



STOKE GIFFORD

PARISH COUNCIL

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STOKE GIFFORD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORTATION MEETING

Held on Tuesday, 22nd October 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 S Bandcroft, R Barber, 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 four local residents.

		ACTIONS
1	Welcome and apologies for absence. The Chair, Councillor Andrew Shore welcomed all present to the meeting. Apologies were received from Councillor Dave Addison and the Clerk mentioned Councillor Sue Bandcroft is attending another meeting and will arrive shortly after the start.	
2	To receive notification of any member's personal or prejudicial interest. None.	
3	To approve minutes of the last Planning & Transportation meeting dated 24th September 2024. Keiron Marsden asked for the sub-title within item 7 Any other business, running a business from home and street parking, be changed to on-street parking. The minutes dated Tuesday 24 th September 2024 including the above change were agreed as an accurate record proposed by Councillor Richard Barber, seconded by Councillor Tony Hyde, unanimously carried.	

4	<p>Public Session [Maximum 15 minutes, up to 3 minutes per person].</p> <p>Works on Forty Acres Recreational field – a resident has noticed heavy machinery on site and asked members what was going on. Councillor Penny Richardson informed the resident Balfour Beatty are on site carrying out works to the railway embankment and the only access area for the work is via Hatchet Road entrance.</p> <p>50 Kingsway – in early 2023 planning was obtained by SGC for the erection of a two storey side extension to form living accommodation and alteration to the roof of front porch. The resident acknowledged works had taken place once planning was granted but believes the condition to provide hard-standing off-road parking for 3 cars has not been adhered to, thus having a negative impact on the surrounding area, and enquired as to whether Planning Enforcement have highlighted anything untoward. The Chair, Councillor Andrew Shore explained SGC may not always send out a Planning Enforcement officer following every application and will visit the site himself.</p> <p><i>Councillor Sue Bandcroft arrived at this point.</i></p> <p>Brooklands resident’s forum – a representative was present with a few enquiries raised from a recent meeting.</p> <ul style="list-style-type: none"> - Brooklands Park community hall sub-committee - Councillor Mike Brown mentioned periodic meetings are now up and running and members are keen to retain strong links with the resident’s forum group. - A public right of way (PROW) has been closed off recently in the Highbrook estate near Poppy Close and Sloe Way, leading to Highbrook View, and the resident asked why this wasn’t made public. The Clerk mentioned in general, SGC would notify the parish of any public footpath closures, but we may not know this as the land has not yet been adopted by SGC. A section of Highbrook falls within the Winterbourne parish so this may also be the case. - HMO’S on the estate - the resident wondered if there’s an accessible way HMO’s can be seen in an area. The Chair, Councillor Andrew Shore mentioned it can be viewed on the SGC website but it’s tricky to navigate. - Council policy on street parking – Councillor Mike Brown informed the resident if a vehicle is parked blocking a right of way, then to contact the Police. - Wheelie bins at residential property being left out – Councillor Keith Cranney pointed the resident to the waste management department at SGC, and the Report-it page. 	Andrew to visit site.
5	<p>Update on previous planning applications.</p> <ul style="list-style-type: none"> - Land at Rolls Royce – erection of 2 ancillary logistics buildings etc – permission granted by SGC (SGPC no objection) 	
6	<p>Planning Applications</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.

The above condition request is added to the Parish submissions, where appropriate.

a) P23/035534/F Land to The North and East of Highbrook View - Parcel 2 Stoke Gifford South Gloucestershire

Erection of 10no. dwellings, with landscaping, access, parking and other associated works. [Revised plans, 3rd set].

Following some discussion, it was agreed it may be hard to insist on the solar panels but members concurred the other reasons for objection still stand, with some additional comments. Councillor Keiron Marsden proposed ***Objection*** – *Stoke Gifford Parish Council, having reviewed the latest plans & other documents, re-iterate our objection to this application. Our reasons are as follows –*

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 vehicles 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.

Whilst the parking provided may ‘appear’ to meet the policy provision, it also needs to be convenient practically usable, whilst not leading to other problems. We consider that, for the reasons explained above, some of these off-road parking spaces 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.

We are concerned with aspects in the ecology impact assessment report, including the loss of habitat for hedgehogs, reptiles and amphibians and also the lack of a biodiversity gain. We would like to see South Glos Council require more actions be taken in these regards.

