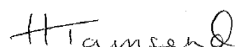


12 February 2020

You are hereby summoned to attend a Meeting of the **PLANNING AND TRANSPORTATION COMMITTEE (Appertaining to Planning matters only)** of **Yate Town Council** to be held at Poole Court on **TUESDAY 18TH FEBRUARY 2020** between 7.30pm – 9.00pm for the purpose of transacting the business set out in the Agenda below.



Hayley Townsend
Town Clerk

A G E N D A

In the exercise of Council functions, Members are reminded that the Council has a general duty to consider Crime & Disorder, Health & Safety, Human Rights and the need to conserve biodiversity. The Council also has a duty to tackle discrimination, provide equality of opportunity for all and foster good relations in the course of developing policies and delivering services under the public sector Equality Duty and Equality Act 2010.

In the event of a fire alarm or other emergency (signalled by a continuously ringing bell), please exit the Council Chamber and leave the building through the nearest fire exit or safest evacuation route. Please meet by the flag pole in the car park. (NB: The nearest fire exit is located at the end of the corridor. (Exit the Council Chamber and turn right)).

1 Apologies for absence.

2 Declarations of Interest under the Localism Act 2011.

Members who consider that they have an interest are asked to: (a) State the item number in which they have an interest, (b) The nature of the interest, (c) Whether the interest is a disclosable pecuniary interest, non-disclosable pecuniary interest or non-pecuniary interest.

3 To receive any requests for dispensations.

4 Public Participation Session with Respect to Items on the Agenda.

5 To receive and approve the minutes of the Planning and Transportation Committee meeting held on 28th January 2020 (Copy herewith).

6 To consider the following items on the Clerk's Report:

1 Planning Matters

1/1 Planning Applications

1/2 Land Between 13 and 9 Station Road, Yate

2 Highways & Transportation

2/1 To receive any urgent Highways and Transportation matters

3 Consultations

3/1 To receive consultations

3/2 To receive any urgent consultations

TOWN CLERK’S REPORT TO THE PLANNING AND TRANSPORTATION COMMITTEE MEETING (Appertaining to planning matters only) TO BE HELD ON TUESDAY 18th FEBRUARY 2020 AT POOLE COURT.

1 PLANNING MATTERS

1/1 Planning Applications

- a) To receive and consider planning applications (Appendix 1).
- b) To comment on planning applications received after the circulation of the agenda (to be circulated).

1/2 Land Between 13 and 9 Station Road, Yate

To **NOTE** update received from South Gloucestershire Council regarding COM/17/0210/OD

“The court case has been adjourned two times due to owners stating the redevelopment of the site, as granted under permission P19/3374/F, was due to commence imminently. As this would ultimately lead to the caravans being removed from the site we awaited further evidence and confirmation this was the case.

However, we have not received satisfactory evidence to date that this is the case, so we are due in court next week.

I will update you further with the progress of the case after the court date, or if we receive satisfactory evidence about the redevelopment in the meantime.”

2 HIGHWAYS & TRANSPORTATION

2/1 To receive any urgent Highways and Transportation matters.

3 CONSULTATIONS *(Paper copies of all consultations are available to view in the Town Council office).*

3/1 To receive consultations;

Consultation Name	Link/Appendix	Date Circulated	Closing Date	Notes
Planning Committee / Delegations Review	https://beta.southglos.gov.uk/wp-content/uploads/Planning-changes-Oct-2018.pdf	10.02.2020	06.03.2020	All comments should be emailed to registrationteam@southglos.gov.uk with “Planning committee/delegations review” in the subject line

3/2 To receive any urgent consultations

YATE TOWN COUNCIL PLANNING APPLICATIONS

Ref. No.	P20/01712/F	
Description	Erection of 1no attached dwelling and associated works.	
Location	4 Apperley Close Yate Bristol South Gloucestershire BS37 4HJ	
Applicant		
YTC Comments		Expiry Date: 20.02.2020

