



ADVISORY MEETING of the members of Yate Town Council's Planning and Transportation Committee (pertaining to planning only) 15th June 2021

8th June 2021

This is an **advisory** meeting of members of the **Planning and Transportation Committee** of **Yate Town Council** to be held remotely via Zoom on **Tuesday 15th June 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decision-making powers as the power which enabled local councils to meet remotely during the Covid-19 pandemic has been rescinded by central government.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 until face-to-face meetings can safely resume. Members of the public are warmly welcome to join the meeting and raise any matters under Item - Public Participation.

Join Zoom Meeting

<https://zoom.us/j/93805359772?pwd=dW9GSHI1LzYwc1hSZi8xT0M0RmVrUT09>

Meeting ID: 938 0535 9772 - Passcode: 291701 - 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 Receive the Minutes for the Planning & Transportation Committee meeting held on 27th April 2021 (copy herewith). To **NOTE** that formal approval of these minutes will take place at the next legal meeting.

To **NOTE** that the Planning and Transportation Committee meeting scheduled for 25th May 2021 was cancelled and therefore no meeting took place.

6. To Consider the Following Items on the Clerk's Report:

Item 1 Planning Matters

- 1/1 Planning Applications
- 1/2 Ref COM/17/0210/OD - Land Between 13 and 9 Station Road
- 1/3 Dormouse Boxes – Brinsham Lane

Item 2 Consultations

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



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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 YTC 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** that the Planning and Transportation Committee meeting scheduled for 25th May 2021 was cancelled and therefore no meeting took place on this date. The planning applications due to be considered at this meeting were discussed via email and the subsequent responses agreed by members and submitted to SGC Planning Portal under delegated powers to the Town Clerk (Appendix 2).

1/2 Ref COM/17/0210/OD - Land Between 13 and 9 Station Road, Yate

To **NOTE** the following correspondence has been received from South Gloucestershire Council in regard to 13 to 9 Station Road, received 5th May 2021.

“As you have pointed out the Coronavirus lockdowns has delayed the case, and the investigation is still held in abeyance. However, we are always reviewing our position regarding compliance with the requirements of the notice and the restrictions in force. We are hoping that with the latest easing of restrictions we will be able to revisit the requirements of the notice again in the near future.

With regards to the notice in place, this permanently remains on the land so we can revisit it's compliance when it is considered suitable to do so. We will then set a reasonable timeframe for compliance at this time. When this has been set we will notify you.”

To receive comments.

1/3 Dormouse Boxes – Brinsham Lane

To **NOTE** the following correspondence received 20th May 2021 from Hanson UK regarding the placement of Dormouse Boxes on Brinsham Lane.

“... I had hoped to speak with yourself and others at the liaison meeting a week or so ago with Miguel yet unfortunately I had a diary clash.

The message relayed to Miguel and the wider group was that yes we are responsible for the dormouse boxes aswell as a number of other ecological studies in the vicinity of the quarry of late, given the associated requirements of our planning and the next stages of quarry development for Brinsham West. As I'm sure you'll be aware survey season is upon us and hence the need to act in order to gather the required data to inform the process.

As part of the next stages of development I'm in the process of bringing together a communications plan to share updates with key stakeholders and the public alike where I'd be grateful for any contacts beyond the liaison group that you feel maybe beneficial in engaging with please.

I trust the above is of assistance in form of an update where I look forward to hearing back from you in relation to the final point when your able.”

Item 2. Consultations

2/1 Current Consultations

Consultation Name	Link/Appendix	Date Circulated	Closing Date	Notes
2021s0447 - South Gloucestershire Local	Details per email circulated	13 May 21	22 Jun 21	

Flood Risk Management Strategy				
South Gloucestershire Online Consultations YATE - Station Road/Badminton Road Cycle Lanes - Experimental Traffic Order - VARIATION ORDER	Link for SGC Station Road/Badminton Road Cycle Lane consultation	13 May 21	22 Jun 21	
Draft order: SW/4664 - Proposed stopping up of highway at Minett Road, Yate BS37 7DX	Details per email circulated	17 May 21	24 Jun 21	
4174 Junction Improvement Scheme	Link for A4174 Junction Improvement Scheme consultation	25 May 21	16 August 21	

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	P21/02531/F
Description	Erection of 2no. detached self-build dwellings with 2no. detached garages and associated works (resubmission of P20/05302/F).
Location	Station Lodge 2 Station Road Yate South Gloucestershire BS37 4PS
Expiry Date	15 June 2021 Extension granted to 18 th June 2021
YTC Comments	

Ref. Number	P21/02857/F
Description	Demolition of existing garage. Erection of a single storey out building to rear.
Location	104 Highworth Crescent Yate South Gloucestershire BS37 4HL
Expiry Date	23 June 2021
YTC Comments	

Ref. Number	P21/03942/ADV
Description	Consent to display 3 no. internally illuminated static digital menu boards, 1 no. internally illuminated LCD display screen, and 2 no. non-illuminated banner signs
Location	McDonalds Restaurant 38-40 West Walk Yate South Gloucestershire BS37 4AX
Expiry Date	23 June 2021
YTC Comments	

