



# ADVISORY MEETING of the members of Yate Town Council's Planning and Transportation Committee (Planning Only) on 12<sup>th</sup> April 2022

6<sup>th</sup> April 2022

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 12<sup>th</sup> April** between 7.00pm – 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decision-making powers as the power which enabled local councils to meet remotely during the Covid-19 pandemic has been rescinded by central government.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/93570191249?pwd=U2RPOWVtcEdNcTZ1QjZKZUFPVW0xdz09>

Meeting ID: **935 7019 1249** Passcode: **009739** - 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

**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 12<sup>th</sup> April 2022

## 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).

## Item 2 Consultations

### 2/1 Current Consultations

Consultation Name	Link / Appendix	Date circulated	Closing date	Notes
SGC Proposed A432 and A4174 walking, cycling and bus travel improvements.	<a href="#">Click here for consultation</a>	30.3.22	20.4.22	

<p>Feedback on proposals to improve the A432 Badminton Road, from Yate to the A4174 Avon Ring Road, and along a section of the Ring Road, from Wick Wick roundabout to UWE/ Coldharbour Lane in Frenchay.</p>				
<p>Yate Spur Transport Scheme</p>	<p><a href="#">Click here for consultation</a></p> <p><a href="#">Click here for questionnaire</a></p>		<p>20.4.22</p>	

To **NOTE** pre-consultation letter and associated drawings for the site **SGL18620** for proposed 5G Telecommunications Installation for H3G UK (Appendix 2a and 2b).

**2/2 Consultation Responses**

No Consultation Responses to report.

**2/3 Urgent Consultations**

To receive any urgent consultations

## YATE TOWN COUNCIL

## Planning Applications Received for Review and Comment

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
Expiry Date	The above planning application is to be considered by the <b>Development Management Committee</b> on the 31st March 2022 at 11.00am.
YTC Comments	

Ref. Number	P22/01835/HH
Description	Erection of single storey front, single storey rear and two-storey side extensions to form additional living accommodation.
Location	28 Cabot Close Yate South Gloucestershire BS37 4NN
Expiry Date	13th April 2022
YTC Comments	

Ref. Number	P22/01887/F
Description	Change of use of waste transfer station and yard (sui generis) into storage (Class B8) by retention of Building A as storage unit and demolition of Building B, to be replaced with 22no. storage containers (Class B8) as defined in Town and Country planning (Use Classes) Order 1987 (as amended)
Location	Popes Storage Broad Lane Yate South Gloucestershire BS37 5ZZ
Expiry Date	16th April 2022
YTC Comments	

Ref. Number	P22/02019/F
Description	Construction of Temporary Haul Road to link Southfields and Brinsham West Quarries with subsequent restoration.
Location	Land Between Gravel Hill Road And Brinsham Lane Yate South Gloucestershire BS37 7BT
Expiry Date	27 <sup>th</sup> April 2022
YTC Comments	

Our Ref: SGL18620

1<sup>st</sup> April 2022

Dear South Gloucestershire Council, Yate North Ward Councillors and Yate Town Council Members,

**Subject: Proposed 5G Telecommunications Installation for H3G UK**

The purpose of this letter and its enclosures is to inform stakeholders of our proposed installation prior to the submission of a formal planning application. The application will be in the name of CK Hutchison Networks (UK) Ltd who will be responsible for construction of the site, the Operator will be H3G better known as Three.

As you will see we have already undertaken several steps in the site identification process having examined the Radio Communications Agency Mast Register, our record of other operators' sites and the council's own mast register. In addition, the policies in the council's development plan have been examined and any relevant planning history of the site. This has led to us identifying the following potential site:

Site Name/Address:	Eastfield Drive Streetworks Eastfield Drive Yate South Gloucestershire BS37 7YT
NGR:	NGR E: 371023, N: 184205
Type of Installation:	Proposed 16.0m Phase 8 monopole and associated ancillary works.

The exact location of the site and a detailed description can be found on the enclosed drawings.

The site identified has been rated Amber under the voluntary Ten Commitments Traffic Light Rating System.

All H3G UK Ltd installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

If you have any feedback on these proposals, we look forward to receiving your comments and if you are aware of any other local organisations that are not statutory consultees that you consider should be informed, please let us know and we will endeavour to consult with them.