Ref. No.	P19/11377/RM	
Description	Erection of 247 no. dwellings, creation of play areas and 3 no. sports pitches with associated works with appearance, landscaping, layout and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission PK12/1913/O as amended by P19/6296/RVC)	
Location	PI24, 25, 26 & 27 North Yate New Neighbourhood South Gloucestershire	
Applicant		
YTC Comments	<i>Comments submitted under delegated powers</i> See appendix 1	Expiry Date: 06.02.2020

Ref. No.	P19/01695/F	
Description	Erection of single storey detached garage	
Location	24 Orchard Close Yate Bristol South Gloucestershire BS37 5B	
Applicant		
YTC Comments		Expiry Date: 19.02.2020

Ref. No.	P19/18556/F	
Description	Erection of two storey rear extension to provide additional living accommodation	
Location	22 Crowthers Avenue Yate Bristol South Gloucestershire BS37 5SZ	
Applicant		
YTC Comments		Expiry Date: 21.02.2020

Ref. No.	P20/02136/NMA	
Description	Non material amendment to P19/7513/F relocate mobility buggy store location	
Location	Normandy Drive Yate South Gloucestershire BS37 4FJ	
Applicant		
YTC Comments		Expiry Date: 25.02.2020

Ref. No.	P20/02135/HED	
Description	Removal of 1 no. 10 metre section of hedgerow to facilitate the creation of vehicular access to a North Yate New Neighbourhood developers temporary compound	
Location	Land Adjacent to 29A Broad Lane Yate South Gloucestershire BS37 7LB	
Applicant		
YTC Comments		Expiry Date: 26.02.2020

Ref. No.	P20/02213/CLP	
Description	Erection of residential annex and garage ancillary to main dwelling house (re submission of P19/17627/CLP)	
Location	51 Station Road Yate South Gloucestershire BS37 5DF	
Applicant		
YTC Comments		Expiry Date: 26.02.2020

Ref. No.	P20/02150/PDR	
Description	Erection of single storey rear extension to provide additional living accomodation	
Location	40 Carmarthen Close Yate South Gloucestershire BS37 7RR	
Applicant		
YTC Comments		Expiry Date: 28.02.2020

Ref. No.	P20/02347/F	
Description	Erection of two storey side and rear extension to form additional living accommodation	
Location	25 Sutherland Avenue Yate South Gloucestershire BS37 5UE	
Applicant		
YTC Comments		Expiry Date: 02.03.2020

Ref. No.	APPEAL: P19/10498/RM	
Description	Proposed erection of the play area to the East of Parcel 23E to with appearance, Landscaping, Layout and Scale to be determined (Approval of Reserved Matters to be read in conjunction with outline permission PK12/1913/O as amended by P19/6296/RVC)	
Location	Land to the East of Parcel 23E Yate South Gloucestershire	
Applicant		
YTC Comments		Expiry Date: 20.02.2020

Ref. No.	P20/00517/TRE	
Description	Works to trees as per the attached proposed schedule of works received by the Council on 9 th January 2020. All trees covered by TPO385, dated 16/09/1987 and SGTPO 07/07, dates 23/11/2007	
Location	Rockwood House Gravel Hill Road Yate South Gloucestershire	
Applicant		
YTC Comments		Expiry Date: 03.03.2020

YATE TOWN COUNCIL PLANNING APPLICATIONS**Table Items – 18.02.2020**

Ref. No.	P20/02237/HED	
Description	Removal of 1 no. 5 metre section of hedgerow to facilitate the creation of vehicular access from North Yate New Neighbourhood developers temporary compound to works site.	
Location	Land at Yate Outdoor Sports Complex Broad Lane Yate South Gloucestershire BS37 7LB	
YTC Comments		Expiry Date: 28.02.2020



Strategic Planning SGC
Department for Environment and Community Services
PO Box 1954
Bristol
BS37 0DD
planningapplications@southglos.gov.uk

Tuesday, 04 February 2020

Dear Jonathan,

**Consultee Comments for Planning
Application P19/11377/RM**

Please find below our objects in regard to the above planning application.

We would be grateful if you would record these comments on our behalf.

