



ADVISORY MEETING of the members of Yate Town Council's Planning and Transportation Committee on 23rd November 2021.

17th November 2021

This is an **advisory** meeting of members of the **Planning and Transportation Committee** (pertaining to planning only) of **Yate Town Council** to be held remotely via Zoom on **Tuesday 23rd November 2021** between 6.30pm – 8.00pm for the purpose of transacting the business set out in the agenda below.

This meeting has no decision-making powers as the power which enabled local councils to meet remotely during the Covid-19 pandemic has been rescinded by central government.

Therefore, this meeting will serve to advise and inform the clerk to the council, to whom delegated powers have been granted to take decisions. Members of the public are warmly welcome to join the meeting and raise any matters under Item - Public Participation.

Join Zoom Meeting

<https://us06web.zoom.us/j/93800069665?pwd=VXdld3pLR1dwZWVsZnpNS1lxUUk1Q09>

Meeting ID: 938 0006 9665 Passcode: 375779 - or telephone 0131 4601196
(Please insert your name and organisation in your Zoom name)

Hayley Townsend
Town Clerk

Agenda

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.



1. To Elect Chair of the advisory meeting
2. Apologies for Absence
3. 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.

4. Public Participation Session with Respect to Items on the Agenda
5. To Consider the Following Items on the Clerk's Report:

Item 1 Planning Matters

- 1/1 Planning Applications
- 1/2 Randolph Ave and Leechpool Way speed table signs

Item 2 Consultations

- 2/1 Current Consultations
- 2/2 Consultation Responses
- 2/3 Urgent Consultations



ADVISORY MEETING of the members of Yate Town Council's Planning and Transportation Committee (Planning Only) on 23rd November 2021

Clerk's Report

General note about action taken between meetings:

Owing to the national pandemic situation, where action has been taken between meetings, it has been in consultation with members of the council via email and the existing below delegation invoked:

"The Town Clerk shall have the power to take action as necessary between Meetings of the Full Council, Committees, Sub-Committees, Project Steering Group Committees and Working Groups provided that such action is in accordance with the policy of Yate Town Council and is within budget."

Item 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).
- c) To **NOTE** the Planning and Transportation meeting scheduled on 28th September 2021 was cancelled. Planning applications were reviewed and comments were submitted under delegated powers. (Appendix 2)
- d) To **NOTE** the Planning and Transportation meeting scheduled on 19th October 2021 was cancelled. Planning applications were reviewed and comments were submitted under delegated powers. (Appendix 3).
- e) To **NOTE** the Planning and Transportation meeting scheduled on 2nd November 2021 was cancelled. Planning applications were reviewed and

comments were submitted under delegated powers. (Appendix 4a).

To also **NOTE** delegated powers will be used to action the additional items on list (Appendix 4b)

1/2 Randolph Ave and Leechpool Way speed table signs

To **NOTE** that following continued pressure from Cllr Willmore and Tony Sharpe over the legality of the speed tables installed, that South Gloucestershire Council will be installing the statutory signs during the week commencing 15th November 2021.

Item 2 Consultations

2/1 Current Consultations

No current consultations to report.

2/2 Consultation Responses

Consultation Name	Link / Appendix	Date circulated	Closing date	Notes
YATE - A432 BADMINTON ROAD and BADMINTON ROAD - Pedestrian Crossings - STATUTORY NOTICE	Link to consultation	18/10/2021	30/10/21	Response submitted (appendix 5)

2/3 Urgent Consultations

To receive any urgent consultations

YATE TOWN COUNCIL

Planning Applications Received for Review and Comment

Ref. Number	P21/06633/F
Description	Installation of wall mounted electric car charging point in rear corner of covered car port.
Location	Goosegreen Farm Broad Lane Yate South Gloucestershire BS37 7LA
Expiry Date	Wednesday 24 th November 2021 (SGC agreed extension until 26 th November 2021)

