BRADLEY STOKE TOWN COUNCIL

**Planning & Environment Committee**

Minutes of the Meeting of the Planning & Environment Committee of Bradley Stoke Town Council held at the Jubilee Centre, Savages Wood Road, Bradley Stoke on 26 July 2023 at 7.40pm.

PRESENT: Councillors: John Bradbury

James Nelson

Ben Randles (Chair)

Kulwinder Singh Sappal

Jon Williams

Officers: Sharon Petela (Town Clerk)

Phil Francis (Activity Centres Manager/Deputy Town Clerk)

**1** **Submissions from the Public**

* 1. Councillor Tom Aditya commented that many residents are concerned regarding the SUEZ strike and the restricted waste collections. He mentioned that the South Gloucestershire Council (SGC), Community Engagement Forum have organised two waste /recycling update pop-up meetings on 2nd August 2023.

1.2 Councillor Jon Williams asked the SGC Ward councillors to find out about the status of the proposed larger Sort-It centre for the area.

**2 Apologies for absence**

Apologies were received from Councillor Frederic Contenot.

**3 Declarations by Members**

None

**4 Announcements by the Chair**

Councillor Ben Randles gave the following updates:

* Woodstock Homes planning application – anticipated it will be “called in” as part of the SGC planning process
* Ash dieback signs have appeared around the town – many trees due to be removed
* Re-consultation on the Thornbury to Bradley Stoke Travel Improvements proposals are due to take place at the end of 2023
* The recycling that is put in the mixed recycling vehicles/skips does not generate the same quality of recycling as that collected through the segregated waste system. Residents may need to be encouraged to go back to the segregated system.
* The main A432 Badminton Road bridge closure appears to be having a knock-on effect on traffic in Bradley Stoke.

**5 To Confirm the Minutes of meeting of 28th June 2023**

The Minutes of the Meeting held on 28th June 2023 were proposed for acceptance by Councillor Ben Randles, seconded by Councillor John Bradbury with the following minor amendments:

*Following discussion, Councillor John Bradbury ~~Kulwinder Singh Sappal~~ proposed that Councillor Ben Randles be appointed to the position of the Chair of the Planning & Environment Committee for 2023/24, seconded by Councillor Kulwinder Singh Sappal ~~John Bradbury~~, carried unanimously.*

A vote was taken, 4 in favour, 1 abstention, proposal carried. Minutes were then signed by the Chair as a correct record.

**6 Consideration of Current Planning Applications**

**6.1 P23/01981/HH Erection of rear conservatory**

169 Champs Sur Marne

No objection proposed by Councillor Kulwinder Singh Sappal, seconded by Councillor Jon Williams, carried unanimously.

**6.2 P23/02032/HH Raising of roofline to existing detached garage with**

**external staircase to create a home office**

75 Ottrells Mead

Councillor John Bradbury proposed OBJECTION on grounds of the proposals being out of keeping with the streetscene and invasion of privacy of neighbouring properties due to potential for overlooking, seconded by Councillor James Nelson. A vote was taken, 4 in favour, 1 abstention, proposal carried.

**6.3 P23/02066/RVC Variation of condition 3 attached to permission**

**P21/06271/F to alter approved plans. Erection of first floor side and front extension over the existing garage to form additional living accommodation**

30 The Culvert

No objection proposed by Councillor James Nelson, seconded by Councillor Kulwinder Singh Sappal. A vote was taken, 4 in favour, 1 against, proposal carried.

**6.4 P23/02056/F Erection of canopy to the rear to serve as cover for**

**additional machinery**

Amcor Flexibles, Winterbourne Road

No objection proposed by Councillor Jon Williams, seconded by Councillor Kulwinder Singh Sappal, carried unanimously.

**6.5 P23/02050/HH Erection of two storey side and rear extension to form**

**additional living accommodation. Erection of front porch**

3 Stean Bridge Road

No objection proposed by Councillor Kulwinder Singh Sappal, seconded by Councillor Jon Williams. A vote was taken, 3 in favour, 2 against, proposal carried.

**6.6 P23/02193/HH Erection of rear conservatory to provide additional**

**accommodation**

167 Champs Sur Marne

No objection proposed by Councillor Kulwinder Singh Sappal, seconded by Councillor James Nelson, carried unanimously.