Comments:

Object

We set out a number of concerns in our previous comments on the first and second versions, originally with out biggest and most serious concerns relating to the sports fields and play areas. These remain but have been overtaken by out concerns about the proposal to destroy the Jubilee Way, 27-mile trail by the redesign of the south east area.

The application in its current form does not comply with key features of the masterplan, and we are always being told we cannot vary the masterplan eg in relation to the location of play areas, so we are surprised to see the developers seeking to remove vital community features of the masterplan, in particular:

1. The current route of the Jubilee Way from the north east corner of Brinsham Park across the development onto the open space and into Yate Rocks is a key feature of the masterplan – and indeed featured in the original detailed application for this site, without houses fronting on to it. The second version and this revised third version show it destroyed and the Jubilee Way diverted into winding estate roads. This is not acceptable, and we should insist on the masterplan layout. It was shown on the master plan as it provides an essential integral link between the park and the open countryside beyond. This layout will destroy that link.
2. The master plan shows the areas shown as sports pitches on this plan, as open space. It shows the sports pitches as being the land to the north of the detention ponds ie west of this



site and adjoining the school. The area at the north of this application site, which the applicant is marking for pitches, is shown as informal open space with equipped play areas. The sports pitches are shown to the west of this, adjoining the school site. This seems to be a major departure from the plan and will result in both a loss of informal open space, and an unworkable situation where sports pitches are the other side of a public footpath from the school site and therefore not useable by the school and not capable of using the school toilets and changing rooms.

We are suspicious about the reason for this change as no explanation is given, and there is a real risk the school will be separated from the pitches, in a way which means they cannot be operated alongside the school (despite the s.106 and other documentation about dual use) and will not have access to on-site toilets, storage or first aid facilities which are essential for sports pitches. There is no mention or explanation of this massive strategic change. What is to happen to P3 PL37B which was to be the sports pitches next to P3 PL37A which was to be the school? It cannot simply swap to be the informal open space, as that would split the school from the pitches – and if it is going to be part of the school, then we will have lost a vital piece of informal open space. We need to be quite clear that junior pitches are NOT informal open space.

3. The hedged open space areas in the master plan are considerably wider than the ones shown in this revised plan. Indeed, yet more of the linear open spaces have been eaten up between the previous version and this one.

Additionally, to these master plan issues raised above, we would like to make the further objections as follows:

1. Drainage

1.1 We object to the proposed watercourse to take water from the north east corner of Brinsham Park, without further information about water flows to the lakes in the park. They are already suffering a reduced water flow following the construction of Autumn Brook and there is nothing in the papers to map the impact.

2. Parking

2.1 We object strongly to visitor parking being pushed into areas that were previously shown as landscaping in the first version, which will have a significant impact upon the wildlife and amenity value of those linear open spaces – in particular the west east landscape corridor and in the north east corner of the site where putting parking out into the landscape corridor will undermine the landscape plan. Nothing has changed in this latest revision. Parking should not be at the expense of these landscape corridors which seem to be getting narrower and narrower – as a result of trying to cram too many properties in.

2.2 There are too many parking spaces at properties reversing onto the main road.



2.3 We need visitor parking set into the pavements, rather than on the roadway itself and the verges. We are concerned there is a shortage of visitor parking so people will park on these grass verges and they will become an eyesore.

2.4 There are some cul-de-sacs where there is no visitor parking a reasonable distance from properties.

3. Access

3.1 We need pedestrian access / footpath along the open space that runs north from the north east corner of Brinsham Park, alongside the drainage channel (northward behind plots 18/19).

3.2 In our original comments, we said more landscaping is needed on the path that follows the line of the public right of way from this location north east towards Yate Rocks, so that it retains something of its rural feel. A few isolated trees and front gardens won't do it. The revisions do change that by completely destroying the path. This is completely unacceptable. This is an important local public right of way which links Brinsham Fields Park with Yate Rocks and forms part of the 27-mile Jubilee Way, a nationally recognized route, designated by South Gloucestershire's predecessor Council. There has been strong objection in the past to even slight changes to improve privacy for residents at Yate Rocks so it would be utterly unacceptable to engage in the complete destruction of the link as proposed in these revised plans. The original application plan showed the direct route from the park towards Yate Rocks, together with an interesting landscaped form on the other side of the road - which would encourage people to walk around that open space. Those circular paths, which have been in the plans for some 3 years have been removed, and worse, the direct route, which had houses facing it with trees and landscaping has gone. This important local public right of way is now diverted along the drives of houses and then onto an estate road with no pavement at all, and then people would have to double back to get to the link to the path across the road - turning the linear path into a zigzag with no pavement for much of the route. This is not acceptable for a definitive public right of way of this importance - a designated Jubilee Way, in recognition of Her Majesty's Silver Jubilee some 43 years ago.