Ref. Number	P21/04892/RM
Description	Erection of 75 no. bedroom care home (Class C2) with associated works, appearance, landscaping, layout, scale and access to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission P19/6296/RVC (formerly PK12/1913/O), as amended by P21/02991/NMA).
Location	Land At Ladden Garden Village Leechpool Way Yate South Gloucestershire BS37 7YX
Expiry Date	Wednesday 17 th November 2021 (comments submitted to SGC on 15 th November 2021 under delegated powers)
YTC Comments	<p>Object: As previously commented we are deeply concerned over the Parking provision for the development.</p> <p>The application identifies the creation of 75 full time <u>equivalent</u> jobs, but it is in the nature of such care homes that a number of jobs will not be full time thus increasing the numbers on site (and potentially requiring more car parking spaces).</p> <p>No account seems to have been made for visitors of the 75 residents with, we believe, a significant impact on residential streets, where we have already raised concerns re parking and road safety concerns. As a minimum we believe the development should provide 32 parking spaces in accordance with the SGC Local Plan (adopted) January 2006 (Based upon 75-bed spaces and a maximum of 40 staff on site) PLUS a suitable provision for parking by "short stay" < 4hours care home visitors (say 1 per 12 beds = 6 visitor bays)</p> <p>For those staff not travelling to work by private car we still have concerns over alternative provisions.</p> <p>The "safe cycling routes" identified within the Ladden Gardens development are extremely poor. They require, in the main, shared use of the residential road network or connection to the existing and now quite aged and poorly maintained cycle infrastructure. This which taken together, with the extremely poor provision of public transport around Yate and the area of Brinsham Park / Ladden Gardens development especially in the early morning/ late evenings that staff would require, will only contribute to private car use.</p>

	<p>The suggestion of maintaining of the existing track/bridleway route, incorporating the route as a proposed strategic cycleway is NOT an acceptable provision.</p> <p>We continue to be concerned over the height and massing of the building will dominate the properties in particular the relationship to the 2.5 storey semi-detached houses along Fletcher Road will face the site and be confronted by a long massing of building and roof. The building detail needs to be rethought to give the residents in the semi-detached houses opposite landscaping to break up the length, including the passing of the wings, which are as wide as 3 houses when they front the road and a lot taller. The two wings will come almost to the pavement, so there is no space for any landscaping and these will have a serious impact on the properties opposite.</p> <p>Local residents remain concerned over the impact of the care home on local health services and whilst the applicants might assert that “residents of the care home will be receiving care 24 hours a day, 7 days a week from qualified nurses” There will, unfortunately be occasions when such elderly residents will need to visit or more likely require the visits by a GP.</p> <p>Had the original planning provision of a GP surgery as part of the Laden Gardens Development progressed this may have gone some way to addressing the increased demand on already severely over stretched GP surgeries. But SGC has agreed to the deletion of such a requirement so we are cannot agree that this development, along with the rest of the Ladden Garden Village “won’t place any additional burden on the local infrastructure of Yate and the immediate wider area.”</p>
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Ref. Number	P21/07111/F
Description	Demolition of existing garage. Erection of 1 no. detached garage.
Location	82 Merlin Way Chipping Sodbury South Gloucestershire BS37 6XS (Neighbouring parish)
Expiry Date	29 th November 2021

Ref. Number	P21/07145/ADV
Description	Display of 1no. Internally illuminated fascia sign.
Location	Unit 9 Yate Riverside Link Road Yate South Gloucestershire
Expiry Date	1 st December 2021

Ref. Number	P21/07156/F
Description	Replacement entrance doors to front elevation and provision of outdoor seating area to facilitate Change of use of restaurant (Class E(b)) to a mixed use restaurant and hot food takeaway (sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)
Location	Unit 9 Yate Riverside Link Road Yate South Gloucestershire BS37 4FT
Expiry Date	1 st December 2021