Yours faithfully,

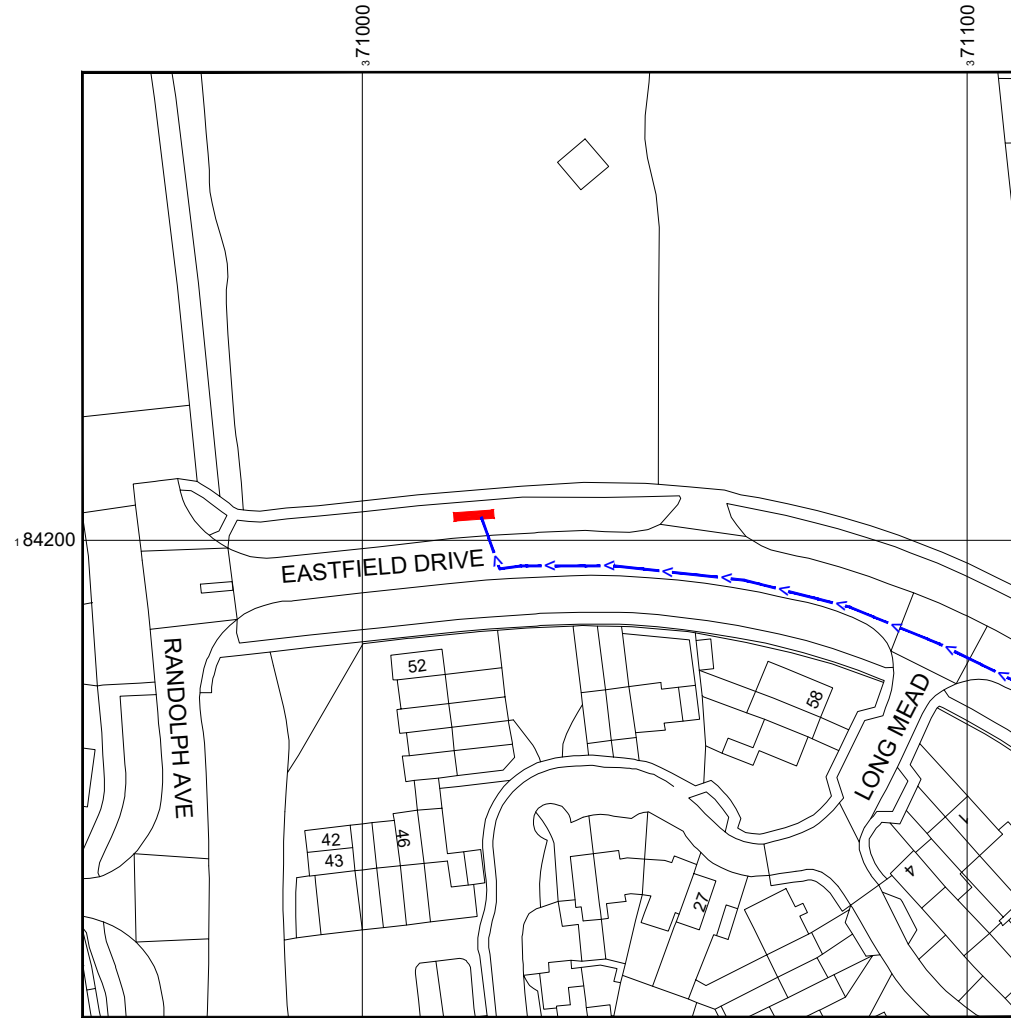
Julia Marshall



SITE LOCATION



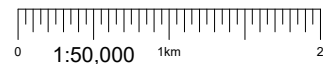
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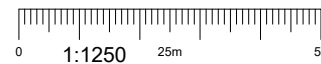
NGR E: 371023 N: 184205

SITE AREA PLAN



SITE PHOTOGRAPH

SITE LOCATION PLAN



GOOGLE MAPS QR CODE

GOOGLE MAPS - <https://goo.gl/maps/jQmTgWXbZLDSfvHb6>

GOOGLE STREETVIEW - <https://goo.gl/maps/kEjwLBhcchi4oDPC9>

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

DIRECTIONS TO SITE:

Head southwest on M4. At junction 18, take the A46 exit to Bath/Stroud. At Tormarton Interchange, take the 3rd exit onto Bath Rd/A46. Turn left onto Badminton Rd/A432. At the roundabout, take the 4th exit onto St Johns Way. At the roundabout, take the 3rd exit onto Wickwar Rd/B4060. Turn left onto Southfield Way/B4060. At the roundabout, take the 3rd exit onto Eastfield Dr. At the roundabout, take the 1st exit and stay on Eastfield Dr. At the roundabout, take the 1st exit and stay on Eastfield Dr. Follow Eastfield Dr and site location is on the right hand side.

Site Provider's Property Boundary:



Access Route To Site:



Access Route:



Master:	MBNL / EE:	Project:	Purpose of Issue:	Issue:
M001	MBNL	5G UNILATERAL	Planning	A
Date:	18/02/2022	Revision / Upgrade Description:		
Drawn:	CDN	First Issue - Site nomination dated: TBC		
Checked:	DH			
Approved:	SD			

**CK Hutchison Networks (UK) Limited**

Great Brighams Mead,  
Vaestern Road, Reading,  
Berkshire, England,  
RG1 8DJ

Design Consultant & Principal Contractor:



