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 28 February 2024 at 7.45pm.

PRESENT: Councillors: John Bradbury

James Nelson

Ben Randles (Chair)

Kulwinder Singh Sappal

Jon Williams

Officers: Sharon Petela (Town Clerk)

Phil Francis (Deputy Town Clerk/Activity Centres Manager)

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

* 1. Councillor Tom Aditya raised concerns that, with the increase in housing proposed for areas surrounding Bradley Stoke, it will have a knock-on effect for residents in the north of Bradley Stoke who already have significant difficulty in accessing main roads and motorways due to congestion.

**2 Apologies for absence**

Apologies received from Councillor Frederic Contenot

**3 Declarations by Members**

Councillor Ben Randles asked for it to be noted that he had been contacted via email by the developer responsible for the planning application P23/01546/F – Land off Bradley Stoke Way. He confirmed that no discussions or meetings had taken place on the application, so he had not pre-determined or made a decision in his own mind on the application prior to this meeting.

Councillor John Bradbury declared an interest in P23/01546/F – Land off Bradley Stoke Way as he lives close to the application site and is also on the South Gloucestershire Council (SGC) Development Management Committee. He stated that he would take no part in the discussion or vote in agenda item 6.4

**4 Announcements by the Chair**

None

**5 To Confirm the Minutes of meeting of 24th January 2024**

The Minutes of the Meeting held on 24th January 2024 were proposed for acceptance by Councillor James Nelson, seconded by Councillor Kulwinder Singh Sappal, carried unanimously. The minutes were then signed by the Chair as a correct record.

*As there were members of the public and representatives from the developers present at the meeting, Councillor James Nelson proposed that agenda item 6.4 be discussed next on the agenda, seconded by Councillor Jon Williams, carried unanimously.*

**6 Consideration of Current Planning Applications**

**RE-CONSULTATION**

**6.4 P23/01546/F Erection of 2 buildings to form up to 50 apartments with**

**access, landscaping and associated works**

Land off Bradley Stoke Way

The Chair of committee invited the representatives from the developer to speak in support of the application. The Chair then invited members of the public to speak against the application.

Following much discussion, Councillor Jon Williams proposed OBJECTION to the amended plans on grounds of overdevelopment of site, concerns with the access and egress to the site - the entrance to the development should be left turn only in and out, lack of play area and concerns re. rainwater run-off impacting on surrounding roads and dwellings. The proposal was seconded by Councillor Kulwinder Singh Sappal. A vote was taken, 3 in favour, 1 abstention, proposal carried.

The Chair thanked local residents and the representatives from the developers for attending the meeting.

**6.1 P24/00144/HH Formation of concrete base and shed to front of property**

33 The Crunnis

Councillor John Bradbury proposed OBJECTION on grounds that the proposals are out of keeping for the site, no seconder, proposal failed.

Following further discussion, Councillor Jon Williams proposed a ‘no comment’ response to the application, seconded by Councillor James Nelson. A vote was taken, 3 in favour, 2 against, proposal carried.

**6.2 P24/00204/F Formation of fitness area for training and cardio vascular**

**equipment and associated works**

Land at Jubilee Centre

Following discussion, Councillor John Bradbury proposed a ‘no comment’ response to the application, seconded by Councillor Ben Randles, carried unanimously.

**6.3 P24/00430/HH Erection of a single storey rear extension to form**

**additional living accommodation**

26 The Bluebells

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

**7 To consider any matters arising from the Minutes of the Meeting on 24th January 2024 not covered elsewhere on the agenda.**

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

Phil Francis commented that he attended the Local Climate Nature Action Plan Conference where he spoke on the free tree event and Hedgehog Heroes project. Various projects were reported on by other parish and town councils, so there are ideas to look at going forward.

Following discussion, Councillor Ben Randles proposed that the next project we explore is residents creating ‘nature reserves’ in their gardens and then plotting them on a map as this would tie in with our own Local Nature Reserve, seconded by Councillor Kulwinder Singh Sappal, carried unanimously.

**7.1.1 Community Orchards in Bradley Stoke**

The SGC Place Manager is speaking with the Open Spaces Volunteer Group Support officer to open up a channel of communication with Bradley Stoke in Bloom.

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

Following on from the successful event in January 2023, the 2024 event took place on Saturday 27th January 2024 at the Jubilee Centre and was once again a successful event with much positive feedback received. Once again we produced tree planting information sheets which proved very popular as references points for people who did not know which tree/shrub to choose.

More than 60 local residents collected trees/shrubs/hedges and marked their planting locations on the map (see completed map on Town Council website). This year, we also gave away free packets of wildflower seeds to be planted in residents gardens.

This event was supported by Bradley Stoke Zero Carbon Community Group, Bradley Stoke in Bloom and South Gloucestershire Council, who were all on hand to give expert advice.

Councillor Ben Randles proposed a vote of thanks to officers and volunteers for the organisation of another successful free tree event, seconded by Councillor Kulwinder Singh Sappal, carried unanimously.