Ref. Number	P21/07042/F
Description	Erection of 1 no. detached ancillary annexe
Location	8 Wiltshire Avenue Yate South Gloucestershire BS37 7UF
Expiry Date	2 nd December 2021

Ref. Number	P21/07196/F
Description	Erection of 1no. attached dwelling with parking and associated works.
Location	Land At 55 Sunningdale Yate South Gloucestershire BS37 4HZ
Expiry Date	6th December 2021

Applications considered by South Gloucestershire Council committees to **NOTE**

Ref. Number	P20/16805/RM
Description	Formation of local play area with hard and soft landscaping with details of appearance, layout, scale and landscaping to be approved. Approval of Reserved Matters to be read in conjunction with outline permission PK17/4826/RVC - Variation of conditions 12, 19 and 41 attached to outline planning permission PK12/1913/O to rationalise and validate amendments to conditions previously granted under application reference numbers PK15/5230/RVC, PK16/2449/RVC, and PK17/0039/NMA.
Location	Land At North Yate New Neighbourhood South Gloucestershire Yate
Expiry Date	The above planning application is to be considered by the Strategic Sites Delivery Committee on the 11 th November 2021 at 3.00pm.

YATE TOWN COUNCIL

Planning Applications Received for Review and Comment

Ref. Number	P21/06112/ADV
Description	Display of 2 no. internally illuminated hanging signs, 1 no. internally illuminated fascia sign, and 2 no. window vinyls.
Location	B And Q Plc Station Road Yate South Glos. BS37 5PQ
Expiry Date	4 October 2021
YTC Comments	We object to Sign "C" as it is internally illuminated and will create light intrusion to the properties to the north of the site. Residents on this side have not had to deal with any internally illuminated signs in the past. We do not object to the other signs.

Ref. Number	P21/06079/PNC
Description	Prior notification for the change of use from agricultural building to storage (Class B8) as defined in the Town and Country Planning (Use Classes) Order 1985 as amended.
Location	Ford Farmhouse 7 Yate Rocks Yate South Glos. BS37 7BT
Expiry Date	5 October 2021
YTC Comments	Objection This concerns us, as it introduces a non agricultural storage use into Yate Rocks, and it will encourage more traffic down the very narrow lanes to access this proposal. If there is going to be this change of use, it needs the following conditions included: <ul style="list-style-type: none"> • limit it to internal storage only for the protection of residential amenity and the character of the rural hamlet. • conditional hours of 8am - 6pm Monday to Saturday, for residential amenity protection. <p>Use for agriculture was different as the movements were within the locality, however B8 storage will be bringing vehicles into the narrow lanes and rural community.</p>

Ref. Number	P21/04644/F
Description	Erection of a single storey side extension to form new reception area. Alterations to and extension of an existing storage building and erection of a single storey rear link extension to form additional surgery room and storage, to bring the total number of surgeries within the premises to five.
Location	The Ridge Dental Surgery 86 Firgrove Crescent Yate BS37 7AG <i>*YTC overage payment applies</i>
Expiry Date	27 th September 2021 – extension to respond granted to 1 st October
YTC Comments	No comment

Ref. Number	P21/06190/F
Description	Erection of a first floor side and rear extension to form additional living accommodation.
Location	6 Wavell Close Yate South Gloucestershire BS37 5UL
Expiry Date	12th October 2021
YTC Comments	<p>We object to the rear extension increasing to 2 floors immediately behind the kitchen / dining area, as that will have an adverse impact on the neighbouring property.</p> <p>We do not object to the second floor extension over the garage and utility room, as we understand it is for disability requirements and will not adversely affect light to neighbours.</p>

Ref. Number	P21/06251/F
Description	Erection of two and single storey side and rear extension to form additional living accommodation (Resubmission of P21/04131/F)
Location	73 Bader Close Yate South Gloucestershire BS37 5UD
Expiry Date	13 th October 2021
YTC Comments	No Comment