The above are all indicators of the site being overdeveloped, with the quantum & size of dwellings proposed, seconded by Councillor Keith Cranney, proposal unanimously carried.

b) P24/02313/F Rolls Royce Plc Rolls Royce Site Gloucester Road North Filton South Gloucestershire BS34 7QE

Installation of an underground IT duct network around the Rolls-Royce campus.

Following a brief discussion, Councillor Sue Bandcroft proposed no objection to this

	<p>planning application, seconded by Councillor Keiron Marsden, unanimously carried.</p> <p>c) P24/02340/CLP 5 Couzens Place Stoke Gifford South Gloucestershire BS34 8PL <i>Erection of single storey rear extension and construction of infill to front elevation.</i></p> <p>Following discussion, Councillor Neel das Gupta proposed no objection, <i>but would like to ensure the building materials used are in keeping with the property and street scene, seconded by Councillor Keith Cranney, unanimously carried.</i></p> <p>d) P24/02375/HH 16 Rock Lane Stoke Gifford South Gloucestershire BS34 8PF <i>Erection of single storey and first floor rear extension to provide additional living accommodation.</i></p> <p>Councillor Andrew Shore had some concerns regarding the proposed upper-storey side windows which will face into the neighbouring garden. Following discussion, Councillor Keith Cranney proposed no objection to this planning application <i>in principle, subject to it adhering to the 7 Metre Rule (Householder Design Guide SPD, page 46) owing to concerns of the neighbouring property being overlooked (by the upper windows in the proposed west elevation). PSP8 & PSP38 also relevant to this,</i> seconded by Councillor Neel das Gupta, a vote was taken, 9 for, 1 abstention, proposal carried.</p> <p>e) P24/02437/PNH 30 Smithcourt Drive Little Stoke South Gloucestershire BS34 8NA <i>The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 2.85m, and for which the height of the eaves would be 2.85m.</i></p> <p>Following a brief discussion, Councillor Neel das Gupta proposed no objection to this planning application, seconded by Councillor Mike Brown, a vote was taken, 9 for, 1 abstention, proposal carried.</p>	
7	<p>New Road, Stoke Gifford proposed pedestrian crossing.</p> <p>Background from SGC.</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 aim of the project is to design LTN 1/20 compliant improvements to a substandard crossing of New Road, and to seek the views of stakeholders on those designs through an online engagement exercise.</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 pedestrian priority crossing at a critical junction (which has already been consulted on) and providing new parallel crossing of New Road to improve connections to Concorde Way.</p>	

8	<p>Any other business relevant to this committee.</p> <p>Two bus shelters on Braydon Avenue, Wrington Close and Wroxham Drive – correspondence between North Ward Councillors Mike Brown and Keith Cranney and SGC have continued with regards to the removal of the two redundant bus shelters on Braydon Avenue. Residents often report anti-social behaviour taking place within the shelters, and parish staff attend to remove graffiti and replace damaged perspex. SGC have confirmed neither bus stop is well used but can be served by the CS7 school service and Westlink. It was noted Bradley Stoke Town Council removed their shelters on the other side of the road seven years ago. The main issue with the bus shelters remaining was felt to be the anti-social behaviour which they lead to. It was noted that some of the bus shelter components are in better condition than some other shelters in locations where buses more frequently stop.</p> <p>Following a lengthy discussion, Councillor Tony Hyde proposed to completely remove the two bus shelters including the timetable signage, and recycle the parts into other shelters where possible, and to include the removal of the Silverbirch Close ex-bus-stop signage, seconded by Councillor Richard Barber, unanimously carried.</p> <p>Councillor Keith Cranney is expecting the pedestrian crossing on Braydon Avenue to be repainted and improved with anti-skid-surface paint by SGC. Clerk will chase this work with Streetcare.</p> <p>Members noted a couple of areas where pedestrians crossing is an issue with the increased flow of traffic following the build of new housing or retail developments. The Mulgrove Farm roundabout inwards from the blue bridge is proving tricky to navigate due to speeding vehicles providing difficulties for pedestrians by foot to cross the road, and also Fox Den Road where pedestrians cross over three lanes near Lidl/Costa/Beefeater. Members will monitor these areas and report back to SGC Highways any concerns from the parish. Councillor Andrew Shore commented that there may be a learning point for future major developments, to push for associated highway improvements for pedestrians etc. at the planning application stage.</p>	Clerk contact SGC.
9	<p>Date of next meeting.</p> <p>26th November 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 20:33

Signed: _____

Date: _____

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