vote was taken, 6 for, 2 against, proposal carried.

**d) P24/01323/HH 27 Morley Close Little Stoke South Gloucestershire BS34 6SE**

*Demolition of existing side garage/store and lean-to rear extension. Erection of two storey side and rear extensions to form additional living accommodation (Resubmission of P20/01622/F.*

Following discussion, Councillor Andrew Shore proposed no objection to this planning application, seconded by Councillor Dave Addison, proposal carried.

**e) P23/03534/F Land to the North and East Of Highbrook View - Parcel 2 Stoke Gifford South Gloucestershire (Revised plans)**

*Erection of 10no. dwellings, with landscaping, access, parking and other associated works.*

Following discussion, Councillor Andrew Shore proposed Objection - *Stoke Gifford Parish Council have reviewed the updated application details.*

*We re-state our previous objections to this application, as currently designed, due to over-development and in particular the impractical parking layout of universally used tandem parking spaces. This is a poor layout for a greenfield development, which will lead to a lot of vehicle manoeuvring, 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. Despite applicant comments about vehicle tracking and parking, we remain concerned about the amount of manoeuvring likely (from tandem parking) and the limited space for safe manoeuvring on this constrained site.*

*Additionally, Members are concerned the quantity of parking provision is inadequate given the narrowness of the streets.*

*Whilst we note PV panels appear to have been added to the Winkfield design dwellings, the Buckingham design dwellings do not have PV panels. Notwithstanding potential heat pumps suggested (firm details unclear), we consider that for a brand new, major housing development of this nature, all the dwellings should be provided with PV panels, seconded by Councillor Keiron Marsden, proposal carried.*

<p>8</p>	<p><b>Next phase of waiting restrictions in Stoke Gifford Parish (in Little Stoke).</b></p> <p>The Chair, Councillor Andrew Shore has reviewed the plan and personally visited the locations to look at the existing situation and the new restrictions proposed. The Chair informed members SGC have allowed SGPC members to review the plans and make comment before going live for residents consultations.</p> <p>The key points raised from members at the meeting are as follows:</p> <ul style="list-style-type: none"> <li>• Members are generally supportive of putting the restrictions / yellow lines around corners and felt that overall the proposed changes are positive ones</li> <li>• We note that there are a few roads which are not proposed for restrictions around the corners, it would be useful to understand the reasons for this?</li> <li>• Some Members have concerns where substantial lengths of road are proposed with restrictions, that it is important to ensure residents have suitable alternative parking arrangements             <ul style="list-style-type: none"> <li>○ Perhaps the point where this is most relevant is the southern section of Little Stoke Lane (up to Brookcote Drive)</li> <li>○ That said, several Members (and a couple members of the public present) feel that this stretch of Little Stoke Lane, near to the junction with Gypsy Patch Lane, is currently quite problematic and is in need of some changes</li> <li>○ An alternative might be having parking restrictions on one side of the road (although deciding which side of the road would be an issue and whichever choice is made, it will probably be disliked by others)</li> <li>○ Another alternative might be having some parking restrictions on both sides (to allow cars to get past better) but with some parking allowed, though (personally) I'm not certain the stretch of road is long enough for this mix &amp; match approach</li> <li>○ Some Members noted that there are some parking possibilities (for the most affected residents) fairly nearby, in the inner section of Little Stoke Lane (to the south) and perhaps (to a limited extent) in Orpheus Avenue or Brookcote Drive (to the north)</li> <li>○ Brookcote Drive seems to be one of the few roads not proposed with restrictions around the corner, it may need to be included here. Especially given cars currently parking south of it on LS Lane may well, if the restrictions are implemented, just migrate northwards and park on the corner with Brookcote instead.</li> </ul> </li> <li>• There appears to be a mismatch between the 'as-is' restriction markings along Braydon Avenue, in the vicinity of the Concord Medical Centre, and your 'Existing' map             <ul style="list-style-type: none"> <li>○ Your 'Existing Restrictions' map doesn't seem to reflect all the white (and I think advisory) keep clear markings to the South of the entrance for the medical centre, thereby you seem to be proposing less restrictions than are there now already</li> <li>○ We think this area needs reviewing - perhaps we could meet-up on-site to look at this together?</li> </ul> </li> <li>• Personally (P&amp;T Chair), I am wondering whether the following streets should also have yellow lines around the corners where they join into the main roads             <ul style="list-style-type: none"> <li>○ Elm Close</li> <li>○ The turning head in the car park area off of Orpheus Avenue, to the SW</li> </ul> </li> </ul>	
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	<p>of Orion Drive (you seem to be proposing a piece on the very end but not in the turning area)</p> <ul style="list-style-type: none"> <li>○ Brookcote Drive (as already mentioned above)</li> <li>● Personally, (P&amp;T Chair), I wonder if the proposed restrictions along Clay Lane, just east of Gallivan Close, but on the southern side of Clay Lane, on the bend, should perhaps run slightly further eastwards so it goes just beyond where there is a pedestrian entry/exit into the playing field south of Clay Lane</li> </ul> <p>The Chair, Councillor Andrew Shore will update SGC with the points raised and look to arrange a site visit before the scheme goes live.</p>	<p>AS to contact SGC (Chris Hodgson)</p>
<p>9</p>	<p><b>Any other business relevant to this committee.</b></p> <p>Councillor Keith Cranney has been contacted by many residents regarding areas of green space within Little Stoke earmarked by SGC under the Live Labs project. The grass was not cut in nine weeks during the grass growing season and residents were concerned the field that, regularly used by children is no longer useable with grass growth of 3 foot high. Concerns were also raised the longer length straw grass may become a fire hazard and harmful to pets.</p> <p>The Clerk is liaising with the project manager from SGC who encourages residents to send all feedback through to:          Marc Wensley &lt;<a href="mailto:Marc.Wensley@southglos.gov.uk">Marc.Wensley@southglos.gov.uk</a>&gt;          Christopher Harris &lt;<a href="mailto:Christopher.Harris@southglos.gov.uk">Christopher.Harris@southglos.gov.uk</a>&gt;</p> <p>The Clerk and SGC will be meeting up towards the end of the Calander year to discuss the project and highlight any potential changes to the plan following the feedback received. The Clerk will update members at Full Council in November or Finance in December.</p>	
<p>10</p>	<p><b>Date of next meeting.</b></p> <p>23<sup>rd</sup> July 2024</p>	
<p>11</p>	<p><b>CONFIDENTIAL ITEMS.</b></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 21:00

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

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