

PATCHWAY TOWN COUNCIL

**Minutes of a meeting of the Planning & Transport Committee held on
24 July 2012 at Callicroft House, Rodway Road, Patchway**

Present: Cllr. S. Scott (in the Chair)
M. Grotzke
D. Tiley
C. Mills
K. Walker
M. Greensword *
P. Cottrell *
Mrs E. Martin

* Not a member of the Committee

1. Mr. David Farley, Bovis Homes

The Chairman welcomed Mr. Farley to the meeting for an update on the Charlton Hayes site.

Mr. Farley reported that Bovis had been working on the site since 2006. 140 units were now occupied but that the site would now be expanding more quickly as an area near the A38 had been sold to David Wilson and Barrett Homes. Most of the properties constructed by these companies would be two storey dwellings.

Mr. Farley noted that planning consent had been granted in 2007 and part of this was to construct the link road after 650 homes had been built. At the request of the local council, this road had been brought forward and work on the local centre, which would link with Rodway Road, had also been advanced. Due to the economic situation prevailing, there had not been great interest in the retail and care home development at present.

Outline consent for the changes to Highwood Road had been granted 18 months ago and the road would now close in four weeks' time, as would the junction with Sycamore Drive. Bovis will monitor increased use of Coniston Road by number plate recognition and install whatever traffic calming measures SGC deems necessary to prevent "rat running".

In response to questions by Councillors, Mr. Farley stated that Bovis had put forward a proposal for gated access for residents from Sycamore across Highwood, but this had been refused by SGC. Mr. Farley agreed to send a copy of the correspondence on this issue to the Clerk.

In response to queries about flooding of Highwood Road, Mr. Farley said that Bovis had put in a new land drain. For the linear park, there would be no tree planting over the oil pipeline and new trees would be planted in the current verges and central reservation with grass on the current highway.

Housing Association occupancy would be 25% over the whole site. At present 68 houses had been made available as affordable housing and 60 houses had been sold on the open market. Bovis was not involved in choosing tenants for the social housing – this was a SGC decision.

Mr. Farley said that the care home was planned to have 50 places and was likely to be developed by a private provider; approaches had been made by 55 Plus and Housing 21 but no definite applications made.

It was noted that if the airfield was dug up and developed, the other side of the link road would be commercial to complement the commercial development on the Charlton Hayes site. Mr. Farley said that Bovis was well aware of the environmental importance of Hayes Wood and had built artificial badger dens there to accommodate badgers on the site. Although the woodland would be fenced, it was hoped that a local conservation group would be involved in its management in the future so that there would be controlled public access.

The Chairman thanked Mr. Farley for his information and for answering Councillors' questions. Mr. Farley agreed to meet with the Council again at a future date and then left the meeting.

2. Apologies

There were no apologies.

It was noted that apologies must be given in person.

3. Declarations of Interest

The Chairman stated that Councillors must declare their interest under the Model Code of Conduct in any matter to be discussed, either at the beginning of the meeting or when it is raised during the meeting.

4. Minutes

The minutes of the last meeting held on 26 May 2012 were agreed as a correct record, proposed Cllr. Tiley, seconded Cllr. Grotzke, and signed by the Chairman.

5. Matters arising from the Minutes

a) Highwood Road

It was noted that SGC had taken the decision to close Highwood Road but to review the situation in 18 months. Cllrs Tiley and Grotzke apologised for being unable to attend the SG Council meeting in Kingswood. Cllr. Mills thanked all who spoke at the meeting and supported the petition and this was endorsed by the Committee. It was agreed that residents at the meeting had spoken very well .

b) Coniston Parade Regeneration

The Committee noted that Merlin Housing Society had agreed to take on this project and would be consulting the Town Council as well as other partners in the autumn.

c) Motorway Bund

The Committee noted a response from Mark King at SGC on the investigations to be carried out by the Highways Agency. The Clerk was asked to request a timescale on the investigation in order that a programme for the extension of the acoustic fence could be agreed.

d) 31 Cavendish Road

The Committee noted that Planning Enforcement had written to the owner of this site but asked the Clerk to request information on the response.

e) New zebra crossing in Coniston Road

The Clerk was asked to remind SGC that the crossing near Martin Close was still incomplete and to check whether it was in accordance with the plans.

6. Planning applications

The Committee objected to the following application on the grounds that it was an over-development of hot food outlets in Rodway Road and surrounding areas:

106 Rodway Road

Change of use from TV Rental to hot food
takeaway

The Committee noted that SGC had agreed the following applications:

Stoke Lodge Primary School Extension to existing classroom block

Lloyds Bank,
Gloucester Road Illuminated advertising signs

7. Other Planning & Transport Matters

a) Walkabout

The Committee noted that a walkabout had been held before the Safer & Stronger meeting of the back lanes of Rodway Road. A number of small problems had been noted but it was agreed to write to Environmental Health about the rear of the take-away which was full of furniture and to William Hill about their overgrown garden.

b) Bus stops

The Committee was pleased to note that the bus stop outside Flingers was to be relocated to outside Kwik Fit in early August and that consultation was being carried out on improvements to the stops on the southbound A38 at Callicroft Road and The Grove.

c) Directional Signs

The Clerk reported that SGC had been informed that the Council had agreed to contribute £500 towards directional signs for Patchway Sports Centre and Coniston Community Centre.

8. Cheques to be signed

As this was the last meeting before the summer recess, Councillors agreed to sign the following urgent cheques:

Bristol City Council	Flowers for memorial garden	240.00
British Gas	Gas at Scott Park	245.03
British Gas Trading Ltd	Gas at Casson Centre	107.50
Canon UK Ltd	Photocopier contract maintenance	153.79
The Consortium	Coloured paper	65.20
	Copier paper and folders	38.55
	Colour ink cartridges	107.52

Dominic Taylor Architecture and Design Ltd	Architectural services for Patchway Community Centre	12,101.10
Ecosolve Ltd	Top dressing and sand	1,092.00
HiQ Tyreservices	Repair of tractor tyre	81.84
Orange	Mobile phones (July)	18.75
PHS Group Plc	Sanitary disposal at Callicroft House	191.74
	Sanitary disposal at Patchway Common Pavilion	191.74
Select Electrics Ltd	CCTV maintenance	1,020.00
South Gloucestershire Council	Repair of Ransome mower	144.54
Allister Liew	Coniston website development	375.00
Mr M Winter	Expenses: Power converter for PA system	19.99
Total		£16,194.29

The Committee noted the following direct debit:

Allstar Business Solutions Ltd	Diesel for van and petrol for hand tools	133.79
Total		£ 133.79

9. Date of next meeting

It was noted that the next meeting would be held on Tuesday 25 September at 7.30pm.