

## Meeting of the Spatial Planning Committee on 19<sup>th</sup> March 2019

*Agenda Item: PT18/1491/O Development at the Willow Brook Centre, Bradley Stoke*

Transcript of live reporting originally published on the Twitter feed of the Bradley Stoke Journal  
<https://twitter.com/TheBSJournal/>

1.05pm: Planning meeting about to start at Brook Way Activity Centre. Councillors will “re-evaluate” a controversial planning application for new development at the Willow Brook shopping centre that was previously refused permission. #BradleyStoke #WillowBrook #McDonalds #Starbucks

1.15pm: Applicant's agent says they ARE prepared to accept suggested condition restricting opening hours of the drive-through food units.

1.22pm: BSCS heateacher Steve Moir now speaking. Expresses concerns about potential negative impact on students' health. More fast food units will add to challenges and temptations.

1.35pm: Local residents' rep calls on application to be rejected outright if a split decision (no to food units, yes to retail expansion) cannot be considered. Recent shopper survey carried out at WBC by

1.37pm: Cllr Sarah Pomfret speaking as ward member. Repeats many points from previous meeting. Adds concerns about traffic tailing back out of the centre as far as roundabout on Bradley Stoke Way.

1.41pm: Cllr Brian Hopkinson speaking as ward member. Expresses concern about impact on existing businesses at the centre. Less footfall in main part of centre and fewer parking spaces available.

1.46pm: Cllr Roger Avenin speaking as ward member. Lists all the fast food outlets and restaurants in Bradley Stoke. "It's the food capital of South Glos." Concerned about effect on already-established

1.55pm: Cllr Keith Cranney speaking as ward member. When Bradley Stoke was first developed, residents were promised quality shops [in town centre], not a "glorified food court".

2.04pm: Cllr John Ashe speaking as ward member. Says reduction in available car parking spaces (by 80) will be a "critical loss".

2.08pm: Planning officer now showing various plans on projector screen, including one showing boundary of designated town centre.

2.15pm: Highways officer says car access to WBC drive-throughs will be much better than at McDonald's unit in Yate as they are "so far from highway".

2.24pm: Committee members now asking questions of officers. Firstly about type of trees and shrubs that will be used to screen new development.

2.27pm: Cllr Burchell asks about staff parking. Highways officer says council will demand a travel plan from applicant.

2.33pm: Cllr Hockey asks about distance between access road and residential properties after car park has been reconfigured

2.37pm: Planning officer says applicant willing to consider buffer planting, but would be part of later 'reserved matters' application.

2.42pm: Cllr Hockey says she's "very unhappy" with this planning application. Recounts troubled history of planning matters relating to Bradley Stoke.

2.54pm: After referring to various policies of the council, Cllr Hockey concludes that the application "has nothing whatsoever going for it".

3.02pm: Cllr Fardell says she "extremely concerned" at some of the things she has been hearing.

3.19pm: Much talk about possible policy-specific justifications for refusing the application. But which policies? Committee has adjourned for 5 minutes to discuss in private.

3.36pm: Committee has reconvened and a vote is imminent...