

PATCHWAY TOWN COUNCIL

**Minutes of a meeting of the Planning & Transport Committee held on
27 January 2015 at Callicroft House, Rodway Road, Patchway**

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

1. Apologies

Apologies for absence were received from Cllr. Mills and Cllr. Gordon.

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 25 November 2014 were agreed as a correct record and signed by the Chairman, proposed Cllr. Orpen, seconded Cllr. Walker.

4. Matters arising from the Minutes

a) Pavement on Hayes Way

It was noted that SGC had confirmed that work was expected to start during March 2015 to construct the South Glos element of a shared use path through the Charlton Hayes development to the north of Hayes Way.

b) 77 Gloucester Road

It was noted that the Planning Enforcement investigation into residents' complaints of cooking smells from the recently-opened fish & chip shop was still on-going.

c) Bus Shelters

It was noted that the responsibility for repairing shelters is the Town Council's.

5. Proposed Patchway Waiting Restrictions

The Committee noted the feedback to this consultation. It was noted for Bradley Road and Coniston Road (including Waterside Drive) to look into residents' permit parking if the waiting restrictions did not have the required effect. The committee noted on Durban Road that some waiting restrictions had been taken away but would like to see one more passing place for buses driving in the direction of Windermere Road. The Councillors commented they would like to meet with the SGC Transport Officer to show him in person the issues on the roads.

The committee proposed that there should be a re-consultation on the proposed 20 mph limits and to concentrate on the main trunk roads; Coniston Road, Rodway Road and Durban Road. This was proposed by Cllr. Walker and seconded by Cllr. Orpen and agreed with one abstention.

6. Planning applications

The Committee made no objection to the following planning applications:

Charlton Hayes Parcels 40, 47 & 48.	120 dwellings (reserved matters)
Charlton Hayes Parcels H39	Amendments to roof covering and window colours (reserved matters)
Charlton Hayes Parcel H8 and H9	Amendments to block layouts, bin storage parking and landscaping
27 Stoke Lane	Demolition of garage and erection of single storey side extension and conservatory. Dormer windows for loft conversion. Erection of detached double garage.
5 Britannia Rd Patchway Trading Estate	Change of use from warehouse to indoor trampoline park.
91 Stoke Lane	Front and rear dormers
84 Bradley Road	Detached garage
16 Concorde Road Saint-Gobain	Non illuminated fascia sign

The Committee noted the following applications agreed by SGC:

Healthcare At Home Ltd Park Avenue, Aztec West	Change of use from offices to healthcare clinic
20 Stroud Road	Rear conservatory and detached double garage
35 Bourton Avenue	Front dormer windows for loft conversion
Land off Highwood Road	1 internally illuminated pole sign (advertisement)
Legal and General Aztec West	2 vehicle barriers and solar panels on roof
Hanham Motor Company	Temporary hot food takeaway structure
Land at junction of A38 and Hayes Way	90 bed hotel with car parking & coffee shop
21 Redfield Road	Double storey side extension
19 Callicroft Road	Single storey residential annexe (detached)
15 Concorde Road	Change of use from storage to mixed use
ADT Fire & Security Aztec West	Bin store and store room
33 Stoke Lane	Single storey side and rear extension to form garage and living accommodation

The Committee noted the following application refused by SGC:

38 Pretoria Road	Single storey large extension
------------------	-------------------------------

The Committee noted that the following application was withdrawn:

120 Gloucester Road	Change of use from fitness studio to add Café bar in part of ground floor
---------------------	--

7. Matters raised by Councillors or Clerk

It was discussed that the Town Clerk may like to involve Merlin in the traffic plans. It was noted that the four authorities of Bath and North East Somerset, Bristol City, North Somerset and South Gloucestershire Councils are preparing a new planning strategy for the West of England. The Joint Strategic Planning Strategy will identify the number of new homes and jobs to be planned for in the West of England between 2016 and 2036. The Committee welcomed the new strategy.

8. Date of next meeting

It was noted that the next meeting would be held on Tuesday 24 February at 7.30pm.