



STOKE GIFFORD

PARISH COUNCIL

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STOKE GIFFORD PARISH COUNCIL MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 24th September 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, S Bandcroft, R Barber, J Brunwin, K Cranney, N das Gupta, A Hyde, K Marsden, P Richardson and A Shore.

Also in attendance was John Rendell (Clerk) and five local residents.

1	Welcome and apologies for absence. The Chair, Councillor Andrew Shore welcomed all present to the meeting. Apologies were received from Councillor Mike Brown.	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 July 2024. The minutes dated Tuesday 23 rd July 2024 were agreed as an accurate record proposed by Councillor Tony Hyde, seconded by Councillor Penny Richardson, unanimously carried. Councillor Keith Cranney asked to remove his name (repeated) on 'Councillors Present' page 1.	

<p>4</p>	<p>Public Session [Maximum 15 minutes, up to 3 minutes per person].</p> <p>Risk Assessment on highways in Little Stoke - A resident from Little Stoke would like to see the council in charge of highways carry out a Risk Assessment on the many junctions that create a pinch point, dangerous and causing collisions. Signage also requires inspection as signs in place are old and dated and areas that now require signage doesn't have any.</p> <p>Roads leading to Gipsy Patch Lane, off Station Road, Bush Avenue, Little Stoke Lane & the Stokers pub are extremely tricky and time consuming to navigate. This has caused a couple of incidents within the last two weeks and the resident would like to see the organisation in charge of highways carry out a Risk Assessment especially since the alterations of junctions following the bridge upgrade.</p> <p>Councillor Keiron Marsden acknowledged these concerns have been talked about for some time by local members and residents and would like to see some urgent action taken by SGC Highways Department.</p> <p>The Chair, Cllr Andrew Shore stated that this forum, either through the Chair or the Clerk, would contact South Glos Highways requesting an audit / risk assessment and calling out the recent accident in support of that audit. District Councillor Keith Cranney suggested the name Leigh James as Head of Streetcare at SGC.</p> <p>Brooklands Park Residents Association – a member of the group attended the parish meeting for the first time as residents of Brooklands are growing increasingly impatient with the lack of after care for everyone living in the homes, lack of infrastructure, slow adoption of highways and Crest / the Housing Association / grounds management company don't seem to be listening and improving the roads & pathways, also no general waste bins across the estate. The Chair, Councillor Andrew Shore has received information from Crest that they aim to top-surface the road surface of Oxleigh Way from its junction with Westfield Lane through the estate during September and October.</p> <p>Councillor Neel das Gupta thanked the resident for attending the parish meeting and explained the parish are keen to have strong links with the new estate hence why the parish have many members representing the local parish council on the Residents Association meetings and email chains. SGC plan to adopt the roads through the estate in the summer of 2027.</p> <p>Councillor Neel das Gupta urged the resident to introduce one avenue for correspondence as at the moment there's a scattergun approach with many snippets of information and actions taken by various stake holders but not always necessarily being communicated through to the Residents Association and to Crest. The resident will take this back to their meeting later in the month.</p>	<p>Chair/ Clerk to contact Leigh James Streetcare.</p>
<p>5</p>	<p>Update on previous planning applications.</p> <ul style="list-style-type: none"> - 27 Morley Close – extension – permission granted by SGC (SGPC no objection) - 105 New Road – conversion of garage, permission granted by SGC (SGPC objection re parking) - Unit 2B Fox Den Road – change of use, permission granted by SGC (SGPC no objection) - 191 Bakers Ground – extension, permission granted by SGC (SGPC no objection) - 50 Smithcourt Drive – conversion of garage, permission granted by SGC (SGPC 	

