

PATCHWAY TOWN COUNCIL

Minutes of a meeting of the Planning & Transport Committee held on 27 March and 3 April 2018 at Callicroft House, Rodway Road, Patchway

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

In attendance: David Mace (Baylis Estates)
Andy Hughes (BECG)
Charlotte Taylor (GVA)

1. Apologies & Welcome

Apologies for absence were received from Cllr. Orpen and Mr. A. Watson (REACH). The Chairman welcomed representatives of the landowner and consultants of the land in Merlin Road, adjacent to The Vue cinema. He stated that this meeting was open to all Councillors interested in the development of this land.

2. Revised planning application for Baylis Estates land in Merlin Road

GVA explained that there had been changes to the scheme approved in 2015 for this site of 12 acres south of Merlin Road and that a revised application was now to be made. Work had already been carried out to move the pond and level the site, but the firm Skiplax, which was to have developed an indoor ski slope, had gone into liquidation and the car showroom had decided the site was too small for its needs.

The new application, copies of which were circulated and shown on the screen, was to move the Jaguar/Landrover showroom to the former Skiplax site, but still to accommodate Ifly, an American company which develops sky diving centres, Costa Coffee and an international sized ice rink, developed by Planet Ice. They hoped to have a restaurant on the site but have not chosen one yet.

The area of the site which was occupied by the car dealership in the previous application would not be developed as part of the revised application. The owners were looking for another use, possibly a hotel, and would bring this application forward at a later date.

In response to Councillors' questions, the representatives stated that the ice rink and car showroom would provide 300 permanent jobs, including apprenticeships for mechanics. There would also be 120 temporary construction jobs. There would be parking for 150 vehicles for the users of the ice rink. This compared with 1,000 spaces at The Venue.

The developer would improve pedestrian linkages using the underpass and a new zebra crossing, even if the planned footbridge was not built by others.

Councillors stressed that the main problem of the development would be traffic, as no widening of the existing access road was planned. The Town Council had already objected to the previous application on the grounds of highways issues.

The Chairman thanked the representatives for their interesting presentation and they then left the meeting.

There was a power cut, which made it impossible to continue with the meeting. The Chairman adjourned the meeting and it was agreed that the remainder of the agenda would be taken at the Finance Committee meeting the following Tuesday.

Tuesday 3 April

The Planning & Transport Committee was reconvened with Cllr. Orpen in the Chair.

Those present were: Cllrs. Orpen, Mr & Mrs Bathe-Taylor, Loveridge, Butler and Dando.

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 February were agreed as a correct record and signed by the Chairman, proposed Cllr. Bathe-Taylor seconded Cllr. Dando.

5. Matters arising from the minutes

a) Patchway Community Plan

The Committee noted a report on the steering group meeting, including town councillors, held on 20 March, at which 8 briefing papers from the stakeholder event had been discussed. The themes resulting from the community survey were Children, Young People, Families & Education; Traffic & Transport; Parks & Green Spaces; Crime & Community Safety; Housing, Community Facilities & Engagement; Health & Wellbeing; Training, Jobs & the Local Economy; Older People. There had been a discussion on the format of the final report of the Plan but no decision had been taken.

The Committee were pleased that arrangements were being made to present the

results of the survey to the Priority Neighbourhood group on 16 May and to launch the Community Plan and show part of the “Patchway Welcomes You” film at the Annual Town Meeting on 23 May at Holy Family Hall. This would give residents an opportunity to express their comments on these themes.

6. Report on Charlton Hayes Residents Association

In the absence of Mr Watson, the Clerk reported that REACH had held a meeting with Highways Officers to express the concerns of residents at the plans for installing a bus gate in Charlton Boulevard to prevent its use by through traffic.

The following information had been given on Charlton Square: Bovis’ plans for landscaping the square had been approved on 9 March and Bovis had 3 months from this date to implement an interim plan to tidy and turf the area. The final landscaping had to be delivered by the opening of the primary school in September 2019. It was agreed that it was important that contractors did not use the Boulevard for access to the two construction sites: the school and Olive Tree Court extension but used the access from Highwood Road. Bovis has appointed a new project manager for Charlton Hayes and members of REACH are very satisfied with his responses to problems.

In response to a request from the Clerk, Transport Managers at SGC had stated that the date for Charlton Boulevard to open was April and that Bovis had plans in hand to remove the earth bund at the Highwood Road end of the road. It was necessary for bus operators to register changes to bus services 8 weeks prior to new routes being introduced but they had informed SGC that they plan to run services 78 and 82 on the Boulevard. There would be additional bus services in Charlton Hayes from the Standing Stone Roundabout, but these would not be introduced for 1-2 years, when the development was more advanced. SGC had spoken to the Aero Museum and informed them that the nearest bus service to the museum would be a stop at the bottom of Charlton Boulevard, opposite the Travelodge. There were no plans to have a bus service for Hayes Way.

7. SGC Housing Needs Survey for over 55s

All Councillors had been sent an email with a link to this survey for completion by 27 April. The Clerk circulated paper copies if Councillors preferred to complete these, which could be returned to the Hub or to the Council office.

8. Planning Applications

The Committee made no objection to the following planning application:

Patchway Sports Centre
Hempton Lane

Internal & external refurbishment to include
glazed entrance and disabled ramp

Asda Stores
Highwood Lane
Display of 1 internally illuminated
totem sign

Central Green Spine
Charlton Hayes
Variation to previous plans for landscaping

The Committee noted the following applications approved by SGC:

Hayes Way
Charlton Hayes
Landscaping and drainage design
for link road

Charlton Square
Revised drawings for square

3 Park Avenue
Aztec West
Change of use to office

Charlton Hayes Primary
School
420 place Primary School, playing field
staff car parking and landscaping

Patchway Community School
Hempton Lane
Variation to plans on car park layout
and drainage

13 Redfield Road
1 detached bungalow

9. Other matters raised by Councillors & Clerk

a) Windermere Road

It was noted that the SGC highways engineer carrying out the speed survey of Windermere Road had reported that the results will be available at the end of April and will then be considered by the department before a decision on future action will be made.

b) Local Plan

It was noted that SGC had asked for the Council's feedback on the proposals in the new Local Plan by the end of April and that this item would be on the agenda for the next meeting.

10. Date of next meeting

It was noted that the next meeting would be held on Tuesday 24 April at 7.30 p.m