3.3 There are several places where there seem to be walls at the end of cul-de-sacs, which will inhibit desire lines to get to school, the park, community building or linear open spaces. These are still present.

4. Lighting

4.1 We cannot find any street lighting on any of the plans. As with all the previous applications for the development, we are deeply concerned about pedestrians using these roads where there is no street lighting, particularly children going to and from school in the winter, when it is dark. We need lighting in all the cul-de-sacs as well as the main roads - so all adoptable roads should have lights.

5. Layout and Design

5.1 We object to the additional units, which have the effect of creating a cramped site. In particular it pushes houses too close to the sports and play facilities. This will result in a loss



of parking for occupants, cram the middle section and will affect the trees and bushes on the Jubilee Way. These all result from trying to cram in too many units on this revision.

5.2 We object to the introduction of Radburn style rear access dwellings and the removal of the LAP from the centre of the site. These plots propose flats and houses within the canopy of the mature existing tree. This is not acceptable - we are seeing too many applications to fell mature trees where houses have been built too close to the roots and this must stop.

6. Materials – Highways

6.1 We are worried about the use of concrete blocks on pedestrian routes. These are only acceptable when they form a completely flat surface. When shaped blocks are used these create an uneven surface for wheelchairs and people with any sort of mobility issue.

6.2 We are puzzled by the presence of 30mph on the highway design plans as we had understood the entire development was to be 20mph. If any is to be 30 mph then there MUST be traffic islands and zebra crossings, not just Copenhagens. We are concerned that Copenhagens are confusing for children and those with dementia as they are unclear about priorities.

7. Sports Fields and Play Areas

7.1 The revisions have not addressed our parking concerns on the December version. On that versions and this the housing is closer to the sports pitches than in the first version, which increases the risk of conflict between sports, balls and residential properties and removes any parking for the pitches. This is designing in conflict. They are junior pitches, and parent bring children and then wait for them (even in the theory is the children will come from the new development, the teams they are playing will be coming from further afield). There are visitor parking spaces for the housing, but it will create conflict if those using the pitches park there unless they are designated as park of the sports facility.

7.2 We had understood the pitches were to be associated with the school, so would provide the necessary toilets etc, but on this plan there is a public right of way to the play areas shown between the pitches and the rest of the school site. Does this mean the school will have to pay the management company to use them? Will there be sufficient outdoor space for the school left on the remaining school site? These need to be resolved – and we cannot see this has been addressed in this latest revision.

7.3 We continue to object to the proposals in relation to play areas. Indeed this end of Jan version makes the position WORSE if that were possible. The play areas are still separated, and we have already explained why this does not work. Parents have children across the age groups and cannot supervise two at once. Children move across age ranges in their choice of play. It is ludicrous to put LEAP, NEAP and LAP next to each other, split by only a bit of grass, rather than integrating them into one good area. At least the LAP and LEAP are merged in the latest drawing, but the farce of the NEAP not being in the same play area is retained. At least in the earlier versions they were separated by grass, but now they are separated by a sports pitch, so there really is no connection between the LEAP and NEAP.