*In light of the fact that it was 9.00pm, in line with Standing Order 1.8, Councillor Ben Randles proposed extending the end of the meeting until 9.30pm, seconded by Councillor James Nelson, carried unanimously.*

**8 Previous Planning Applications**

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

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

**9.1 SGC – Sort It Recycling Centres Booking System – Engagement Survey**

Engagement Survey from SGC

*We need to change the way we manage our Sort It recycling centres to allow us to fully comply with changing government legislation. The existing automatic number plate recognition system is not fit for purpose and so they need to replace it with a new booking system to allow us to record DIY waste (items like rubble, plasterboard, soil and tiles) being disposed of at their sites. Through this survey we wish to seek your views to enable us to ensure we end up with a system that meets your needs for a quick and efficient service. Whilst the driver for us introducing a booking system at this time is the change in legislation, booking systems introduced in other areas of the country have proven popular with residents because they have led to:*

*-Reduced congestion on site and in surrounding areas,  
- Better customer experience with fewer people on site, making it easier to park,  
-Better control over who uses the sites,  
- Increased recycling rates.*

*Booking systems have already been introduced – and have been positively received by residents – in other parts of the country. We believe a similar system in South Gloucestershire will also bring benefits to people who use the Sort It recycling centres by spreading out the number of visitors across the opening hours to reduce queuing and congestion.*

*The booking system will replace the vehicle registration system we currently use. Most systems offer same day bookings as well as advanced bookings and ask what types of waste are being brought in.*

*1. Visit the council website to book a time slot at a recycling centre in their area. (Offline options for booking will also be available)*

*2. Find a convenient date and time to visit and enter details in the booking form (name, address, vehicle registration, type of waste.)*

*3. When you visit the recycling centre, staff will check your vehicle registration. You can dispose of your waste, sorting it into the correct areas.*

*We have provided more details in an information document which explains how similar schemes work elsewhere and a draft Initial Equalities Impact Assessment (which will be updated with information gathered from this survey) to help answer any questions you might have. Please read these documents before answering the next two questions.*

***NOTE:****Newly introduced legislation requires us to limit the amount of DIY waste a resident can bring to recycling centres without charge. We believe a booking system offers the best way to do this in our Sort It recycling centres in South Gloucestershire whilst minimising disruption and delays to people using the sites.*

*You are welcome to tell us you are opposed to the introduction of the booking system (although we must implement it). We are particularly interested to understand the reasons why to identify any opportunities to support you in using a booking system.*

Responses

To what extent are you in favour of/opposed to introducing a booking scheme for the Sort It recycling centres in South Gloucestershire?

 Strongly in favour

 Generally supportive

 Neutral

 Generally opposed

 Strongly against

Please let us know why you have answered in the way that you have

**As a Town Council, we are giving general feedback on the proposals - neither in support or against.**

Are there any considerations we need to think about regarding how such a system might work?

**Would be better to be able to book a general am or pm slot rather than a specific time (possibly linked to two visits per day). There needs to be an equitable distribution of bookings to ensure that no single user is able to take an unfair number of slots.**

Are there any features that you would like to see incorporated into a booking system?

**Needs a robust, user friendly, responsive, accessible system for all users including those who do not have access to the Internet. Any system needs to be fully accessibility compliant.**

Please use this space for any final thoughts or comments

**The Stokes area needs a larger Sort-It centre as the Little Stoke site is not fit for purpose. Parish and Town Councils need free access to centres to dispose of fly tipped waste collected around the towns and villages.**

Following discussion, Councillor Ben Randles proposed that the Town Council responses are as detailed in **bold** above, 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 27th March 2024 at 7.30pm (or as soon as Finance Committee meeting has finished)

The meeting closed at 9.20pm

**APPENDIX A**

**Planning Decisions Made by South Gloucestershire Council**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Application Number** | | | **Description** | **Address** | **BSTC** | **SGC** | **SGC Refusal Reason** |
| P23 | 03523 | HH | erection of single storey rear extension to form additional living accommodation. Installation of flue to side extension. | 52 Champs Sur Marne | No comment | YES |  |
| P23 | 03300 | HH | raising of roof ridge line to facilitate a loft conversion with Velux windows (re-submission of P22/03300/HH) | 167 Juniper Way | **YES** | **NO** | The proposed development by reason of its scale and design would have a harmful impact on the character and appearance of the host building and the locality, consequently failing to achieve the highest possible standard of design. |
| P24 | 00149 | CLP | conversion of existing garage into additional living accommodation | 31 Hawkins Crescent | **YES** | **NO** | Evidence has been provided to demonstrate that on the balance of probabilities the proposed conversion of an existing attached garage into additional living accommodation would fail to meet Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) due to a restriction in permitted development rights. |
| P23 | 03496 | HH | Erection of front porch and single storey rear extension to form additional living accommodation | 4 The Culvert | YES | YES |  |