

## PATCHWAY TOWN COUNCIL

### Minutes of the Extraordinary Meeting of Patchway Town Council held on the 8<sup>th</sup> of March 2021 at 19:00 by video link (Go to Meeting Application)

Due to Government Advice on COVID-19, this meeting was held in exceptional circumstances via conference call.

**Councillors:** S Scott (in the chair), R Loveridge, J Buddharaju, J Butler, P Cottrell, K Dando, E Martin, I Walker, R Walker, T Scott and B Hopkinson

**In attendance:** L Squire (Clerk), J Turner (Deputy Clerk and RFO), Jenny Vernon (Southern Brooks Community Partnerships and Emma Taylor (Architect for Community Housing Development).

**Absent:** Cllrs E Gordon and S Shambhu.

**Members of the Public:** 11

As the time was 19:00, the Chair, Cllr S Scott called the meeting to order. Cllr S Scott informed all participants that the meeting would be recorded in line with Patchway Town Council's Protocol on the Filming and Recording of Town Council, Committee and Sub-Committee Meetings .

#### **08/03/2021--No 1. To receive any apologies for absence.**

Apologies were received from Cllr G Pykov (working).

#### **08/03/2021--No 2. Declarations of Interest.**

The Chairman stated that any member having a disclosable pecuniary interest in a matter to be discussed should declare it during the meeting as specified in the Code of Conduct required by the Localism Act 2011 Section 27 and should leave the room while the matter was discussed.

Cllr B Hopkinson declared an interest in the whole meeting due to being a part of South Gloucestershire Council's Planning Committee.

#### **08/03/2021-No 3. To consider and approve any dispensations for this meeting.**

**RESOLVED:** It was unanimously agreed to grant a dispensation to Cllr B Hopkinson.

#### **08/03/2021—No 4. Public Questions**

Cllr S Scott passed over to Cllr R Loveridge to give some context to this meeting and the discussion that was held at the Parks, Open Spaces, Planning and Transport committee about the community housing project. The meeting was agreed to be held due to the public concern over the proposed development at Blakeney Road and another development at Epney Close. A lot of residents felt they were not properly consulted and the Town Council were giving them the platform to be heard, to voice their opinions on this development proposed by Southern Brooks Community Partnerships.

One resident raised a number of issues around the lack of consultation about the development and was not aware of the plans until Cllr R Loveridge had informed her of the proposed plans. Concerns were raised over the shared ownership of land, from the demolished garages, and whether this had been taken into consideration when planning for the new development in Blakeney Road. The resident also raised concerns over emergency vehicle access into the back of Blakeney Road and stated there were no pavements in the area to make the access wider. The resident also informed the meeting that the area, where the garages used to be, was designated for a play area and they had previously been advised that no other development could take place on the site. Jenny Vernon, leading on the project

from Southern Brooks Community Partnerships, stated that she was not aware of the play area designation but would check with South Gloucestershire Council. Jenny confirmed that they are waiting for the planner's advice from the pre planning application to enable them to move forward and all answers around access and parking would be in the advice from the planners. Jenny also stated she was willing to meet with residents (Covid allowing) to clarify the development.

Several residents raised concerns that they had not received a consultation letter or survey or indeed seen one online. Jenny Vernon stated that all houses that will be affected would have received a letter. The resident re-affirmed that their household did not receive a letter.

**08/03/2021—No 5. For the Council to take an 'in principle' view of the proposed locations for community housing.**

Cllr J Butler raised concerns over who actually owns the land. Cllr Butler advised Southern Brooks Community Partnerships to check the land registry before the project progresses any further as a lot of money and resource could be wasted, if the land belongs to the residents.

Cllr R Loveridge raised concerns raised concerns over the access rights that residents have into the rear access of Blakeney Road and that one Resident stated he owns 1/40th of that road access and also owns the garage hard standing at the rear, and this was shown on his deeds.

Cllr K Dando raised concerns over a similar project that had been proposed a while ago. Cllr K Dando stated that from his experience with South Gloucestershire Council, the land is very unsuitable for any development and access is sub-standard. Cllr K Dando urged Jenny Vernon to check the land registry before the project moves forward.

Cllr P Cottrell raised concerns over the environmental issues that the project could throw up and urged Southern Brooks to take into consideration the impacts on the environment this development may have. Cllr P Cottrell raised noise and traffic issues this may cause for the existing residents.

Cllr B Hopkinson raised concerns over the lack of houses for young families in the area. Cllr Hopkinson stated that the space lost in Blakeney Road would be detrimental to the existing residents. Cllr Hopkinson would like to see more three bed properties as there are badly needed due to families being cramped up in flats with no amenable space. Cllr Hopkinson stated that the development should not be squashed into an already oppressed area.

Cllr S Scott raised concerns over the amount of parking spaces as the development would be taking over some of the existing space. Cllr S Scott reminded members of South Gloucestershire Council's policy on planning, whereby it was two cars for every two-bedroom home, 5 properties in total. Emma Taylor, the architect, responded stating that there would be provision for parking for all residents, existing and new. Also raised concern that only 12 consultees had responded to the project survey and when social media links had been checked, had struggled to find anything about the consultation.

Cllr I Walker raised concerns over the parking. Cllr I Walker asked Jenny Vernon whether or not the parking spaces would be free for everyone to use or if they were only for residents, which precluded them having guests round. Jenny Vernon stated the parking would remain free for all residents.

Cllr R Walker raised concerns over the access of refuse trucks for the bin collections. He drew the architect's attention to the fact that there is limited access at the moment and the new housing development would create further access issues. The architect confirmed that there would be no impact and that would be something they would like to consult with South Gloucestershire Council on.

Cllr R Loveridge raised further concerns on parking in Blakeney Road. Cllr R Loveridge attended the site of the proposed development and counted 55 cars parked either side and around the immediate site. He stated that it would be impossible for ten new parking spaces, to accommodate 65 cars in total in Blakeney Road and that the development should not have gotten this far.

Cllr R Loveridge proposed that Patchway Town Council is against the proposed development at Blakeney Road and that the proposed development at Epney Close, would need further investigation due to the effects on wildlife and the environment. Cllr J Butler proposed as an amendment, to make contact with the planning officer to let them know the Town Council's view and attach the minutes to that response.

Cllr J Buddharaju suggested that this development be included as a regular council agenda item.

The Clerk advised if any residents wanted to receive any further updates to send their email address to [clerk@patchwaytowncouncil.gov.uk](mailto:clerk@patchwaytowncouncil.gov.uk). Jenny also provided her email address [jennyvernon@southernbrooks.org](mailto:jennyvernon@southernbrooks.org).

**RESOLVED:** It was agreed with one abstention that Patchway Town Council is against the proposed development at Blakeney Road and that the proposed development at Epney Close, would need further investigation. It was further resolved, with one abstention that the Town Council's officers will contact the planning officer to let them know the Town Council's view.

**08/03/2021--No 6 To note that the next meeting will be on the 16<sup>th</sup> of March 2021 at 7pm.**  
Noted.

**The meeting was closed at 19:50.**