**RECONSULTATION**

**6.7 P23/00855/HH Erection of two storey and first floor side extension to**

**provide additional living accommodation**

109 Wheatfield Drive

No objection proposed by Councillor Jon Williams, seconded by Councillor Kulwinder Singh Sappal. A vote was taken, 3 in favour, 2 against, proposal carried.

**7 To consider any matters arising from the Minutes of the Meeting on 28th June 2023 not covered elsewhere on the agenda.**

**7.1 Update on Bradley Stoke Local Nature Action Plan – new projects**

The updated Bradley Stoke Local Nature Action Plan has been circulated.

The following new projects are planned (with funding having been allocated by Finance Committee meeting earlier this evening):

### **Funding for forthcoming projects**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Source** | **Amount** | **Nominal Code** | **How Often** | **Specific Project or General** |
| BSTC Budget – Free trees/hedges for residents | £1,000 from Community Development Grant Aid budget – approved at Finance Committee meeting on 26.07.23 | N/C5074 | A new one-off project in January 2024 following success of project last year | Free trees and hedges to be given to residents to plant in their gardens – **anticipated for January 2024 – working with Bradley Stoke Zero Carbon Community Group and Bradley Stoke in Bloom** |
| BSTC Budget – Free wildflower seed packets for residents | £350 from Community Development Grant Aid budget – approved at Finance Committee meeting on 26.07.23 | N/C5074 | A new one-off project to run alongside free-tree giveaway in January 2024 | Free packets of wildflowers to be given to residents to plant in their gardens – **anticipated for January 2024 at same event as free trees/hedges event – working with Bradley Stoke Zero Carbon Community Group and Bradley Stoke in Bloom** |
| BSTC Budget – Establishing of some community orchards in town | £650 from Community Development Grant Aid budget – approved at Finance Committee meeting on 26.07.23 | N/C5074 | One-off project | General project costs – **anticipated for winter 2023/2024 to plant a number of new community orchards in the town – working with Bradley Stoke Zero Carbon Community Group and Bradley Stoke in Bloom** |

**8 Previous Planning Applications**

Decisions relating to seven previous applications were NOTED (see Appendix A), five of which agreed with Bradley Stoke Town Council’s (BSTC) recommendations.

**9 Matters within the scope of the Committee**

**9.1 Annual Review of BSTC Policies & Procedures**

All relevant documentation has been circulated.

**9.1.1 Environmental Statement relating to Bradley Stoke**

Councillor Ben Randles proposed no changes to the policy, seconded by Councillor Kulwinder Singh Sappal, carried unanimously.

**9.1.2 Tree Management Policy**

Councillor Jon Williams proposed no changes to the policy, seconded by Councillor James Nelson, carried unanimously.

**10 To deal with any matters relating to Health and Safety**

None

**11 Date of Next Meeting**

Wednesday 23rd August 2023 at 7.00pm

The meeting closed at 8.50pm

**APPENDIX A**

**Planning Decisions Made by South Gloucestershire Council**

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Application Number** | | | | | **Description** | | **Address** | | **BSTC** | | **SGC** |
| P23 | 01204 | | HH | | erection of single storey rear extension to form additional living accommodation | | 2 Ottrells Mead | | **NO** | | **YES** |
| P23 | 01605 | | HH | | installation of hip to gable roof extension and rear dormer window to facilitate the conversion of loft to habitable space | | 1 The Hedgerows | | NO | | NO |
| P23 | 01652 | | HH | | erection of two storey side extension and single rear extension to form additional living accommodation | | 5 Goose Acre | | YES | | YES |
| P23 | 00545 | | HH | | erection of two storey side extension to form additional living accommodation | | 52 Breaches Gate | | **NO** | | **YES** |
| P23 | 01901 | | HH | | erection of first storey extension above existing garage to form additional living accommodation | | 102 Cooks Close | | YES | | YES |
| P23 | | 01650 | | HH | alterations to roof to raise the ridge and create gable ends to facilitate first floor front extension. Erection of a single storey rear extension and front porch. (re-submission of P23/01197/HH) | 11 The Spinney | | YES | | YES | |
| P23 | | 01876 | | HH | erection of single storey rear extension and conversion of integral garage to form additional living accommodation (retrospective) | 152 Dewfalls Drive | | YES | | YES | |