**WHP Telecoms**  
Unit 1 Maple Park,  
Low Fields Avenue, Leeds  
LS12 6HH

Tel: 01133023550  
e-mail: info@whptelecoms.com

Site Name: **EASTFIELD DRIVE STREETWORKS**

Site ID: **SGL18620**

Address:  
**EASTFIELD DRIVE, YATE,  
SOUTH GLOUCESTERSHIRE,  
SOUTH WEST ENGLAND, ENGLAND,  
BS37 7YT**

Title: **002 SITE LOCATION PLAN**

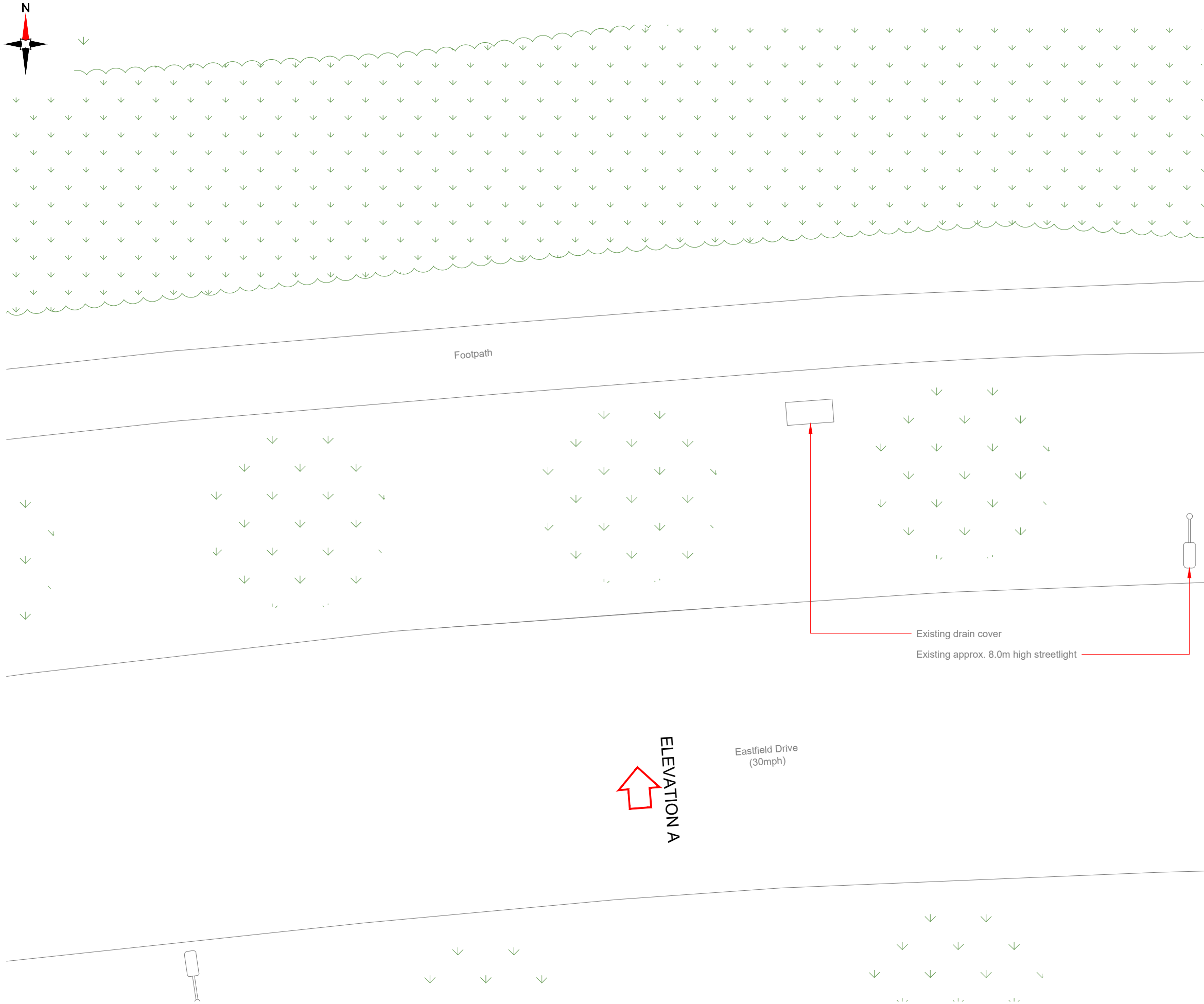
Project: **5G UNILATERAL**

Purpose of Issue: **PLANNING**

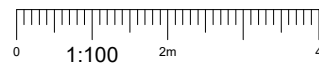
EE Cell ID:	MBNL Cell ID:	Cell ID:
N/A	N/A	N/A

Master Drawing No:	Issue:
SGL18620_M001	A





EXISTING SITE PLAN



NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master:	MBNL / EE:	Project:	Purpose of Issue:	Issue:
M001	MBNL	5G UNILATERAL	Planning	A
Date:	Revision / Upgrade Description:			
18/02/2022	First Issue - Site nomination dated: TBC			
Drawn:	CDN			
Checked:	DH			
Approved:	SD			

**CK Hutchison Networks (UK) Limited**

Great Brighams Mead,  
Vastern Road, Reading,  
Berkshire, England,  
RG1 8DJ

Design Consultant & Principal Contractor:



