

PATCHWAY TOWN COUNCIL

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

Present: Cllrs. E. Gordon (in the Chair)  
E. Bathe-Taylor  
M. Greensword  
R. Loveridge  
P. Cottrell

**1. Apologies**

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

**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 22 September were agreed as a correct record and signed by the Chairman, proposed Cllr. Loveridge seconded Cllr. Greensword.

**4. Matters arising from the Minutes**

a) Housing for Young People in Patchway

A letter had been received from the Home Choice Manager of SGC stating that, apart from Charles England House which offered supported housing for young people who cannot live independently, there is no specific housing for young people. It was noted that in South Gloucestershire there were 5,000 live applications for housing at any time but the number of properties available in any year is 550-600 general needs and 250 for older people.

It was hoped that there would be a reply from 1625 for the next meeting as Councillors were concerned about this problem. There was a suggestion that vacant rooms at Langdale Court could be opened up to short-term use but it was agreed that the conflict of life styles between tenants of different ages would be a problem for the existing residents.

b) New Cycleway behind Coniston Road

The Committee was pleased to note that the bollard for Bevington to stop vehicles accessing the play area had been ordered and would soon be installed.

5. Bus shelter for Highwood/Durban junction

The Committee noted that the Council had agreed to make available the necessary funds to install a new bus shelter at this site. It was agreed that the Clerk should send all Councillors the email from SGC confirming that this site would not be covered by the Metrobus scheme next year. A request would be sent to SGC to install Real Time Information in this shelter.

The Committee considered four quotations for the supply and installation of a shelter 3m long with half ends and a perch seat, timetable case and polycarbonate glazing. It was agreed, proposed by Cllr. Bathe-Taylor and seconded by Cllr. Loveridge, to accept the quotation from Bus Shelters Ltd, a firm which had been used by the Council in the past, for the sum of £3,697.04. It was noted that the lead time for this work was six weeks.

The Clerk was asked to check whether all bus shelters had timetables displayed and to follow up the promised repairs to RTI units in Coniston Road.

6. Best Kept Street Competition

Following discussion, it was agreed to advertise this proposal in Patchway People to see what enthusiasm there was for a competition. It was suggested that the title “Are you proud of the street where you live?” should be used in this publicity and residents would be asked to email in their thoughts to the Council on whether they would like to be involved in keeping their street tidy.

7. Charlton Hayes linear park

The Urban Design Team of the Planning Department had contacted the Council to discuss amending the linear park scheme by removing the tall hedge on the former central reservation of Highwood Road to open up views across the space to create a safer and more attractive environment. It was noted that the linear park was currently designated as highway land and that, if the hedge were removed, the grass could be cut on the same regime as the other side of Highwood Road, which was twice a year by SGC and as necessary in between by the Town Council. It was suggested that Councillors walked up the linear park from the Durban Road junction to experience the current “tunnel” effect which the hedge created.

Councillors were not against the proposal to remove the hedge and add the verge to the cutting undertaken by the groundstaff but agreed that residents should be consulted through Patchway People so that those living on both sides of Highwood Road should understand the proposal. The Clerk was asked to respond to SGC accordingly.

**8. SGC Local Plan (Policies, Sites and Places)**

The Committee noted that further consultation was being carried out on this plan but that the comments already submitted by the Town Council were included both on the Town Centre and on the Local Green Spaces.

Additional consultation would start in November to address the shortfall in the five year housing land supply.

**9. Street Trading Policy consultation**

It was agreed that the information on this consultation should be circulated to Members for consideration as the consultation was open until 16 December.

**10. Planning applications**

The Committee made no objections to the following planning applications:

The Mall Cribbs Causeway	Supplementary information received on Environmental Statement
Asda Stores Highwood Lane	Outline application for alterations to site
<i>It was agreed to emphasise the protection of the public right of way across the site</i>	
37 Stroud Road	Single storey rear extension (larger home extension)
BNP Paribas Real Estate 155 Park Avenue, Aztec West	Two storey extension to entrance

The Committee noted the following applications agreed by SGC:

77 Gloucester Road	Installation of extraction flue to roof
DFS	6 illumination fascia sign, 2 totem signs

Highwood Lane	& 4 illuminated logos
Oakham Farm, Parklands Almondsbury	4.6mw solar farm inc. transformer housing, security fencing, access and associated works
36 Cavendish Road	2 storey & single storey side and rear extension (resubmission)
Avon & Somerset Constabulary 400 Park Avenue, Aztec West	Recladding of external elevations, 2.4m fence and new car park layout
Charlton Hayes Phase 3 parcel H38	28 dwellings
107 Hawthorn Close	Single storey rear extension

The Committee noted that the following application had been refused:

107 Hawthorn Close	Two storey side extension
<i>On the grounds that the applicant has failed to provide two off-street parking spaces</i>	

The Committee noted that the following application had been withdrawn:

8 Cavendish Road	Demolition of detached garage and erection of 2 storey side and rear extension
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The Committee noted that the following Licensing Application had been made:

Meena Indian Cuisine, 122 Rodway Road.

It was noted that the agent for the application to redevelop the Asda site had offered to visit the Council again now that the formal application had been submitted. The Committee considered that this was not necessary as there had been no major changes since his company visited the Council in July.

It was noted that the application site for the ice-skating rink beside the Vue Cinema was being investigated by the Archaeology & Historic Environment Record Officer of SGC as there was an Iron Age settlement found there in the early 1990s. The Town Council had referred the proposed movement of the existing pond to the Environmental Section for investigation.

It was noted that planning permission had now been granted to the fish & chip shop in Gloucester Road for an extraction fan and flue to the roof and the Clerk was in touch with the Environmental Officer concerning enforcement of this work.

**11. Matters raised by Councillors or Clerk**

a) Traffic Calming in Coniston Road

It was noted that the work by SGC to install speed tables would commence shortly and the yellow lining work would follow, probably in the new year.

b) Speedwatch

The Committee was pleased to hear that the Patchway Speedwatch now had 9 volunteers, 3 of whom had completed the training and the other 6 would be trained on 29 October. The police had agreed four sites, 3 in Coniston Road and one in Stroud Road.

c) 75 bus failing to stop

Cllr. Gordon had reported to First Bus an instance he observed of the 75 bus not stopping at the stop at the roundabout.

d) Enforcement Officer

Cllr. Bathe-Taylor reported that he was in contact with SGC Planning Enforcement concerning a conservatory built without planning permission.

**12. Date of next meeting**

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