

PATCHWAY TOWN COUNCIL

**Minutes of a meeting of the Planning & Transport Committee held on
29 January 2013 at Callicroft House, Rodway Road, Patchway**

Present: Cllr. S. Scott (in the Chair)
C. Mills
M. Grotzke
E. Gordon
Mrs E. Martin
D. Tiley
M. Greensword
E. Gordon
Ms R. Thorne

1. Apologies

Apologies for absence were received from Cllr. Walker.

2. 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.

3. Minutes

The minutes of the last meeting held on 27 November were agreed as a correct record and signed by the Chairman, proposed Cllr. Martin, seconded Cllr. Mills.

4. Matters arising from the Minutes

a) Motorway Bund

It was noted that the fence on the motorway side of the bund at Falcon Close had been installed with the material as agreed at the meeting with the Highways Agency.

b) Banana Bridge

It was noted that the bridge had been replaced with a rectangular design but not in use yet. Concern was expressed that the steps might be too steep but this

could not be checked at present. The Clerk would ask for an opening date for the bridge so that there could be an opening ceremony.

c) Coniston Parade regeneration

The Committee noted that a public consultation had been held in January for ideas to improve The Parade. Ideas put forward by Councillors had included attracting a market to The Parade to attract trade and the removal of the planting to remove hiding places. Useful discussions had been held with the police and Merlin CCTV engineer about combining the Council's CCTV system with a better one to be funded by Merlin. These discussions would be ongoing.

d) Burial Committee

Advice from NALC was still awaited. The Clerk would follow up this matter.

e) Highwood Road

It was noted that a meeting had been held with Mark King, Street Care Manager, and that all the items of concern had been raised with him for action. The Clerk was asked to raise the following additional items with SGC: height of bench replaced at junction of Sycamore/Highwood was too low for use; buses were not stopping half way up Highwood although there were bus stop markings on the road; No U-turn signs were needed at the traffic lights at the Charlton Hayes junction with Highwood as cars were turning back on the same carriageway.

f) Charlton Common

It was noted that the Planning Inspectorate had arranged a Public Inquiry on 9 April and it was agreed to resubmit the previous objection to the loss of common land.

g) Rodway Road shops

The Committee noted that a positive meeting had been held the previous week and that the working group would like to apply for New Homes Bonus funding to improve the environment of the shopping area to attract more trade.

Cllr. Martin pointed out that to contact health service staff at The Hub to survey their shopping needs, it would be necessary to use their NHS emails as they did not use their SGC email addresses.

5. New Homes Bonus

Cllr. Scott informed the Committee that £77,000 had been generated by new homes in Patchway in this financial year out of a total for South Gloucestershire of £300,000.

These funds would be allocated by the Area Forums after consideration of applications

received and were for capital projects only. It was noted that the next meeting of the Area Forum was at the end of February.

Following a discussion on possible projects in Patchway, it was agreed to set up a special committee to consider and cost projects and put forward applications for agreement of the Council with the aim of integrating the new and old communities of Patchway. Projects suggested were improvements to Rodway Road shopping area and improvement to fitness facilities in Scott Park.

It was agreed that the following Councillors would make up this committee: Cllrs. Mills, Grotzke, Gordon, Cottrell, Thorne and Martin, and that the first meeting would be held on Tuesday 5 February at 6.30 p.m., immediately before the Finance Committee.

6. Planning applications

The Committee made no objection to the following applications:

Saint Gobain Plastics 16 Concorde Road	Replacement of ventilation grills with 3 windows
38 Birch Close	Rear conservatory (retrospective)

The Committee noted the applications agreed by SGC:

60 Stroud Road	Detached garage
116 Saxon Way	2m high boundary wall
Nvidia Corporation Aztec West	Compound for external plant area in car park by bin store
2 Hazeldene Road	Bungalow in garden
Drive Bristol Gloucester Road	Valeting bay & car wash
Rolls-Royce	Extension to existing marine test facility
1 West View The Common	1 end terrace dwelling

Everything Everywhere
Aztec West

Cycle shelter

Bovis Homes

Design of play area (Eastern Green)

47 Callicroft Road

Single storey side & rear extension
and outbuilding for gym/store

Cllr. Orpen reported that the contractors at 2 Hazeldene Road were being prosecuted for failing to comply with the terms of the permission. They had also removed the hedge along the boundary with Callicroft Farm Track and left mud on Hazeldene Road.