**WHP Telecoms**  
Unit 1 Maple Park,  
Low Fields Avenue, Leeds  
LS12 6HH

Tel: 01133023550  
e-mail: info@whptelecoms.com

Site Name: **EASTFIELD DRIVE STREETWORKS**

Site ID: **SGL18620**

Address:  
**EASTFIELD DRIVE, YATE,  
SOUTH GLOUCESTERSHIRE,  
SOUTH WEST ENGLAND, ENGLAND,  
BS37 7YT**

Title: **100 EXISTING SITE PLAN**

Project: **5G UNILATERAL**

Purpose of Issue: **PLANNING**

EE Cell ID:	MBNL Cell ID:	Cell ID:
N/A	N/A	N/A

Master Drawing No:	Issue:
SGL18620_M001	5 A

100mm  
50mm  
10mm

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master:	MBNL / EE:	Project:	Purpose of Issue:	Issue:
M001	MBNL	5G UNILATERAL	Planning	A
Date:	Revision / Upgrade Description:			
18/02/2022	First Issue - Site nomination dated: TBC			
Drawn:	CDN			
Checked:	DH			
Approved:	SD			

**CK Hutchison Networks (UK) Limited**

Great Brighams Mead,  
Vastern Road, Reading,  
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RG1 8DJ

Design Consultant & Principal Contractor:



**WHP Telecoms**  
Unit 1 Maple Park,  
Low Fields Avenue, Leeds  
LS12 6HH

Tel: 01133023550  
e-mail: info@whptelecoms.com

Site Name:

**EASTFIELD DRIVE STREETWORKS**

Site ID:

**SGL18620**

Address:

**EASTFIELD DRIVE, YATE,  
SOUTH GLOUCESTERSHIRE,  
SOUTH WEST ENGLAND, ENGLAND,  
BS37 7YT**

Title:

**150 EXISTING ELEVATION A**

Project:

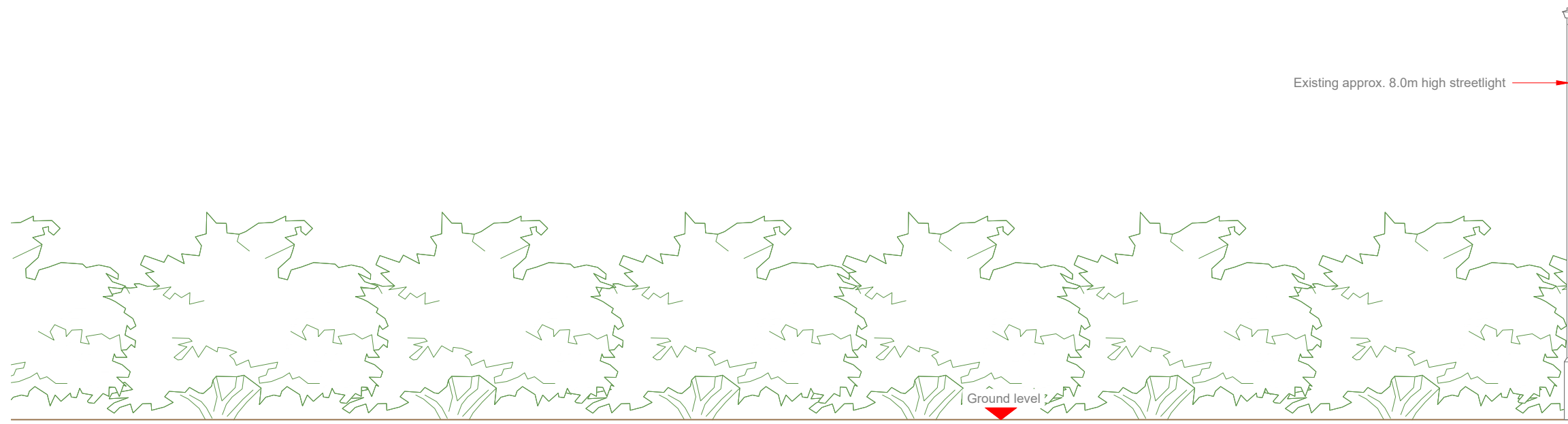
**5G UNILATERAL**

Purpose of Issue:

