

PATCHWAY TOWN COUNCIL

**Minutes of a meeting of the Planning & Transport Committee held on  
28 June 2016 at Callicroft House, Rodway Road, Patchway**

Present: Cllrs. S. Scott (in the Chair)  
Mrs E. Orpen  
Mrs. M. Bathe-Taylor  
E. Bathe-Taylor  
R. Loveridge  
P. Cottrell  
M. Greensword  
Mrs E. Martin  
E. Gordon  
K. Dando

**1. Presentation by McCarthy & Stone**

The Chairman welcomed the representatives of the company to the meeting.

The representatives explained that they were in discussion with SGC Planning Officers and hoped to make a planning application for the site at the junction of Hayes Way and Charlton Boulevard in July. There were two sections of the site, one on each side of the junction and these were known on the Charlton Hayes master plan as MU5 and MU6.

The details were as follows:

MU5: 40 units of retirement flats with the entrance off Charlton Boulevard; 1 and 2 bedroomed; 39 parking spaces.

MU6: 60 units of assisted flats with the entrance off Sparrowbill Way; 40 parking spaces; 24-hour staff support provided by Somerset Care.

In response to questions (including written questions from Cllr. Butler), the representatives stated that

- although the parking ratio is not compliant with the SGC standard, as these are specialist developments less parking spaces will be needed
- the company has recently built similar developments at Staple Hill and Cheswick Village. There is a show home at Staple Hill
- having access from Sparrowbill Way for MU6 enabled the company to fit more units into the site
- the company will purchase the land once planning permission has been obtained
- although retirement accommodation took longer to sell than other housing, the company, having taken advice from SGC, was confident that there was a need for this type of development in the South Gloucestershire area

The Chairman thanked the representatives for their attendance and they left publicity material for the information of other members of the Council.

Members of the Committee were concerned to see that the bus gate for Charlton Boulevard would be placed so close to Hayes Way that all the residents of Charlton Hayes would be unable to exit to the A38 by this route and would have to drive up to Highwood Road and join the A38 at Patchway Roundabout. Charlton Boulevard was due to be completed at the end of 2016.

## **2. Apologies**

Apologies for absence were received from Cllrs. Mills, Messenger and Butler.

## **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.

Cllrs. Dando and Orpen declared that they were both members of the Development Control (West) Committee of SGC and would make no comment on the McCarthy & Stone proposals.

## **4. Minutes**

The minutes of the last meeting held on 24 May were agreed as a correct record with the addition of Cllr. Martin's name in those present and signed by the Chairman, proposed Cllr. Gordon, seconded Cllr. Loveridge.

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

### **a) RTI at bus stops**

It was noted that Real Time Information displays were currently out of order at four bus stops in Coniston Road and that SGC had the repairs in hand.

### **b) Additional street lights**

The Clerk had sent details to Street Lighting of two areas of access roads where residents had requested an additional light. SGC were unable to provide these but would send a quotation of the cost for the Council to consider.

### **c) Repairs to road surface in Coniston Road**

SGC had noted that the central section of Coniston Road (between Stroud and

Blakeney Roads) needed resurfacing and had added this to their task register. They had notified the Clerk that there were no outstanding issues of double yellow lines but the road markings for the new parking arrangements outside the shops in Rodway Road would be completed very soon.

d) Coniston Road railings

The Head of Street Care was contacting Merlin to confirm that the plans to upgrade The Parade had been cancelled due to financial restrictions. In this case, Street Care would put the repairs and painting of the railings back on their task register.

**6. Planning applications**

There were no planning applications to be considered.

The Committee noted the following applications which had been agreed by SGC:

133 Gloucester Road	Single storey rear/side extension
Royal British Legion Rodway Road	Demolition of building and erection of 8 houses

Cllr. Orpen suggested that all Councillors should read an article on p.32 of the NALC magazine concerning planning. The Clerk would circulate this.

**7. Other matters raised by Councillors or Clerk**

a) Changes to bus services

The Committee noted the summary of forthcoming bus service changes in South Gloucestershire, some effective from 24 July and others from 1 August. The main effect on Patchway was that service 1 would not change up to Cribbs Causeway but some services from Henbury to Bristol would be cut on Sundays. There would be timetable changes on service 3 from Bristol to Aztec West.

b) CPNN Report

The Committee noted the YTL had given a presentation on their plans for the airfield at the last Council meeting. Notes on the meeting with SGC, Filton and Almondsbury held on 27 May had been circulated and it was noted that the next meeting with SGC would be in September.

It was agreed to invite YTL to meet with the Council again at the end of September and the Planning Committee was considered to be an appropriate occasion.

- c) Devolution report  
It was noted that SGC were to vote on the proposals at the end of June and that there was another presentation for Town and Parish Councils on 13 July. Cllrs E and M Bathe-Taylor had booked to attend this presentation and other Councillors were encouraged to attend.  
It was agreed to place this item on the agenda for the July Council meeting.
- d) Derwent Close  
The Committee noted that, in response to the concerns of a disabled resident, SGC had agreed at a site visit with the Clerk to mark two Keep Clear boxes to stop parking opposite the entrance to the car park and opposite the entrance to the sorting office as parked cars were creating congestion and danger to pedestrians at this site.
- e) Footpath adjacent to Lloyds Bank/Kwik Fit  
Cllr. Gordon had passed this issue to the Clerk as weeds were growing through the tarmac surface of this new path, raising the surface and creating a hazard. SGC had agreed to carry out the repairs and to contact Lloyds Bank concerning the weeds encroaching from their garden.
- f) Hedge in Hempton Lane  
In response to complaints from a resident of Hempton Lane that the boundary hedge with Aztec West had been cut down by developers, Street Care had agreed to investigate.
- g) Eagle Meadow  
The Clerk was asked to ensure that the footpath outside the wall of Eagle Meadow was cut and the stone wall was repaired.
- h) Traffic lights by Travelodge and use of flyover by cyclists  
The Clerk was asked to request attention by SGC to the sequencing of the traffic lights in the roads surrounding the new hotel as they were causing dangerous tail-backs. It was agreed that the Clerk should also raise with Highways the danger of cyclists using the flyover in view of the greatly increased traffic at this point. The SG Councillors would be pleased to support this request.
- i) Community Plan  
It was agreed to place this item on the agenda of the next meeting.
- j) 625 bus to Asda  
Cllr. Gordon reported that an incident had been reported to him of the 625 bus driver not stopping in the Asda car park to pick up passengers. The Clerk would pass on this complaint to the operator of the service, STL.

## **8. Date of next meeting**

It was noted that the next meeting would be held on Tuesday 26 July at 7.30 p.m.