Ref. Number	P21/03926/F
Description	Alterations to shop front to remove Barclays lettering and signage. Removal of ATM and installation of stainless steel plates.
Location	7 - 8 North Parade Yate South Gloucestershire BS37 4AN
Expiry Date	23 June 2021

YTC Comments	
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Ref. Number	P21/03927/F
Description	Reconfiguration of drive thru lane. Creation of an island for signage and installation of overhead canopy and a goal post height restrictor, and relocation of existing cycle racks with associated works.
Location	McDonald's Restaurant 38 - 40 West Walk Yate South Gloucestershire BS37 4AX
Expiry Date	23 June 2021
YTC Comments	

Ref. Number	P21/04019/F
Description	Erection of 1no. detached dwelling with access, parking, screening and associated works.
Location	Land To Rear Of 5 St Marys Way Yate South Gloucestershire BS37 7AR
Expiry Date	24 June 2021
YTC Comments	

Ref. Number	P21/03158/F
Description	Change of use from open amenity space (Sui Generis) to residential (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) and erection of 1.3m high fence.
Location	56 Merlin Way Chipping Sodbury South Gloucestershire BS37 6XR
Expiry Date	
YTC Comments	<i>Neighbouring parish</i>

Ref. Number	P21/04040/F
Description	Change of Use from Bed and Breakfast accommodation (Use Class C1) to Children's Day Nursery (Use Class E(f)) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).
Location	58 Station Road Yate South Gloucestershire BS37 4PW
Expiry Date	24 June 2021
YTC Comments	

Ref. Number	P21/04068/F
Description	Removal and replacement of 3 No. existing antennas with 3 No. proposed antennas, relocation of 3 No. existing antennas and installation of minor ancillary apparatus.
Location	Telecommunications Site Yate Leisure Centre Kennedy Way Yate South Gloucestershire
Expiry Date	29 June 2021
YTC Comments	

YATE TOWN COUNCIL

Planning comments submitted under delegated powers 25th May 2021

Ref. Number	P21/02802/PDR
Description	Garage conversion and erection of a single storey extension to form additional living accommodation.
Location	58 Hampden Close Yate South Gloucestershire BS37 5UP
Expiry Date	Wed 19 May 2021 Extension granted to 27 May 2021
YTC Comments	Comment We do not object providing it does not go onto neighbouring land, as that is unclear on the application.

Ref. Number	P21/02918/F
Description	Erection of a single storey side extension to form additional living accommodation.
Location	38 Hay Leaze Yate South Gloucestershire BS37 7YJ
Expiry Date	Fri 21 st May 2021 Extension granted to 27 May 2021
YTC Comments	No comment

Ref. Number	P21/02897/F
Description	Erection of single storey rear and front/side extensions to provide additional living accommodation (amendment to approved scheme P20/17917/F).
Location	15 Plover Close Yate South Gloucestershire BS37 5XU
Expiry Date	Fri 21 st May 2021 Extension granted to 27 May 2021
YTC Comments	No comment

Ref. Number	P21/01272/RVC
Description	Variation of condition 20 attached to permission P20/15724/RVC (superseding permission P19/11377/RM) as added by P21/00190/NMA, to amend the approved plans to reposition 1 no. electricity pylon and to relocate the middle sports pitch. Amendment to original permission (P19/11377/RM) for the 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, PI25, PI26 & 27 North Yate New Neighbourhood South Gloucestershire Yate
Expiry Date	6 th May 2021 (extension requested & circulated to P&T committee by email 30.4.21) Extension declined
YTC Comments	No comment – case expired and not available for comment

Ref. Number	P21/02733/F
Description	Erection of 2 no. entrance lobbies, installation of new plant, alterations to existing door and window fenestrations, enlargement of existing carpark, landscaping, and other associated works.
Location	B And Q Station Road Yate South Gloucestershire BS37 5PQ
Expiry Date	26th May 2021
YTC Comments	<p>Object</p> <p>We object unless:</p> <ul style="list-style-type: none"> (a) a condition is imposed in relation to the landscaping ensuring it is linked to the proposed landscaping project along Station Road. To ensure an integrated and positive street scene along Station Road. (b) more covered secure cycle parking is provided, as the proposed provision for the supermarket end is not sufficient (c) that more electric vehicle charging points are provided within the car park as this should now be a standard part of all large car parking areas. (d) the delivery and loading space for the new front store is right on the site boundary adjoining domestic properties. We object unless there are strict delivery time limits, of at most 8.30am - 7pm Monday to Friday, and a very tight site boundary noise condition to address the needs of the houses whose windows are within a few feet of the delivery bay. We are aware of how noisy delivery yards for food stores can be. This is not the case of a delivery bay at the bottom of a garden. This delivery bay will be right beside house, just the depth of a thin hedge from bedroom windows. This is not acceptable.

Ref. Number	P21/03144/F
Description	Erection of single storey side, rear and front extension to form additional living accommodation.
Location	1 Fox Avenue Yate South Gloucestershire BS37 5DR
Expiry Date	4 th June 2021
YTC Comments	No comment