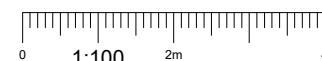
**PLANNING**

EE Cell ID:	MBNL Cell ID:	Cell ID:
N/A	N/A	N/A

Master Drawing No:	Issue:
SGL18620_M001	A



**EXISTING ELEVATION A**



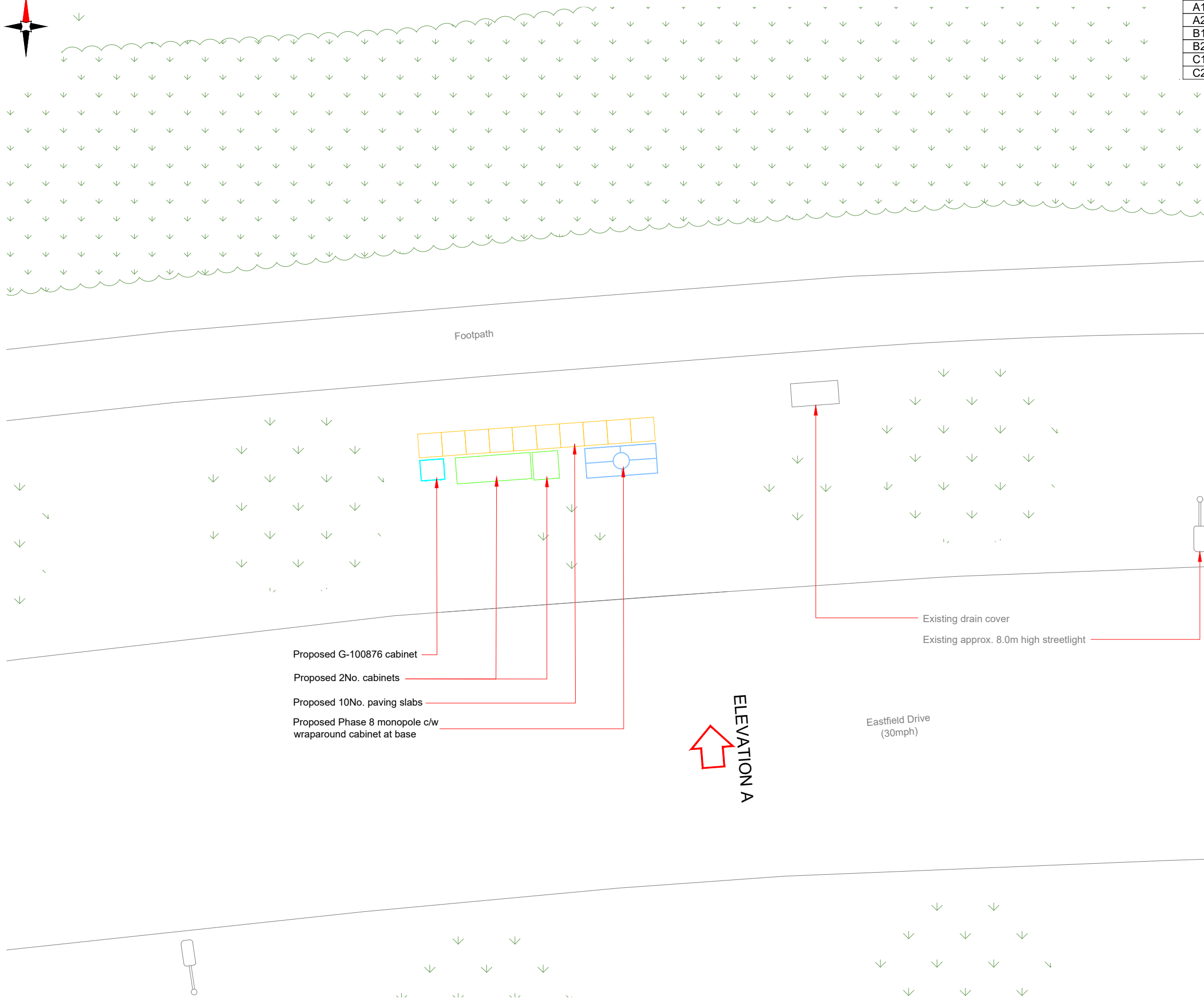
100mm  
50mm  
10mm



Antenna Aperture ID	Proposed 4G/5G Bearing
A1	0°
A2	0°
B1	120°
B2	120°
C1	240°
C2	240°

NOTES:

- ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.



Proposed G-100876 cabinet

Proposed 2No. cabinets

Proposed 10No. paving slabs

Proposed Phase 8 monopole c/w wraparound cabinet at base

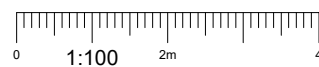
Existing drain cover

Existing approx. 8.0m high streetlight

Eastfield Drive (30mph)

ELEVATION A

PROPOSED SITE PLAN



Master: M001	MBNL / EE: MBNL	Project: 5G UNILATERAL	Purpose of Issue: Planning	Issue: A
Date: 18/02/2022	Revision / Upgrade Description: First Issue - Site nomination dated: TBC			
Drawn: CDN				
Checked: DH				
Approved: SD				

**CK Hutchison Networks (UK) Limited**

Great Brighams Mead,  
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Berkshire, England,  
RG1 8DJ

Design Consultant & Principal Contractor:



