

PATCHWAY TOWN COUNCIL

Minutes of the Meeting of Patchway Town Council held on the Tuesday 17th February 2026 at 19:00 at Callicroft House, Patchway.

Councillors: Cllr D Lawrence (Chair), Cllr K Cooper, Cllr K Dando, Cllr N Field, Cllr D Fry, Cllr J James, Cllr P Knight, Cllr R Loveridge & Cllr K Walker.

In attendance: S Howard (Town Clerk), S Ellis (Estates Team Lead) & S Fitton, YTL.

Absent: Cllr E Martin, Cllr S Scott & Cllr T Scott.

Members of the Public: None present

As the time was 19:00, the Chair, Cllr D Lawrence called the meeting to order and informed all participants that the meeting would be recorded in line with The Openness of Local Government Regulations 2014 (SI2014/2095) and Patchway Town Council's protocol on the filming and recording of Town Council, Committee and Sub-Committee meetings.

17/02/2026 – No. 1. To receive questions from the members of the public present, with respect to business on the agenda in accordance with Standing Order 3E.

There were no questions due to no members of the public being present.

17/02/2026 – No. 2. To receive an update from YTL on the future development of the Brabazon site in Patchway.

Council members received a presentation from Simon Fitton, Technical Director from YTL. The Brabazon site is seeing extensive works, with the completion of part of the housing development and opening of the new Spitfire Hangar. The new train station building, Waitrose, green space, schools and GP surgery are all being factored into the development which is to be completed by 2028. The announcement of the name for the Arena will be on Thursday 19th February, and there is a West of England Authority (WECA) event being held at the Spitfire Hangar from the 19th to 21st February providing further information concerning the new railway station.

Questions by members included –

Q - The site has to cater for a lot of people, housing, the arena etc., is there adequate parking to support everyone.

A - Simon confirmed that there will be a park and ride strategy put in place to take people to and from the site. There is the rail link, Metro bus and shuttle bus from the city centre too.

Q – Will there be sufficient healthcare for everyone on this site.

A – Simon confirmed that 1.8 million is to be injected into the Coniston Surgery which also has satellite surgeries that will benefit from the cash injection. The integrated care board need to confirm what else is needed and will be delivered on a staged basis.

Q – Will development of this site receive S106 monies?

A – Simon confirmed that it would, and for the GP surgery too.

Q – Patchway is designated as a priority neighbourhood, how much of the development will be given as affordable housing?

A – Simon confirmed that 26% of the housing development will be affordable homes. Originally it was 17%, which has now increased to 26% as it goes up in phases. Once the phases are completed, there could be up to 35% of affordable housing delivered to this site.



Q – The A38 is already crowded, what measures are being installed to help with congestion?

A – There have been works to Gypsy Patch Lane and the promise from YTL is to keep trips in/out of the Brabazon site to a minimum and that there is a higher demand for using public transport, with the M4 metro bus serving the site.

7.30pm - Cllr Fry left the meeting

17/02/2026 – No. 3. To receive any apologies for absence.

Members noted apologies from Cllr D Lansdown (personal commitment), Cllr A Morey (personal commitment) & J Watkins (Deputy Clerk & RFO) due to a personal commitment. The Clerk also confirmed that Cllr Fry left the meeting due to a personal commitment.

17/02/2026 – No. 4. To receive any Declarations of Interest and to approve any dispensations for this meeting.

The Chair 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.

There were no declarations of interest from members concerning items on the agenda.

17/02/2026 – No.5. To approve the minutes of the Meeting of Patchway Town Council held on Tuesday 20th January 2026 and to note the Clerk/RFO's report for this meeting.

Cllr Dando asked the Clerk as to when there would be a response to minute no. 20/1/26 – No. 6 concerning monies spent by the Council under the Scheme of Delegation.

The Clerk apologised to Cllr Dando and confirmed that the information would be available at the next Full Council meeting.

