

PATCHWAY TOWN COUNCIL

Minutes of a meeting of the Planning & Transport Committee held on 25 November 2014 at Callicroft House, Rodway Road, Patchway

Present: Cllr. S. Scott (in the Chair)
E. Gordon
M. Grotzke
M. Greensword
P. Cottrell

1. Northfield Park

The Chairman welcomed Martin Stuchbury and Robin Moxon of Goodman property developers to introduce the proposed development of the land between Highwood Park Travellers Site and Hayes Way. Goodman is a leader in business park development. This followed a public consultation session held during the afternoon.

The Committee noted that Goodman owned various plots on the Charlton Hayes site for commercial development but this one was the first they were working up to detailed planning and they hoped to submit the application in early 2015 with a view to starting on site in 2016. Goodman would be applying to vary the outline permission from commercial to mixed use with one-third commercial and two-thirds residential. There would be three office buildings nearest to Hayes Way, which were likely to create 500 jobs and the existing green spine which was part of the original Hayes Lane would be retained. There would be no road connection with the adjacent Bovis housing development; only one entrance from the roundabout opposite the Nissan car dealers. Of the housing, 35% would be affordable and this would be spread throughout the site. An equipped play area would be included at the edge of the planted area.

There was a discussion about creating a barrier between this development and the travellers site, bearing in mind that the residents had been part of the Patchway community for over 30 years. It was suggested that Mr. Moxon should contact the Travellers' Officer at SGC to arrange consultation with the residents.

Copies of the illustrative master plan were given to each Councillor and the Chairman thanked the Goodman representatives for their presentation. They then left the meeting.

2. Apologies

Apologies for absence were received from Cllrs. Walker and Mills.

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 28 October were agreed as a correct record and signed by the Chairman, proposed Cllr. Gordon, seconded Cllr. Grotzke.

5. Matters arising from the Minutes

a) Traffic Review of Patchway

As the consultation was still in progress, it was agreed to place this item on the agenda for the January meeting.

b) Pavement on Hayes Way

The Committee was pleased to hear that SGC had received an application from Bovis for landscaping along Hayes Way which included the footway/cycleway. The section of the footway on Goodman land would be carried out by SGC.

c) 77 Gloucester Road

It was noted that Planning Enforcement were investigating residents' complaints of cooking smells from the recently-opened fish & chip shop.

d) Bus Shelters

It was noted that the Clerk was in communication with SGC officers concerning responsibility for repairing shelters and would report back at the next meeting.

e) Metrobus Extension

Members were reminded of the SGC consultation on the proposed extension to the route from The Mall to Parkway Station which was being held on 27 November at Little Stoke Hall.

6. Almondsbury Burial Committee

Cllr. Scott circulated a paper from the Chairman of the Burial Committee giving various options in the event of agreement not being reached with the adjacent landowner to purchase additional land for expansion of the cemetery.

It was agreed to circulate the information to all Councillors and discuss the matter again at the next meeting. The Committee agreed that the options were not mutually exclusive and that it was essential to protect the interest of Patchway residents.

7. Transport & Street Furniture Budget for 2015-16

After discussion, it was agreed to propose the following budget for the next financial year to the Finance Committee:

Repair of shelters	£1,000
Road signs & repairs	£500
Noticeboard purchase & repairs	£2,000
Community Transport	£8,000
Supplies for street cleaning	£400

The Committee noted that there was sufficient money in the budget for this year to purchase an additional noticeboard for Charlton Hayes and it was agreed to place an order.

8. Planning applications

The Committee made no objection to the following planning applications:

Legal & General Property Fund 2 vehicle barriers and photo voltaic (solar)
740 Waterside Drive panels on roof
Aztec West

21 Redfield Road 1st floor side extension with dormer windows

The Committee noted the following applications agreed by SGC:

227 Gloucester Road Change of use from guest house to multiple Occupation

8 Station Road 2 storey side extension

Hayes Way Nissan Motor dealership facility
Charlton Hayes

The Committee noted the following applications refused by SGC:

2 Rudford Close Detached bungalow in garden

221 Gloucester Road	Detached building to provide
Maple Leaf Guesthouse	4 additional bedrooms

9. Matters raised by Councillors or Clerk

Cllr. Scott reported that First Bus was increasing the prices of Day Rider tickets by 10% and the Committee agreed to send a letter stating that as it was the Council's aim to encourage more people to use buses, the Council was unhappy about the impact of this increase on the most vulnerable in society, e.g. young people, job seekers and working residents.

10. Date of next meeting

It was noted that the next meeting would be held on Tuesday 27 January at 7.30pm.