**WHP Telecoms**  
Unit 1 Maple Park,  
Low Fields Avenue, Leeds  
LS12 6HH

Tel: 01133023550  
e-mail: info@whptelecoms.com

Site Name: **EASTFIELD DRIVE STREETWORKS**

Site ID: **SGL18620**

Address: **EASTFIELD DRIVE, YATE,  
SOUTH GLOUCESTERSHIRE,  
SOUTH WEST ENGLAND, ENGLAND,  
BS37 7YT**

Title: **210 PROPOSED SITE PLAN**

Project: **5G UNILATERAL**

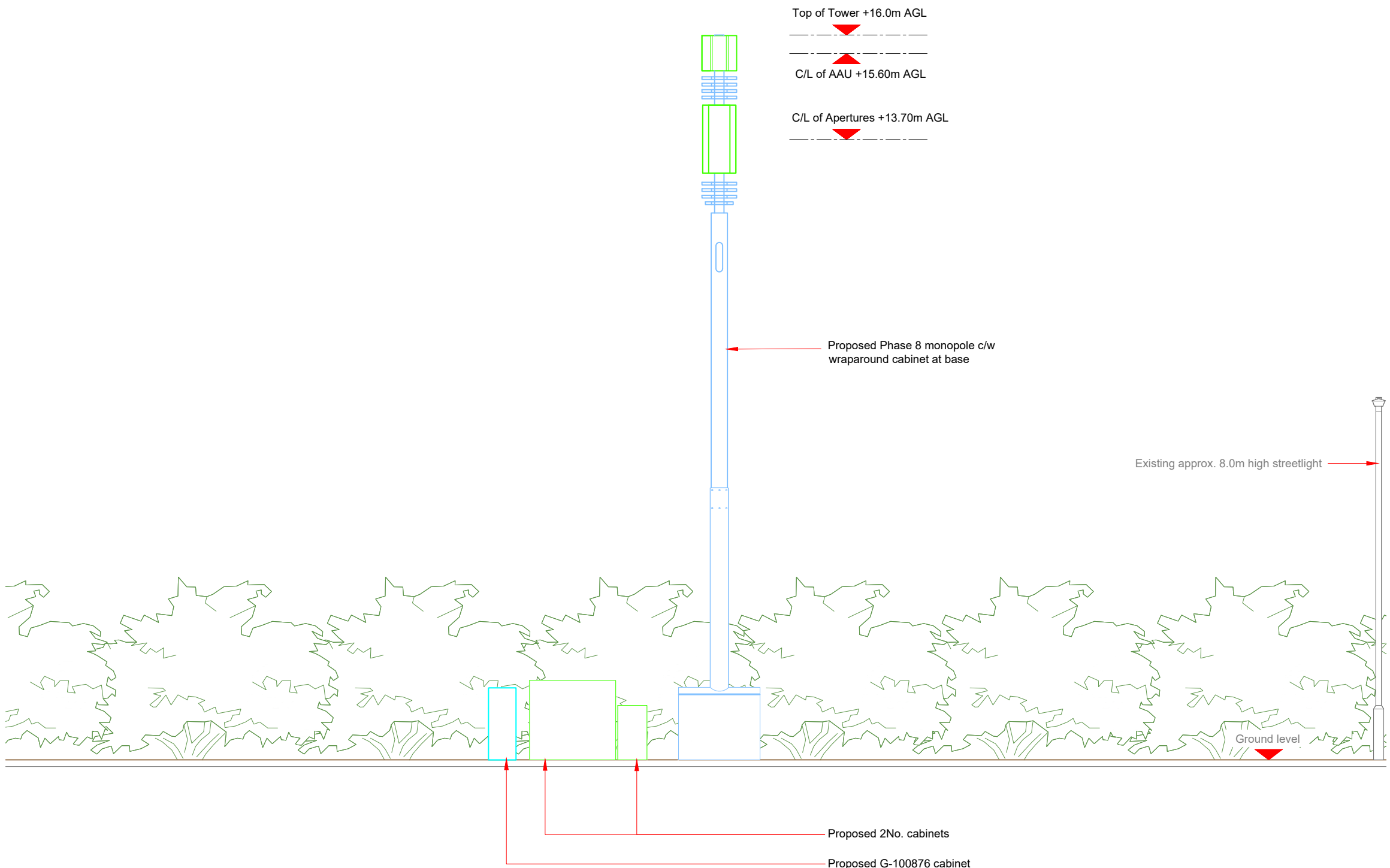
Purpose of Issue: **PLANNING**

EE Cell ID: N/A	MBNL Cell ID: N/A	Cell ID: N/A
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Master Drawing No: SGL18620_M001	Issue: A
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Antenna Aperture ID	Proposed 4G/5G Bearing
A1	0°
A2	0°
B1	120°
B2	120°
C1	240°
C2	240°

NOTES:  
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.



Master: M001	MBNL / EE:	Project: 5G UNILATERAL	Purpose of Issue: Planning	Issue: A
Date: 18/02/2022	Revision / Upgrade Description:			
Drawn: CDN	First Issue - Site nomination dated: TBC			
Checked: DH				
Approved: SD				

**CK Hutchison Networks (UK) Limited**  
Great Brighams Mead,  
Vastern Road, Reading,  
Berkshire, England,  
RG1 8DJ

Design Consultant & Principal Contractor:



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Unit 1 Maple Park,  
Low Fields Avenue, Leeds  
LS12 6HH  
Tel: 01133023550  
e-mail: info@whptelecoms.com

