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 25 October 2023 at 7.35pm.

PRESENT: Councillors: John Bradbury

Dayley Lawrence (substituting for Jon Williams)

James Nelson

Ben Randles (Chair)

Kulwinder Singh Sappal

Officers: Sharon Petela (Town Clerk)

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

* 1. Councillor Tom Aditya asked about the free tree event and when it is going to be held in 2024. The Chair commented that this is on the agenda to be discussed later in the meeting – the event is planned for January 2024.
  2. Councillor Tom Aditya commented that it is good to see that the Town Council Community Warm Spaces are restarting in November. They are called Community Welcome Spaces across South Gloucestershire.

**2 Apologies for absence**

Apologies were received from Councillors Frederic Contenot and Jon Williams.

**3 Declarations by Members**

Councillor John Bradbury asked for the following additions to his Register of Interests: SGC Spatial Planning Committee, SGC Regulatory Committee, member of the Avon and Somerset Police and Crime Panel (SGC appointed)

**4 Announcements by the Chair**

Woodlands Garden Village consultation is still running and councillors are encouraged to read the documentation and then respond to the consultation.

The temporary Tree Preservation Order which has been served on the trees in Juniper Way will be made permanent after six months if no concerns are raised in the interim. South Gloucestershire Council (SGC) has outlined the process which will be followed if required.

**5 To Confirm the Minutes of meeting of 27th September 2023**

The Minutes of the Meeting held on 27th September 2023 were proposed for acceptance by Councillor Kulwinder Singh Sappal, seconded by Councillor John Bradbury, carried unanimously. The minutes were then signed by the Chair as a correct record.

**6 Consideration of Current Planning Applications**

**6.1 P23/02745/HH Installation of 1 Air Source Heat Pump at ground level at**

**front of property**

21 Cooks Close

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

**6.2 P23/02753/HH Erection of first floor and two storey side and single storey**

**rear extension to provide additional living accommodation**

42 Foxfield Avenue

No objection proposed by Councillor Dayley Lawrence, seconded by Councillor Kulwinder Singh Sappal, carried unanimously.

**6.3 P23/02773/CLP Erection of single storey rear extension and part**

**conversion of garage to form additional living accommodation**

55 Oaktree Crescent

No objection proposed by Councillor Kulwinder Singh Sappal, seconded by Councillor Dayley Lawrence, carried unanimously.

**6.4 P23/02770/ADV Display of 1 non-illuminated sign**

Unit 12, Eagles Wood Business Park, Woodlands Lane

No objection proposed by Councillor Dayley Lawrence, seconded by Councillor Kulwinder Singh Sappal, carried unanimously.

**6.5 P23/02819/HH Erection of two storey front and rear and single storey**

**rear extensions to provide additional living accommodation (retrospective)**

196 Ellicks Close

Councillor Dayley Lawrence proposed OBJECTION on grounds that the proposals are overdevelopment of the site, seconded by Councillor John Bradbury. A vote was taken, 4 in favour, 1 abstention, proposal carried.

**6.6 P23/02829/HH Erection of rear conservatory to provide additional living**

**accommodation**

6 Marjoram Place

No objection proposed by Councillor John Bradbury, seconded by Councillor Kulwinder Singh Sappal, carried unanimously.

**6.7 P23/02843/HH Erection of single storey rear extension to form additional**

**living accommodation**

19 The Coppice

No objection proposed by Councillor Dayley Lawrence, seconded by Councillor Kulwinder Singh Sappal, carried unanimously.

**6.8 P23/02905/CLP Erection of single storey rear extension**

5 Elming Down Close

No objection proposed by Councillor Dayley Lawrence, seconded by Councillor Kulwinder Singh Sappal, carried unanimously.