7.4 The proposal retains the problem that the December revision created in relation to the area closest to the north east corner play areas. Instead of having car parking area between this and the houses as there was on the first plan, the play area is immediately adjoining the sides of houses. It has been moved back a tiny bit, but not enough to make a difference. This means the play areas do not get the benefit of being overlooked, which is a safety and security feature, but are so close to the houses that they will adversely affect the amenity of the householders. This is not remotely safe or sensible. It is the worst of all worlds no overlooking but so close it will cause amenity problems. This is the direct result of moving the LAP from its location further south, pushing the play facilities closer to the houses, and then pushing the houses further north so that houses are now proposed on what was to be the car park for the sports pitches. We cannot see where the sports pitch parking will now be. It is essential there is parking for the sports pitches, as junior matches, which is what these pitches are being designed for, generate parking. The way the residential parking is in parking lots means there is no curbside for that parking. It would be miles better to merge all the play areas into one.

7.5 Putting a zip wire in the LEAP that is close to houses will cause noise and disruption. We know that when this was proposed close to existing houses, there was uproar, and the plans were redesigned. These need to be redesigned, so the zip wire is at the northern end of the site, away from houses – we note it has been moved, but still not far enough away.

7.6 It is essential that there is parking for the sports pitches. This is now the only play area for the whole application area but there is no public parking nearby (unless the area marked yellow on the parking plan is to be handed over to those running the sports pitches as sports pitch parking – this is not specified and needs to be specified as it is crucial. At present it is no different from general visitor parking. This will result in residents parking vans and other vehicles in those spaces meaning there is no space for the sports users. This will create conflict.

7.7 There is no safe crossing point from the houses south of the main development spine road to reach this play area or sports pitches and ultimately the school.

7.8 We repeat (and add new elements to) all our earlier objections in relation to the sports pitches and play areas as below:

7.8.1 Drainage

This land is entirely on flood risk zone category 2 and immediately adjoins a large area of zone 3, having a 1 in 100 flood risk. Our own experience of the fields the site of the sports fields and play areas and the land immediately to the north, is that they are always very wet in winter, with surface water. The specifications for the sports fields are totally inadequate. The Town Council has 40 years of experience of providing sports fields on Yate clay (Kupner Marl) - which is what that site has. Unless there is a thorough system of field drains, up to half the bookings will be lost in a season because of water logging. No field drains under the pitches are proposed, so they will simply not be playable. It also needs at least some topsoil mud replaced with sand and good quality topsoil to get the right drainage. This must be done as part of the specification. Even with those precautions, we find that pitches need spiking after every match in wet weather and most weeks in winter have to be spiked at least once a week. How will this be done? It is not mentioned. The latest

version of the Sports Pitch Specification says the contractor will be required to meet the outcome specified, but the outcome specified does not talk in terms of amounts of use possible – and that is the key. A well-drained pitch on good soil can cope with several matches a week. A pitch on Yate clay, however well the topsoil is graded, without proper drainage will be down to maybe 2 matches a week if lucky. So, the specification either needs to include pitch drainage OR needs to specify the number of matches that should be reasonably playable in a week and the contractor decides how much drainage is needed to achieve that.

7.8.2 We note from the Exceedance Flow Routes plan that for the central spur road and housing south of the two central sports pitches the exceedance flow shows water heading in the direction of the pitches. This is deeply problematic given we are starting with a high-water table.

7.8.3 The sports fields do not have any toilets and there is not even a proposal to bring sewage or water pipes up to the site for future installation. This means it will never be possible to put in toilets. Whilst junior leagues can play without changing rooms, they cannot cope without toilets. Nor does it show anywhere to store the posts and nets between games. This is an essential as posts and nets left out get misused and will deteriorate quickly.

7.8.4 All play areas need grids at the entrance, so wheelchairs can get in but not dogs, as too often people bring dogs into play areas.

7.8.5 Following from that, most of the play area surface is to be bark. We strongly advise more of the pathways and areas are a better surface, because of the risk of dog fouling and broken glass: easier to clear off safety surface tiles, infinitely harder with large areas of bark (which is cheap for the developer to put in, but expensive for the residents who have to fund maintenance).

7.8.6 If the management company are to run the sports pitches, how will booking and day to day maintenance be done? If the school is going to run them, then there is going to be a problem having a public right of way between the pitches and the school, so this needs to be clarified. The Master Plan showed the pitches adjoining the school with the whole of this area as open space with the equipped play on it. What has happened to change the masterplan?

Your Sincerely,



Hayley Townsend
Town Clerk