Site Name: **EASTFIELD DRIVE STREETWORKS**

Site ID: **SGL18620**

Address: **EASTFIELD DRIVE, YATE, SOUTH GLOUCESTERSHIRE, SOUTH WEST ENGLAND, ENGLAND, BS37 7YT**

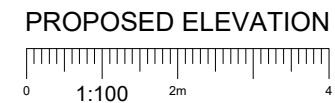
Title: **260 PROPOSED ELEVATION**

Project: **5G UNILATERAL**

Purpose of Issue: **PLANNING**

EE Cell ID: N/A	MBNL Cell ID: N/A	Cell ID: N/A
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Master Drawing No: SGL18620_M001	Issue: A
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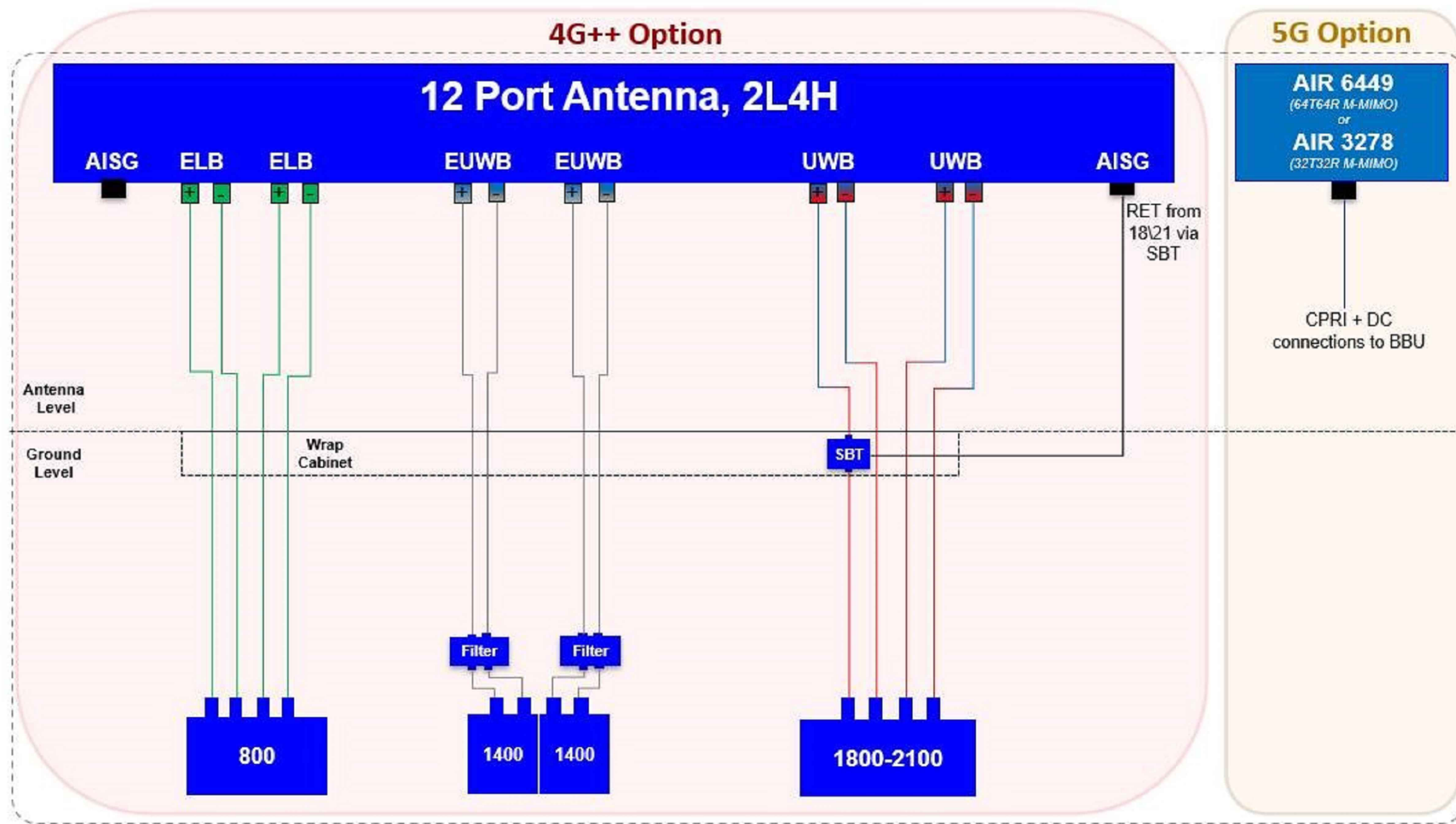
100mm  
50mm  
10mm

Proposed Antenna Aperture Schedule & RF Equipment Capacity

Antenna Aperture ID	Antenna Aperture Size (Length x Width x Depth)	Aperture Height C/L	Aperture Max Weight (kg)	Proposed 4G/5G Bearing	Tech: 4G/5G	Operator:	Antenna Aperture Coordinates		RRU No. Max Size & Weight L<=500mm W=400mm D=150mm Weight<=25kg	MHA No. Max Size & Weight L<=300mm W=300mm D=150mm Weight<=10kg	Main Feeder			BOB Max Size & Weight (300x300x250mm & 5kg)		Active Router No. Max Size & Weight (370x260x150mm & 10kg)	Passive Router No. Max Size & Weight (350x220x150mm & 10kg)
							Eastings	Northings			Size	Length	No.	No. Top	No. Bottom		
A1	778x403x268mm	15.60m	37.5kg	0°	5G	-	-	-	0	0	TBC	TBC	4	1	1	1	1
A2	1499x498x197mm	13.70m	31.8kg	0°	4G	-	-	-	3	0	TBC	TBC	4	1	1	1	1
B1	778x403x268mm	15.60m	37.5kg	120°	5G	-	-	-	0	0	TBC	TBC	4	1	1	1	1
B2	1499x498x197mm	13.70m	31.8kg	120°	4G	-	-	-	3	0	TBC	TBC	4	1	1	1	1
C1	778x403x268mm	15.60m	37.5kg	240°	5G	-	-	-	0	0	TBC	TBC	4	1	1	1	1
C2	1499x498x197mm	13.70m	31.8kg	240°	4G	-	-	-	3	0	TBC	TBC	4	1	1	1	1

