

BRADLEY STOKE TOWN COUNCIL

Planning & Environment Committee

Minutes of the Meeting of the Planning & Environment Committee of Bradley Stoke Town Council held at Bradley Stoke Jubilee Centre on 25 April 2018 at 7.00pm.

PRESENT: Councillors: Tom Aditya
Keith Cranney (Chair)
Elaine Hardwick (subbing for Councillor Roger Avenin)
Paul Hardwick
Brian Hopkinson
Franklin Owusu-Antwi
Ben Randles
Andy Ward

Officers: Sharon Petela (Town Clerk)

1 Submissions from the Public

1.1 Many residents were present at the meeting to voice their concerns about planning application PT18/1491/O. The concerns raised were:

- Inappropriate to have businesses that close to residential dwellings
- 24-hour operation will be detrimental to residential amenity
- Potential for vast increase in Anti-Social Behaviour in the area
- Potential for significant increase in litter which will lead to increase in vermin and impact on the local Nature Reserve
- Delivery lorries will need to use the main car park to access the takeaway businesses with a loading & unloading area close to pedestrian walkway
- Being situated close to schools will entice children to eat fast food which contradicts the healthy food drive
- Drive-through will lead to reduced footfall in the Willow Brook Centre shops
- Air pollution will increase with the number of vehicles using the drive-through
- Local houses will see a significant increase in smell, light and noise pollution from the 24-hour operation of takeaways with air conditioning units pointing in the direction of the houses
- Pizza business application was turned down in 2011 – the refusal reasons will still apply for this application
- Concerns re. phase 2 and the rerouting of the main entrance/exit road which will put the road closer to the houses
- The original Tesco development was moved to the other side of the car park away from the residential dwellings

Councillors outlined how the planning process works with the Unitary Authority, South Gloucestershire Council (SGC) making the final decision regarding the application. Residents were urged to submit their concerns to SGC through the planning system and attend any site inspection meeting and planning committee meeting if/when these happen. Residents were also encouraged to let the Willow Brook Centre Management Company know their concerns.

Councillors thanked the residents for attending the meeting.

2 Apologies for absence

Apologies received from Councillors Roger Avenin and Marion Ward. Councillor Andy Ward will be late as attending another meeting beforehand.

3 Declarations by Members

Councillors Keith Cranney & Paul Hardwick declared an interest in agenda item 8 as they are on SGC Regulatory & Licensing Committee.

Councillor Brian Hopkinson declared an interest in agenda item 8 as he is on SGC Development Control West Committee.

4 Announcements by the Chair

None

5 To Confirm the Minutes of meeting of 28th March 2018

The Minutes of the Meeting held on 28th March 2018 were proposed for acceptance by Councillor Tom Aditya and seconded by Councillor Elaine Hardwick. A vote was taken 6 in favour, 1 abstention, proposal carried. Minutes were then signed by the Chair as a correct record.

6 Matters Arising

6.1 Graffiti in Bradley Stoke – Avon & Somerset Constabulary update

The Town Clerk informed the meeting that the local Police Beat Team had been invited to attend this meeting but unfortunately this was not possible, so PC Jamie Shiels (with input from PC Claire Fletcher) had sent the following update:

“We have a number of areas in which parts of Bradley Stoke have been defaced by Graffiti being written/Sprayed onto walls, electric sub stations and even Bins. This is not a new problem and is indeed not isolated to Bradley Stoke. However it does cause a nuisance and an eye sore for residents.

The problem is not confined to one particular area but seems spread around the town, including the Nature Reserve. The underpass at Huckley Way has recently been cleaned of Graffiti by the council however on talking to the contractors they state that the paint being used can often be difficult to remove. A new bin, which I am told was only in place for about five weeks had also been tagged at the Huckley Way entrance to the underpass. The tag was “drop” which is one of the more common in the town and is often rather larger than the other tags. This tag I have seen while on foot patrol not only in Bradley Stoke but also in a number of locations including the A38, on the foot underpass and on two locations where the train line runs beneath the A38.

A couple of weeks ago a male was arrested while committing criminal damage by tagging an electric substation in Patchway. He was caught in the act by officers who were responding to another incident and happened to be driving past while he was busy tagging. He is currently under investigation to ascertain if any other criminal damages can be linked to him. As yet I have not found his tag anywhere in Bradley Stoke.

