

PATCHWAY TOWN COUNCIL

**Minutes of a meeting of the Planning & Transport Committee held on  
22 July 2014 at Callicroft House, Rodway Road, Patchway**

Present: Cllr. S. Scott (in the Chair)  
Mrs E. Martin  
E. Gordon  
K. Walker  
P. Cottrell

In attendance: Michelle Thomas, Head of Development, Merlin Housing  
Oonagh Lyons, Patchway Area Manager, Merlin Housing

**1. Merlin Housing Society**

The Chairman invited the representatives of Merlin to speak to the Committee.

Ms Lyons updated the meeting on the consultation on improvements to The Parade which had been held in January 2013 and which had been attended by Councillors. Merlin had decided to carry out five responses, which had now been completed:

1. CCTV upgrade on The Parade and linking Kemble, Tirley and Norton Houses and the Town Council system at Coniston Community Centre.
2. Lighting improvements to the front and rear of the shops.
3. Remodelling the bin storage areas to combat fly tipping. The WCs have been converted into a bin store and access is controlled by fobs issued to the residents of the maisonettes.
4. The drying areas for Kemble, Tirley and Norton have been rebuilt and upgraded.
5. The road behind the Merlin office has been resurfaced.

Ms Thomas reported that the Merlin Board had received the report prepared by the consultant, which the Town Council had seen, but had decided there was potential for larger-scale improvements. Merlin would like to make their stock more attractive but any development must be investment-led. They are interested in purchasing pockets of unused land. There was a discussion on various areas, such as Newnham Place and Arlingham Way, where new development would improve the environment of the area. Councillors also informed Ms Thomas of the Patchway Town Centre Vision which included plans for redevelopment of plots in Rodway Road which could be vacated in the near future and she was very interested in becoming involved with the working group. She was also interested in the SGC Traffic Review and the Clerk would put her in touch with the officer working on this review.

Ms Lyons reported on improvements being carried out to blocks of flats in Coniston Road and the forthcoming work to refurbish or rebuilding 350 PRC houses owned by Merlin. She agreed to send the Clerk a list of which properties were to be improved in Patchway.

The Committee was pleased to note that an Environmental Action Day would be held in the area surrounding The Parade on 25 September and that this would bring together staff from Merlin, Street Care and Patchway Town Council to carry out improvement works such as graffiti removal, street cleaning, shrub pruning.

The Chairman thanked the Merlin officers for their informative reports and they then left the meeting.

## **2. Apologies**

Apologies for absence were received from Cllrs. Grotzke, Mills and Orpen.

## **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 27 May were agreed as a correct record and signed by the Chairman.

## **5. Matters arising from the Minutes**

### **a) Patchway Strategic Sports Vision**

The Committee noted that a meeting would be held shortly between SGC officers and representatives of the Community Sports Association.

### **b) Patchway Town Centre consultation**

It was noted that favourable comments were received from the public during the consultation at the Annual Town Meeting and that the Vision had been adopted by the Council at its June meeting and would now be forwarded to SGC for their consideration in connection with the Town Centres section of the Policies, Sites & Places Plan.

### **c) Traffic Review of Patchway**

The Committee noted amended proposals for waiting restrictions on Bradley, Durban and Rodway Roads taking account of requests made at the meeting of the working group for Patchway Town Centre. The officer had explained that

proposals for speed tables in Bradley Road had been removed due to the proximity of an oil pipeline under the road but that additional 20 mph signs could be incorporated. The Clerk had sent the request for all junctions with side roads and back lanes to be protected by double yellow lines and these had been incorporated. It was agreed to respond to the officer designing the scheme as follows:

- Councillors agreed the proposal for staggered marking in Rodway & Durban Roads
- No DYLS had been marked for the Coniston Road junctions with Bevington and Sycamore
- Opposite the Bevington junction, request a section of DYL to improve visibility at this junction
- Appreciate the reason for omitting speed tables in Bradley and considered that any consideration of a Residents Parking Scheme should await the implementation of this traffic review

## **6. Draft SGC Policies, Sites & Places Plan relating to Patchway**

The Committee reviewed its earlier comments on this document and agreed to add the following:

- Patchway Town Centre  
To respond to SGC that Patchway Town Council has been working with partner organisations and consultants to prepare a vision for a remodelled town centre which brings the existing Rodway Road and proposed Charlton Hayes local area together to provide a stronger and more coherent town centre. The draft vision was the subject of local consultation in May and favourably received. It was then considered and adopted by the Council at its meeting on 10 June. The Town Council would like to request SGC to support the planning principles set out and agree to include South Gloucestershire land and resources where this will help delivery.
- Consultations  
To draw SGC's attention to the fact that the Council has carried out three public consultations: town centre, sports vision and traffic review (jointly with SGC).
- Additional comments  
The Council has no further evidence in support of the proposed local green spaces or suggestions of additional green spaces.  
The Committee agreed that all five community aspirations listed were equally important to Patchway.

**7. SGC Consultations**

a) Changes to M5 Junctions 16 & 17

Cllr. Martin reported that at 10 am on 30 September representatives of the Highways Agency and SGC Highways Officers would be attending a meeting at Callicroft House to explain these improvements to councillors from Patchway, Filton and Almondsbury and that all Councillors were welcome to attend.

b) School Keep Clear markings for Coniston School & Patchway Community College

The Committee was pleased that Keep Clear markings would be created in the roads round these schools and asked that details should be sent to all Councillors for information.

**8. Planning applications**

The Committee made no objection to the following planning application:

8 Kestrel Close	Rear conservatory
Broadcom Corporation Hempton Court, Aztec West	Installation of satellite dishes on roof
Land at junction of A38/ Hayes Way	90 bedroom hotel (Travel Lodge) & coffee shop

The Committee noted the following Prior Notification:

Highwood Road	Removal of 11.8m monopole and replacement with 15m high monopole for telecommunications apparatus (Permitted Development)
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The Committee noted the following applications agreed by SGC:

28 Redfield Road	Two storey side extension & detached garage
Liverpool Victoria Aztec West	Enclosure for air conditioning units
Grove Care Charlton Hayes	64 bed care home, 53 extra care units, doctor's surgery and pharmacy

14 Concorde Road Trading Estate	Change of use from general industrial to mixed business and storage use
Charlton Hayes Parcel H39	54 dwellings
Hayden Building Management Park Ave, Aztec West	Canopy over entrance door
Grey House The Common	Change of use from bed & breakfast to dwelling house with detached B&B unit
Unit 9, Smiths Complex Patchway Roundabout	Change of use from retail to children's play with café/tea room

## **9. Matters raised by Councillors or Clerk**

### Zebra Crossings in Stoke Lane

The Committee was pleased to note that funding had been agreed for the two additional zebra crossings requested for Stoke Lane. One would be south of Painswick Avenue and the other south of Dyrham Parade.

### 54 Cavendish Road

Cllr. Cottrell reported that the residents had been instructed to move the caravan from their garden within a month. The Committee was very pleased to hear of this result after a long period of planning enforcement action.

### Planning application for 110 houses behind Catbrain Lane

Almondsbury Parish Councillors had informed the Council of the complaints from residents of Catbrain Lane that two houses were to be demolished to create an access road to this land. The Clerk was asked to obtain the planning reference number for this application so that the SG Councillors could be informed.

## **10. Date of next meeting**

It was noted that the next meeting would be held on Tuesday 23 September at 7.30pm.