STATUS KEY:

- Installed:** Existing
- Retain:** Existing and to remain
- Relocate:** Existing and to be relocated
- Remove:** Existing to be removed from site
- Proposed:** New on site



Master: M001	MBNL / EE: MBNL	Project: 5G UNILATERAL	Purpose of Issue: Planning	Issue: A
Date: 18/02/2022	Revision / Upgrade Description:			
Drawn: CDN	First Issue - Site nomination dated: TBC			
Checked: DH				
Approved: SD				

**CK Hutchison Networks (UK) Limited**  
 Great Brighams Mead,  
 Vastern Road, Reading,  
 Berkshire, England,  
 RG1 8DJ

Design Consultant & Principal Contractor:  
 **WHP Telecoms**  
 Unit 1 Maple Park,  
 Low Fields Avenue, Leeds  
 LS12 6HH  
 Tel: 01133023550  
 e-mail: info@whptelecoms.com

Site Name: **EASTFIELD DRIVE STREETWORKS**

Site ID: **SGL18620**

Address: **EASTFIELD DRIVE, YATE, SOUTH GLOUCESTERSHIRE, SOUTH WEST ENGLAND, ENGLAND, BS37 7YT**

Title: **303 PROPOSED ANTENNA SCHEDULE & LINE CONFIGURATION**

Project: **5G UNILATERAL**

Purpose of Issue: **PLANNING**

EE Cell ID: N/A	MBNL Cell ID: N/A	Cell ID: N/A
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Master Drawing No: SGL18620_M001	Issue: A
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### Support Structure Schedule

Structure ID	Status	Equipment Description / Type	Structure Manufacturer	Height AGL (m)	Colour (RAL Colour)	Headframe Details	Foundation / Support Grillage / Host Structure Details	Support Bolt Details	MBNL Ref:	Comments
ST1	Proposed	Phase 8	-	16.0	Galvanised	-	Root Foundation	-	-	

**STATUS KEY:**

**Installed:** Existing  
**Retain:** Existing and to remain  
**Relocate:** Existing and to be relocated  
**Remove:** Existing to be removed from site  
**Proposed:** New on site

**LOCATION KEY:**

**Outdoor:** Located outside  
**Indoor:** Located within an equipment cabin or equipment room  
**Internal:** located inside a cabinet or item of equipment

### Equipment Schedule

Equipment ID	Quantity	Status	Equipment Description / Type	Equipment Manufacturer	Dimensions (W x D x H)	Weight (kg)	Colour (RAL Colour)	Material	Location	Power	Power cable length (m)	MBNL Ref:	Comments
CAB1	1	Proposed	Commscope - Bowler	-	1900x600x1752	-	Grey	Steel	Outdoor	-	-	-	
CAB2	1	Proposed	Ericsson - 6130	-	650x700x950	-	Grey	Steel	Outdoor	-	-	-	
CAB3	1	Proposed	G-100876	-	600x520x1585	-	Grey	Steel	Outdoor	-	-	-	
CAB4	1	Proposed	Diplexer Cabinet	-	1800x750x1600	-	Grey	Steel	Outdoor	-	-	-	

Master: M001	MBNL / EE: MBNL	Project: 5G UNILATERAL	Purpose of Issue: Planning	Issue: A
Date: 18/02/2022	Revision / Upgrade Description: First Issue - Site nomination dated: TBC			
Drawn: CDN				
Checked: DH				
Approved: SD				

**CK Hutchison Networks (UK) Limited**

Great Brighams Mead,  
 Vastern Road, Reading,  
 Berkshire, England,  
 RG1 8DJ

Design Consultant & Principal Contractor:



**WHP Telecoms**  
 Unit 1 Maple Park,  
 Low Fields Avenue, Leeds  
 LS12 6HH  
 Tel: 01133023550  
 e-mail: info@whptelecoms.com

Site Name: **EASTFIELD DRIVE STREETWORKS**

Site ID: **SGL18620**

Address: **EASTFIELD DRIVE, YATE,  
 SOUTH GLOUCESTERSHIRE,  
 SOUTH WEST ENGLAND, ENGLAND,  
 BS37 7YT**

Title: **305 EQUIPMENT SCHEDULE & SUPPORT STRUCTURE DETAILS**

Project: **5G UNILATERAL**

Purpose of Issue: **PLANNING**

EE Cell ID: N/A	MBNL Cell ID: N/A	Cell ID: N/A
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Master Drawing No: SGL18620_M001	Issue: A
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100mm  
150mm  
10mm