Tabled Items

Ref. Number	P20/16805/RM
Description	Formation of local play area with hard and soft landscaping with details of appearance, layout, scale and landscaping to be approved. Approval of Reserved Matters to be read in conjunction with outline permission PK17/4826/RVC - Variation of conditions 12, 19 and 41 attached to outline planning permission PK12/1913/O to rationalise and validate amendments to conditions previously granted under application reference numbers PK15/5230/RVC, PK16/2449/RVC, and PK17/0039/NMA.
Location	Land At North Yate New Neighbourhood South Gloucestershire Yate
Expiry Date	6 th October 2021
YTC Comments	<p>We repeat our previous objection, regarding the plan to have a gate at each end of the play area with no dog grids. Unless these are installed, in our experience, you get people taking dogs into the park and that creates a health risk to the children and also increases maintenance costs, which the residents will have to bear, and is unfair.</p> <p>The litter bins should be split so people can separate recycling.</p>

	<p>Footpaths –there are footpaths in from behind, but not for people crossing the road to it, which is a danger for children going to the play areas.</p> <p>In addition, there appear to be no footpaths on the same side of the carriageway as the play area, so shouldn't there be, as a minimum, drop kerb access from the proposed footpath opposite the play area (and ideally traffic calming either side).</p>
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Ref. Number	P21/06269/TRE
Description	Works to crown reduce 1 no. Oak by 2m and 1 no. Oak by 1.5m back to previous points with the removal of the lowest limb
Location	54 Pear Tree Hey Yate South Gloucestershire BS37 7JT
Expiry Date	14 th October 2021
YTC Comments	No Comment

Ref. Number	P21/06272/ADV
Description	Display of 3 no. internally illuminated fascia signs
Location	1 North Walk Yate South Gloucestershire BS37 4AP
Expiry Date	15 th October 2021
YTC Comments	No Comment

Ref. Number	P21/06273/F
Description	Installation of replacement shop front.
Location	1 North Walk Yate South Gloucestershire BS37 4AP
Expiry Date	15 th October 2021
YTC Comments	No Comment

Ref. Number	P21/06302/F
Description	Erection of a single storey side extension to form additional living accommodation
Location	2 Harts Croft Yate South Gloucestershire BS37 7XE
Expiry Date	18 th October 2021
YTC Comments	No Comment

Ref. Number	P21/06292/F
Description	Alterations to existing rear dormer to include cladding finish (resubmission of P21/04767/F).
Location	28 Long Croft Yate South Gloucestershire BS37 7YW
Expiry Date	19 th October 2021
YTC Comments	<p>Object. We oppose the rear dormer because of the impact it will have on the privacy of four neighbouring properties and the introduction of a third storey to the house beyond PD rights. A previous application showed a bedroom in the attic, which was within the PD figures and showed the rest of the attic as a 'store'. Yate Town Council queried this as it could easily be made bigger and we were concerned about the impact of increasing the house size. The new plans show the applicant doing exactly what we had expressed concern about, deleting the 'store area and turning the entire attic into a bedroom, therefore converting more than the PD amount of attic space, and going beyond that to add tall dormers.</p> <p>Object due to size and significant overlooking effect on neighbouring rear gardens, and the impact on neighbouring properties</p>

YATE TOWN COUNCIL

Planning Applications Received for Review and Comment

Ref. Number	P21/06392/TRE
Description	Works to crown reduce 1 no Oak tree by 1m and lateral spread of 2m. Covered by Tree Preservation Order TPO 383 dated 16th September 1987.
Location	48 Pear Tree Hey Yate South Gloucestershire BS37 7JT
Expiry Date	Thursday 21 st October 2021
YTC Comments	<i>No comment</i>

Ref. Number	P21/06398/F
Description	Erection of first floor side and single storey rear extension to provide additional living accommodation.
Location	29 Brookthorpe Yate South Gloucestershire BS37 4HX
Expiry Date	Friday 22 nd October 2021
YTC Comments	<i>No comment</i>