Cllr Loveridge wished to discuss minute no. 20/1/26 – No. 14 with the Deputy Clerk & RFO. Cllr Loveridge stated that the report still does not reflect the tens of thousands of pounds spent by the Council on the former Patchway Sports and Social Club when the building closed in 2024. Cllr Loveridge asked that this matter be brought back to the next Full Council meeting to discuss and finalise the matter.

The Clerk suggested that a meeting between Cllr Loveridge, the Clerk and RFO is held between Council meetings to discuss Cllr Loveridge's concerns and understand the queries he has. Then for a conclusion to be brought back to the Full Council meeting in March. Cllr Knight also asked to participate in the interim meeting to which the Clerk agreed.

17/02/2026 – No. 6. To note any unreported decisions made under the scheme of delegation or delegated authority, under Financial Regulations for this current financial year.

Under the Patchway Town Council Scheme of Delegation and Regulation 4.1 of the Financial Regulations, the Clerk and Chair have authorised expenditure due to the nature of these transactions being required in a timely manner for reasons of project delivery.

Members noted the unreported decisions made under the scheme of delegation.

17/02/2026 – No. 7 Patchway Town Council Finance:

a) To approve the expenditure report for February 2026

RESOLVED: that members APPROVED the expenditure report for February 2026.



- b) To note the bank reconciliation, bank statements, income, expenditure and monthly summary of account reports for January 2026.**

RESOLVED: that members noted the bank reconciliation, bank statements, income, expenditure and monthly summary of account reports for January 2026.

17/02/2026 – No. 8 To receive and consider a report regarding the replacement of a Council fleet vehicle and approve the purchase of a new fleet vehicle.

Council members debated the report received from the Deputy Clerk/RFO and listened to the Estates Team Lead concerning the current condition of the fleet vehicle that requires replacement.

Cllr Field suggested that another option would be to research a second hand electric vehicle. The Estates Team Lead advised that you don't always know what you are buying when you purchase a second hand electric vehicle, also what the vehicle may have previously carried and how much stress would have been placed on the vehicle's battery.

Cllr Dando suggested leasing a vehicle. The Chair confirmed that by doing so would not allow for the vehicle to become an asset of the Council.

Many members expressed concern with purchasing an electric vehicle, when they stop they stop, they are expensive when it comes to servicing the vehicle and for repairs.

RESOLVED: that members proposed, seconded and AGREED to the purchase of the second hand Nissan Townstar, petrol vehicle.

17/02/2026 – No. 9 To receive any reports from South Gloucestershire Councillors, Local Organisations or Working Groups.

- a) South Gloucestershire Councillors report on items relating to Patchway**

No report available.

- b) Patchway Twinning & Youth Exchange Programme**

Members noted the report from the Deputy Clerk that was circulated before the meeting.

- c) Almondsbury Joint Burial Committee**

Cllr Dando advised members that there is to be an AJBC Committee meeting soon.

- d) South Gloucestershire Council partnership working**

The Clerk confirmed that the move to three-weekly bin collections would be commencing in May 2026. To support residents moving across to the new scheme and the introduction of a new plastics recycling bag from February 2026, a page full of information has been created and placed on the Town Council website to keep residents informed and updated.

- e) Improving Commercial Hubs**

No report.

- f) Public safety updates**

The Clerk confirmed that the public consultation held in July 2025 concerning a request for a pedestrian crossing on Rodway Road had now moved to Stage 2 of the five stage process. This being the Competing stage, where other applications as assessed and prioritised according to their need.

- g) Residents' communications**

No report.



17/02/2026 – No. 10 To note the date of the next Council Meeting of Patchway Town Council will be held on Tuesday 17th March 2026 at 7.00pm at Callicroft House.

Members noted the date of the next Full Council Meeting.

The meeting was closed by the Chair at 8.07pm

A handwritten signature in black ink, appearing to be 'A. M. ...', located in the bottom right corner of the page.

17/3/2026