	<p>no objection)</p> <ul style="list-style-type: none"> - Parkway Advanced Engineering Centre – solar panels (under permitted development rights), agreed by SGC (SGPC no objection) - 10 Hawthorn Way – extension, permission granted by SGC (SGPC no objection) - 26 Ratcliffe Drive – extension, permission granted by SGC (SGPC no objection) - 94 Ratcliffe Drive – extension, permission granted by SGC (SGPC no objection) - Hill View Curtis Lane – extension of existing home office to facilitate conversion to 1 dwelling – outline application refused by SGC (Objected by SGPC) - Land adjacent to Grindelwald, 37 Rock Lane – erection of 1 dwelling – appeal lodged to government inspector (following SGC refusal, 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) P24/10795/F Stagecoach Depot Pegasus Park Gypsy Patch Lane Little Stoke South Gloucestershire BS34 6QD <i>Partial demolition of existing bus workshop and depot (Class B2) and refurbishment of remaining structure with additional parking and associated works.</i></p> <p>Following a short discussion and noting some public comments Councillor Dave Addison proposed no objection to this planning application, seconded by Councillor Neel das Gupta, proposal carried.</p> <p>b) P24/01989/HH 3 Samian Way Stoke Gifford South Gloucestershire BS34 8UQ <i>Installation of wall and 1no. window and 1no. door to facilitate conversion of garage to additional living accommodation.</i></p> <p>Following discussion, Councillor Dave Addison proposed to object to this planning application due to inadequate parking provision for a 3 bedroom dwelling, seconded by Councillor Penny Richardson, a vote was taken, 9 for, 1 against, proposal carried.</p> <p>c) P24/01714/HH 31 Farley Close Little Stoke South Gloucestershire BS34 6HE <i>Erection of single storey rear extension and conversion of existing garage into living accommodation (retrospective).</i></p> <p>Following a lengthy discussion (including local residents concerns) Councillor Andrew Shore proposed the following: –</p> <p>Stoke Gifford Parish Council, having reviewed the latest plans, re-state our objections to this planning application.</p> <p><i>The extension is sizeable, and the plans are still inadequate to fully understand the nature of the additional accommodation proposed, the quantity of any additional bedrooms proposed, the quantity of existing bedrooms and how the extension & garage conversion will look visually (so cannot evaluate against policies CS1 & PSP38 [1]).</i></p>	

	<p><i>We consider that insufficient private amenity space will remain, making it contrary to planning policies PSP43 & PSP38 [4].</i></p> <p><i>We are concerned at the loss of a parking space and the inadequate on-site parking provision, with the dwelling located on a road where there is already problematic street & pavement parking. Thus, making it contrary to policies PSP16 & PSP38 [3].</i></p> <p><i>Furthermore, we note that local residents in Farley Close are already experiencing problems associated with 31 Farley Close. This includes visits late at night / in the early hours of the morning, disturbing nearby residents by people seeking to locate number 31 for which they have made an Airbnb booking (also putting additional strain on the parking situation) plus other disturbances involving residents/tenants of number 31. We are concerned at the public nuisance and negative residential amenity impacts upon local residents, contrary to PSP8 & PSP38 amongst other things, which seem likely to be exacerbated as a result of the proposed development, seconded by Councillor Richard Barber, proposal unanimously carried.</i></p> <p>d) P24/02207/HH 41 Bush Avenue, Little Stoke South Gloucestershire BS34 8LY Demolition of existing conservatory and detached garage. Erection of two-storey side extension to form additional living accommodation.</p> <p>The Chair, Councillor Andrew Shore reminded Members of the history of this application site. Following discussion, Councillor Sue Bandcroft proposed no objection to this planning application, seconded by Councillor Tony Hyde, proposal unanimously carried.</p>	
7	<p>Any other business relevant to this committee.</p> <ul style="list-style-type: none"> - Bus timetable changes from 1st September 2024 <p>The Chair, Councillor Andrew Shore updated members with the recent bus timetable changes. Councillor Dave Addison mentioned this was brought up a recent Combined Authorities meeting where the lack of a consultation was noted by District members.</p> <p>A number of Councillors have also received comments from residents recently regarding the bus service including cancellations and no shows.</p> <ul style="list-style-type: none"> - Street parking <p>Councillor Sue Bandcroft has received comments from residents regarding the Bovis and Royal estates, where SGC have painted double yellow lines in various areas pushing the problem of parking through the estate.</p> <ul style="list-style-type: none"> - Running a business from home and street parking <p>Councillor Keiron Marsden has received comments regarding a resident from Parsons Avenue running a business from a property, selling motor vehicles. There are vehicles including a van parked on the street with up to date tax and MOT. Councillor Keith Cranney mentioned as long as the vehicles are not parked on double yellow lines, not causing an obstruction and are with in-date tax and MOT, there's nothing further that</p>	

	<p>can be done.</p> <ul style="list-style-type: none"> - Yellow lines street parking <p>The Chair, Councillor Andrew Shore informed members that SGC have recently refreshed faded areas of yellow lines on Ratcliffe Drive and subsequently refreshed faded areas on Sandringham Road.</p>	
8	<p>Date of next meeting.</p> <p>22nd October 2024 @ 19:00.</p>	
9	<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 20:25

Signed: _____

Date: _____

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