Unless the suspect(s) are caught in the act this is a hard crime to actually stop. The Tag can be drawn/sprayed in seconds. We do now have powers to stop and search for items used in criminal damage, this was not always the case, however we have to have reasonable grounds to perform the search.

I have photographed a number of the areas in Bradley Stoke which have been tagged and have graffiti. I have created an ongoing crime report to collate the information gathered if any suspects are caught. This will enable a quick search of any potential linked crimes. I have passed the crime reference number to the local council Clerk.

Going forward from this date we are currently one PCSO short in Bradley Stoke, however it is hoped that this is only for the short term. We will be looking to prioritise our future patrols around the Jubilee centre and Baileys Court which as the days grow longer tend traditionally to see an increase in ASB and criminal damage. These are areas in which a lot of the graffiti is centred on and the surrounding parks and streets are effected."

6.2 New Bristol to Thornbury X79 Bus Route

The Town Clerk informed the meeting that SGC have announced that a new Bus service T1 will be replacing the 79 travelling from Bristol to Thornbury. It will be stopping in Bradley Stoke using the Metrobus stops on Bradley Stoke Way.

7 Previous Planning Applications

Decisions relating to nine previous applications were NOTED, eight of which agreed with BSTC's recommendations.

8 Consideration of Current Planning Applications

- 8.1 PT18/1491/O Hybrid planning application seeking full planning permission for the erection of 2 no. food and drink units each incorporating a drive-through and outline planning permission to extend the existing retail terrace to provide 2 no. retail units (including mezzanine) and rearrangement of existing car park (Outline). Access, layout and scale to determined all other matters reserved**
Willow Brook Centre

Councillor Tom Aditya proposed OBJECTION on grounds that the proposed application will lead to increase in traffic levels, highways and transportation issues, environmental concerns relating to noise and lights plus the impact on local houses, seconded by Councillor Elaine Hardwick, carried unanimously.

- 8.2 PT18/0994/F Installation of external plant**
Aldi Store, Brook Way

No objection proposed by Councillor Tom Aditya, seconded by Councillor Franklin Owusu-Antwi, carried unanimously.

- 8.3 PT18/1345/F Demolition of existing conservatory. Erection of single storey front extension to form porch and extended garage. Erection of single storey rear and first floor side extension, alteration to roofline and 2 rear dormer windows to facilitate loft conversion and additional living accommodation**
51 Saxon Way

Councillor Elaine Hardwick proposed OBJECTION on grounds that the proposed application is overbearing, overdevelopment of the site and out of keeping with the streetscene, seconded by Councillor Ben Randles. A vote was taken, 5 in favour, 2 abstentions, proposal carried.

- 8.4 PT18/1739/PDR Erection of single storey rear and side extension to form additional living accommodation**
4 Broad Croft

No objection proposed by Councillor Elaine Hardwick, seconded by Councillor Franklin Owusu-Antwi, carried unanimously.

- 8.5 PT18/1726/F Erection of single storey front extension to form additional living accommodation**
113 Ellan Hay Road

No objection proposed by Councillor Keith Cranney, seconded by Councillor Elaine Hardwick. A vote was taken, 6 in favour, 1 against, proposal carried.

- 8.6 PT18/1618/ADV Consent to display 1 internally illuminated static fascia sign**
Tesco Extra, Willow Brook Centre

No objection proposed by Councillor Tom Aditya, seconded by Councillor Elaine Hardwick, carried unanimously.

- 8.7 PT18/1559/F Erection of first floor side extension over existing garage and alterations to roofline to provide additional living accommodation**
135 Pursey Drive

No objection proposed by Councillor Keith Cranney, seconded by Councillor Tom Aditya, carried unanimously.

- 8.8 PT18/1573/F Erection of canopy over side door**
Equinox Building, Great Park Road

No objection proposed by Councillor Elaine Hardwick, seconded by Councillor Tom Aditya, carried unanimously.

- 8.9 PT18/1766/CLP Certificate of lawfulness for the proposed erection of single storey rear extension to provide additional living accommodation**
2 The Spinney

No objection proposed by Councillor Tom Aditya, seconded by Councillor Paul Hardwick. A vote was taken, 6 in favour, 1 against, proposal carried.

- 8.10 PT18/1814/F Erection of a two storey side extension to provide additional living accommodation**

109 Ormonds Close

No Objection but concerns over parking provision proposed by Councillor Elaine Hardwick, seconded by Councillor Ben Randles. A vote was taken, 6 in favour, 1 abstention, proposal carried.