7. Cribbs Patchway New Neighbourhood

Councillors who had attended the briefing meeting that morning with SGC officers from the Major Sites Team explained the proposals in the Development Framework SPD and the accompanying drawings.

The following points were noted:

The Consultation ends this week.

Officers have recommended to SG planning committee that they endorse the SPD this week while they continue to update it in advance of adoption of the Core Strategy. This will give SGC protection from any challenges from developers in the period before the Core Strategy is adopted.

Jon Severs is now talking to all the developers – there are 6 landowners involved in this site. Not like Harry Stoke where there is only one landowner/developer, Crest Homes.

The PCT has a new health care model which is for larger GP practices – at least 6 GPs. They are no longer willing to commission a 3 GP practice as had been planned for Charlton Hayes. PCT has appointed a consultant to look at health needs and SGC are in ongoing discussions about community needs.

Highwood Road bus rapid transit route will continue through its former course across the runway to Brentry for buses only but not as a route for cars. The only exit from the new development will be via the A4018 (Cribbs Causeway) or via Hayes Way to the A38.

It is likely that a further application to include The Mall in the Core Strategy will be made in 2015-16. At the moment it has been excluded by the Inspector.

The owners of Patchway Trading Estate are likely to apply in 2020 to demolish the warehouses and redevelop with housing.

The developers owning land on the airfield site will start putting in planning applications in 2013.

After discussion, the Committee agreed to put forward the following comments to SGC:

1. The Council believes that the concept of basing travel movements on public transport is flawed. It is unrealistic to assume that many residents will not choose to use their own cars and there are not enough entry and exit points from the site for traffic.
2. The Council opposes the proposal by the PCT that there should not be a GP practice based in Charlton Hayes and that one or two larger practices should be located in the new site. Patchway is already severely disadvantaged by the closure some years ago of the GP surgery (Dr. Rahman) which was based in Bradley Road and served the Callicroft Ward of Patchway. The Council was assured when Dr. Rahman retired that a larger practice would be established on Charlton Hayes which would also serve the adjacent area of Patchway. Many older residents already have difficulty in accessing Coniston Medical Centre, which is the only GP practice in Patchway, particularly in the last few years since the 75 bus route through the residential area has been discontinued. The community of Patchway, both old and new needs to have a GP practice in Charlton Hayes where there are many residents without their own transport.
3. The Council wishes to emphasise the importance of safeguarding employment land, particularly building on the local expertise in aero engineering, in the new development area.

8. Other Planning & Transport Matters

- a) The Committee noted the agenda for the next Public Transport Forum on 4 February.
- b) It was noted that Bovis were working regularly on Sunday mornings from 8-12.30 which was against the permitted times. Cllr. Orpen would take this up with SGC.
- c) Councillors were pleased that work had commenced on the new Patchway Police Station on Gloucester Road.
- d) Information had been circulated on the annual conference of SG Partnership on

Low Carbon South Gloucestershire to be held on 25 March at the Holiday Inn, Hambrook.

- e) Information from the SG training team on plans to hold a training course on Building Control Regulations was noted with interest. There was considerable interest in joining this course.
- f) No left turn into Shellmor Avenue: The Committee was pleased to see that the Traffic Order had now been made for this closure and that it would come into force on 11 February.
- g) The Committee was pleased to see a letter from the SGC Director for Children, Adults & Health acknowledging the support of the Council for Southern Brooks Community Partnership's bid to run Patchway Youth Centre.

9. Date of next meeting

It was noted that the next meeting would be held on Tuesday 26 February at 7.30pm.