**6.9 P23/02410/F Change of use from dwelling (Class C3) to children’s**

**residential Service (Class C2) as defined by the Town and Country Planning (Use Classes) Order 1987**

15 Garrett Drive

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

**6.10 P23/02792/F Erection of 1 attached dwelling with associated works**

Land at 132 Cooks Close

No objection proposed by Councillor James Nelson, seconded by Councillor Kulwinder Singh Sappal. A vote was taken, 2 in favour, 3 against, proposal failed

Councillor John Bradbury then proposed OBJECTION on grounds of the proposal being overdevelopment of site and insufficient amenity space for the property, seconded by Councillor Dayley Lawrence. A vote was taken, 3 in favour, 2 against, proposal carried.

**6.11 P23/02845/HH Installation of Air Source Heat Pump**

2 Mallard Close

No objection proposed by Councillor Dayley Lawrence, seconded by Councillor John Bradbury, carried unanimously.

**6.12 P23/02871/HH Erection of two storey side extension to provide additional**

**living accommodation**

45 The Hedgerows

No objection proposed by Councillor Kulwinder Singh Sappal, seconded by Councillor James Nelson. A vote was taken, 2 in favour, 2 against, 1 abstention. The Chair of Committee then used their casting vote against the proposal, therefore proposal failed.

Councillor Dayley Lawrence then proposed OBJECTION on the grounds that the proposals are overdevelopment of site, seconded by Councillor Ben Randles, 3 in favour, 2 against, proposal carried.

**7 To consider any matters arising from the Minutes of the Meeting on 27th September 2023 not covered elsewhere on the agenda.**

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

**7.1.1 Community Orchards in Bradley Stoke**

Ongoing project

**7.1.2 Free tree/hedge giveaway and wildflower seeds event**

The event has been booked for Saturday 27th January 2024 between 10.00am and 12 noon in the Oak Hall, Jubilee Centre.

The Town clerk informed the meeting that a budget has already been allocated for the tree and wildflower seeds event (see below).

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **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** |

A quote has been received from Landcare (who supplied the trees/shrubs for the 2023 event).

Following discussion, Councillor Dayley Lawrence proposed acceptance of the Landcare quote of £998.85 for 122 trees and shrubs and £350 for 95 packets of wildflower seeds (specifically designed to be sown in gardens, not open areas), seconded by Councillor Ben Randles, carried unanimously.

**8 Previous Planning Applications**

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

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

**9.1 SGC – Changes to late night street-lighting to cut carbon emissions and reduce spend on energy – public consultation**

Documentation circulated to councillors.

Councillors commented that they are keen to support the environment and acknowledged that the Unitary Authority do need to make significant cost savings going forward.

Following discussion, Councillor Dayley Lawrence proposed that the Town Council respond to the consultation as generally supportive of the scheme and Option 1 on the choices, seconded by Councillor Kulwinder Singh Sappal, carried unanimously.

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

None

**11 Date of Next Meeting**

Wednesday 22nd November 2023 at 7.30pm (or as soon as Finance Committee meeting has finished)

The meeting closed at 8.45pm

**APPENDIX A**

**Planning Decisions Made by South Gloucestershire Council**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Application Number** | | | **Description** | **Address** | **BSTC** | **SGC** | **SGC Refusal Reason** |
| P23 | 02465 | HH | erection of single storey side/rear extension plus garage conversion to form additional living accommodation | 12 Ormonds Close | YES | YES |  |
| P23 | 02515 | HH | erection of rear conservatory | 72 Ottrells Mead | YES | YES |  |
| P23 | 02324 | HH | erection of single storey extension to form additional living accommodation | 69 The Worthys | YES | YES |  |
| P23 | 02076 | HH | Erection of 0.90m fencing on top of existing wall with a total maximum height of 2.6m (retrospective) | 14 Kites Close | NO | NO | The fence subject of this application is considered to be incongruous with the existing boundary treatments of the associated dwellinghouse and local area, and is considered to have a detrimental impact on local amenity. |
| P23 | 02664 | HH | erection of single storey side and rear extension to form additional living accommodation (resubmission of P22/06246/HH) | 35 Stevens Walk | YES | YES |  |
| P23 | 02687 | HH | conversion of existing garage to form additional living accommodation | 82 Winsbury Way | YES | YES |  |