Councillor Andy Ward arrived at this point in the meeting

8.11 PT18/1478/F Conversion of existing garage to form additional living accommodation
196 Great Meadow Road

No Objection proposed by Councillor Paul Hardwick, seconded by Councillor Ben Randles. A vote was taken, 7 in favour, 1 abstention, proposal carried.

8.12 PT18/1856/PDR Erection of single storey rear extension to provide additional living accommodation
51 The Worthys

No objection proposed by Councillor Keith Cranney, seconded by Councillor Tom Aditya, carried unanimously.

8.13 PT18/1875/F Installation of front and rear dormers to facilitate loft conversion
50 Champs Sur Marne

No objection proposed by Councillor Paul Hardwick, seconded by Councillor Franklin Owusu-Antwi. A vote was taken, 7 in favour, 1 abstention, proposal carried.

9 Matters within the scope of the Committee

9.1 SGC StreetCare Winter Maintenance Changes 2018 - Consultation

Documentation circulated.

Following discussion, Councillor Elaine Hardwick proposed, seconded by Councillor Brian Hopkinson and carried unanimously that Bradley Stoke Town Councillors respond to the consultation as individuals.

10 Health & Safety

None

11 Financial Matters

11.1 Approve Bills and Direct Debits for payments

The following bills and direct debits were approved for payment by Councillor Elaine Hardwick, seconded by Councillor Ben Randles, carried unanimously.

BRADLEY STOKE TOWN COUNCIL **MONTHLY EXPENDITURE - PLANNING 25th APRIL 2018**

All Bank Faster Payments Are Highlighted in Blue In The Gross Column

All Other Payments Are Highlighted In Green In The Gross Column

Supplier Expenditures

ALL SIGNS VISUAL COMMUNICATIONS LTD

<u>Date</u>	<u>Ref</u>	<u>Details</u>	<u>Net Amount</u>	<u>Tax Amount</u>	<u>Gross Amount</u>
10/04/2018	71339	Street Waste bins - Vinyl numbers	50.00	10.00	60.00
10/04/2018	71339	BC - Signs	100.00	20.00	120.00
Account Totals:			<u>150.00</u>	<u>30.00</u>	<u>180.00</u>

Bradley Stoke Youth Football Club

<u>Date</u>	<u>Ref</u>	<u>Details</u>	<u>Net Amount</u>	<u>Tax Amount</u>	<u>Gross Amount</u>
16/04/2018	YGA31	BSYFC - 2018/19 Grant aid	500.00	0.00	500.00
Account Totals:			<u>500.00</u>	<u>0.00</u>	<u>500.00</u>

ONE OFF SUPPLIERS - BY INTERNET PAYMENT

<u>Date</u>	<u>Ref</u>	<u>Details</u>	<u>Net Amount</u>	<u>Tax Amount</u>	<u>Gross Amount</u>
01/04/2018	6562338	B & NE Somerset Council - GDPR Training	500.00	0.00	500.00
01/04/2018	6562341	B & NE Somerset Council - GDPR Health Check	675.00	135.00	810.00
Account Totals:			<u>1175.00</u>	<u>135.00</u>	<u>1310.00</u>

16/04/2018	GA454	BS Community Singers - 2018/19 Grant Aid	500.00	0.00	500.00
16/04/2018	GA456	Sole Sisters Running Club- 2018/19 Grant Aid	500.00	0.00	500.00
16/04/2018	GA457	SGAP - 2018/19 Grant Aid	500.00	0.00	500.00
16/04/2018	YGA32	Five Stokes & Patchway Assemblies Team-2018/19 Youth Grant	500.00	0.00	500.00

Three Brooks Nature Conservation Group

<u>Date</u>	<u>Ref</u>	<u>Details</u>	<u>Net Amount</u>	<u>Tax Amount</u>	<u>Gross Amount</u>
16/04/2018	2018/19 SLA	Three Brooks Nature Reserve - 2018/19 SLA	2000.00	0.00	2000.00
Account Totals:			<u>2000.00</u>	<u>0.00</u>	<u>2000.00</u>

12 Next meeting

Wednesday 23rd May 2018 commencing at 7.00pm at Jubilee Centre, Bradley Stoke.

Meeting closed at 8.45pm