Ref. Number	P21/04867/F
Description	Erection of two storey rear extension to provide additional living accommodation.
Location	25 Longford Yate South Gloucestershire BS37 4JL
Expiry Date	Tuesday 26 th October 2021
YTC Comments	<i>Object: This is a big extension, 2 floors 3 m deep running whole width of this terraced property which is a massive increase in the % size of dwelling and will occupy almost half the garden. This will result in a loss of outdoor amenity and a significant impact on neighbours.</i>

Ref. Number	P21/06535/TRE
Description	Works to crown reduce 1 no. Holm Oak to leave a finished height of 17 metres and a radial spread of 12 metres. Crown lift southern side of canopy to give a 5.2 metre highway clearance. Tree covered by South Gloucestershire Council Preservation Order No. 368 dated 12th March 1986.
Location	13 Mow Barton Yate South Gloucestershire BS37 5NF
Expiry Date	Thursday 28 th October 2021
YTC Comments	<i>Object: These large trees form an important canopy on this major route through Yate and there is no arboricultural report</i>

Ref. Number	P21/06492/PDR
Description	Erection of a single storey rear extension to form additional living accommodation
Location	2 Stirling Close Yate South Glos BS37 5UH
Expiry Date	Friday 29 th October 2021
YTC Comments	<i>No comment</i>

Ref. Number	P21/06061/F
Description	Erection of a single storey rear extension to form additional living accommodation
Location	12 Maple Walk Yate South Gloucestershire BS37 4FQ
Expiry Date	Monday 1 st November 2021
YTC Comments	<i>Object: This looks very similar to an earlier application, where we said we were supportive of the concept of an extension for a disability user, but the extension and development is too close to the hedge and trees. During the development of the estate the houses had been put as close to the trees as possible so no scope to get any closer. They need to locate the extension further across their property ie away from the trees/hedge.</i>

Ref. Number	P21/06581/CLP
Description	Erection of single storey side extension to provide additional living accommodation.
Location	79 Cranleigh Court Road Yate South Gloucestershire BS37 5DN
Expiry Date	Monday 1 st November 2021
YTC Comments	<i>No comment</i>

Ref. Number	P21/06082/LB
Description	Installation of wall mounted electric car charging point in rear corner of covered car port
Location	Goosegreen Farm Broad Lane Yate South Gloucestershire BS37 7LA
Expiry Date	Tuesday 2 nd November 2021
YTC Comments	<i>Support this application.</i>

Applications considered by South Gloucestershire Council committees to **NOTE**

Ref. Number	P20/23028/RVC
Description	Variation of condition 16 attached to permission P19/2525/RM as added by P20/20119/NMA to amend the approved plans and to add an additional condition for affordable housing. P19/2525/RM- Proposed erection of 229 residential dwellings and their associated roads, drainage, landscaping, garaging and parking to include reserved matters of appearance, layout, scale and landscaping. Approval of reserved matters attached to permission PK17/4826/RVC (formerly PK12/1913/O) Mixed use development across 100.76 hectares of land comprising up to 2,450 new dwellings (Use Class C3), extra care housing (Use Class C2), 4.63 hectares of employment land (Use Class B1,B2) provision of a local centre, two primary schools, together with the supporting infrastructure and facilities including: new vehicular and pedestrian accesses, public open space and landscaping and proposal to underground the electricity powerlines. Outline application including access with all other matters reserved
Location	Parcels PL17A, PL17B, PL18A, PL18B And PL21 North Yate New Neighbourhood Yate South Gloucestershire
Expiry Date	Planning application is to be considered by the Strategic Sites Delivery Committee on the 14 th October 2021 at 3.00pm. (Circulated 5 th October 2021).
YTC Comments	

YATE TOWN COUNCIL

Planning Applications Received for Review and Comment

Ref. Number	P21/06240/F
Description	Erection of single storey side extension to provide additional living accommodation.
Location	130 Stanshawe Crescent Yate South Gloucestershire BS37 4EW
Expiry Date	9 th November 2021
YTC Comments	<i>No comment</i>

Ref. Number	P21/06812/F
Description	Erection of single storey side and front extension and front dormer at first floor level to form additional living accommodation.
Location	Willowdean Goose Green Yate South Gloucestershire BS37 5BL
Expiry Date	16 th November 2021
YTC Comments	<i>No comment</i>

Ref. Number	P21/04867/F
Description	Erection of a two-storey front extension and single storey rear extension to provide additional living accommodation.
Location	25 Longford Yate South Gloucestershire BS37 4JL
Expiry Date	Friday 12 th November 2021
YTC Comments	<i>No objection to the revised plan, but would have objected to the superseded plan for the reasons given by the neighbour.</i>

Ref. Number	P21/06918/F
Description	Erection of a single storey rear extension to form additional living accommodation.
Location	Keystone Cottage 20 Yate Rocks Yate South Gloucestershire BS37 7BU
Expiry Date	Friday 19 th November 2021
YTC Comments	<i>No comment</i>

Ref. Number	P21/06891/F
Description	Conversion of existing garage/outbuildings and erection of single storey extension to form annex.
Location	42 Station Road Yate South Gloucestershire BS37 4PW
Expiry Date	Friday 19 th November 2021

YTC Comments	<i>Object until the details are loaded, as currently there is only the application form and SGC site location plan. Something has gone wrong with the way SGC has loaded it so the proposal is not visible.</i>
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Ref. Number	P21/06949/F
Description	Erection of single storey side and rear extension to form additional living accommodation
Location	82 Chedworth Yate South Gloucestershire BS37 8RZ
Expiry Date	Monday 22 nd November 2021
YTC Comments	<i>Adjoining Parish – no comment</i>

Applications considered by South Gloucestershire Council committees to **NOTE**

Ref. Number	P21/05064/RVC
Description	Variation of condition 4 attached to planning permission P20/07452/F to amend the condition to state "No deliveries shall be taken or despatched from the site outside the hours of 07:00-21:30 hours Mon-Sat and 8:00-20:00 hours Sun." - Use of part of building (Unit A) as Food and non-food store (Class A1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Unit B to be retained as DIY and garden centre (Class A1).
Location	B And Q Plc Station Road Yate South Gloucestershire BS37 5PQ
Expiry Date	The above planning application is to be considered by the Development Management Committee on the 28th October 2021 at 11.00am.
YTC Comments	

Actions taking using delegated powers granted to the Clerk following the cancellation of the Advisory Meeting of the Planning and Transportation Committee on 2nd November 2021 (Excluding planning comments)

Item 1/ 4 Brinsham West Planning Update

A request be made for a meeting with South Gloucestershire Council Environmental Officers and residents

Item 2/2 Vehicles in Yate

Send correspondence to South Gloucestershire Council requesting a revisit to the issue at McDonalds. During half term, every lunch time the queue was backed onto the road. Often vehicles avoid by all using the Link Road causing that to become static and then queues backing up into Station Road coming from Chipping Sodbury and along Goose Green Way.

Item 4/2 The Ridge Investigation Scheme

Confirm support of the request from a member of the public to review cycle safety at The Ridge School.

YATE A432 BADMINTON ROAD PEDESTRIAN CROSSING

Consultation Response submitted on 29th October 2021 by Yate Town Council

Dear Sirs

Further to the above consultation, Yate Town Council responds with the following comments:

We note that on the TOUCAN plan the existing shared footway on Badminton Road in front of the new P&R site seem on the plan a little narrow?
Without a scaled plan it is hard to a judge.

As it is a TOUCAN crossing being installed is linking in turn to two "parallel crossing" linking to cycle path in front of Badminton Road Offices - therefore we ask might for confirmation of shared footway widths – ie a minimum of 3m wide