

ADVISORY MEETING of the members of Yate Town Council's Planning and Transportation Committee on 18th January 2022

12th January 2022

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 18th January 2022** between 6.30pm – 8.00pm for the purpose of transacting the business set out in the agenda below.

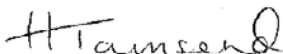
This meeting has no decision-making powers as the power which enabled local councils to meet remotely during the Covid-19 pandemic has been rescinded by central government.

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/94168306231?pwd=akdNbmFsQjJHd1FwOGJ5M0wxQmhtdz09>

Meeting ID: **941 6830 6231**- Passcode: **466584** - 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 Items received at Full Council 26th October 2021
- 1/3 B&Q Plc, Station Road
- 1/4 Strategic Sites Meeting North Yate New Neighbourhood
- 1/5 Brimsham West Quarry

Item 2 Highways and Transportation Matters

- 2/1 Shopping Centre Carpark Queues, McDonalds Entrance
- 2/2 Bike Detectors at Traffic Lights
- 2/3 Scheme FV195 - Investigate a system of street lighting between Broad Lane depot and Brimsham Green School, Yate
- 2/4 Wickwar Road / Peg Hill (Southfield Way) Junction Safety

Item 3 Consultations

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

Item 4 Joint Cycleway Group

- 4/1 Meeting of Joint Cycleway Group
- 4/2 The Ridge Investigation Scheme

Item 5 Reports from Representatives of Outside Bodies

- 5/1 Green Community Travel
- 5/2 Yate & District Transport Forum

Item 6 Outstanding Items



ADVISORY MEETING of the members of Yate Town Council's Planning and Transportation Committee on 18th January 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).
- 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 4).
- f) To **NOTE** the Planning and Transportation meeting scheduled on 23rd November 2021 was cancelled. Planning applications were reviewed and comments were submitted under delegated powers. (Appendix 5).

- g) To **NOTE** the Planning and Transportation meeting scheduled on 14th December 2021 was cancelled. Planning applications were reviewed and comments were submitted under delegated powers. (Appendix 6).

1/2 Items to NOTE which were received at Full Council 26th October 2021

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) (Appendix 7).

1/3 B&Q Plc, Station Road

To **NOTE** that planning application P21/05064/RVC was considered by the Development Management Committee on 28th October 2021. Councillor Mike Drew and Chris Willmore attended and made the following comments:-

“The current delivery hours are 8am – 8pm. They had originally applied to extend this to 7am – 11pm on Mon to Sat, but by committee had changed. We were requesting for the 7am - 8pm, and 8am – 9.30pm. We spoke, as did two residents from The Leaze. The residents spoke of their current problems, and we explained the issue with refrigerated delivery vehicles (which of course do not occur with B and Q) and how close the actual delivery bay is to 30 Mow Barton. There was a split vote, 4:4 with one abstention, so it is going to go to a Sites Inspection Panel.”

To further **NOTE** that planning application P21/05064/RVC was considered by the Development Management Committee on 6th January 2022, with regard to the following:-

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).

To receive any updates.

1/4 Strategic Sites Meeting 14th October 2021 to discuss P20/23028/RVC

To **NOTE** that Yate Town Council representatives attended this meeting to discuss the North Yate New Neighbourhood application. Comments made on behalf of the Town Council are shown in Item 1/1 f) above (Appendix 5).

To receive any updates.

1/5 Brimsham West Quarry

To **NOTE** further to member discussions, a request to set up a meeting was sent to Simon Ford and Neil Higgs at South Gloucestershire Council on 24th November 2021. A response is awaited.

Item 2 Highways and Transportation

2/1 Shopping Centre Carpark Queues, McDonalds Entrance

To **NOTE** the latest email response received from South Gloucestershire Council in relation to the parking issues, dated 1st December 2021.

As you correctly state, investigation scheme FV209 has not yet been selected to go ahead. The additional lane at the McDonald's drive thru may help a little in the meantime.

As a reminder, Tracey previously set out some of the difficulties associated with lifting the barrier to allow exiting traffic through the shopping centre car park and SGC car park to access Station Road.

Resurfacing

The current road surface within the SGC car park requires attention before consideration could be given to opening this area up to more traffic. This area of car park is currently lightly used by coaches and service vehicles. The cost to resurface the car park is estimated at between £25,000 and £30,000.

Drainage

Drainage within the SGC car park would also need attention - the channel block leading to the gullies would require a clear out before a drainage survey could be undertaken. A survey would be required to establish what is going on beneath the ground before the drainage team can estimate how much the drainage improvements will cost.

ANPR (automatic number plate recognition)

A new ANPR camera will need to be installed if the barrier to the SGC car park is opened up to exiting traffic. Vehicle number plate recognition takes place on entry into Yate Shopping Centre car park from Station Road and if vehicles exit via another route there will be no record of the vehicle leaving the car park and drivers will receive a charge notice. The cost of supplying the hardware and new infrastructure in the car park would need to be calculated and budgeted for.

Banned Right Turn

If the barrier was lifted to allow vehicles to exit through the SGC car park, a prohibition of right turn Traffic Regulation Order would be required to get vehicles to turn left out of the car park towards the B & Q roundabout and prevent right turn movements into the SGC car park from Station Road and the consequential conflict that would create. This would mean coaches would be disadvantaged by being required to approach from the east only. This cannot be achieved with signage alone, as experience shows drivers will simply

ignore this message, so physical measures to deter this traffic movement would also be required. Providing a narrow island to try to achieve this has obvious difficulties - the junction is opposite a long and heavily used bus stop outside Morrison's supermarket and an island would prevent vehicles overtaking a stationary bus. Consequently a traffic queue would extend back to B & Q roundabout and there is likely to be occasions when impatient drivers travel the wrong side of the island. To provide an island would therefore likely require this popular bus stop to be relocated elsewhere.

*Engineer – Place Engineering (Assess & Decide)
South Gloucestershire Council
Department for Environment & Community Services*

To further **NOTE** the response returned by Yate Town Council dated 16th December 2021 with reply notes received from SGC 20th December, annotated in red.

Thank you very much for your prompt reply to our email, to which we would comment as follows:-

- 1) In order to understand the position of South Gloucestershire Council, can we remind you that we have been asking for the publication of the schedule of schemes that are logged in the queue for consideration, in the way we used to get published listed. This, I'm sure you would agree, aids transparency to such a process. Additionally, we have also been asking for details of how schemes are scored and ranked, to understand what this scheme is competing with for funding.

The list of competing schemes is always available on the SGC public website, on the following page, which also includes details of how the schemes are scored / ranked:
[Click here for details of how schemes scored & ranked](#)

The "Downloads" section of the page at the above link includes a list of all the competing schemes and how the selection process works.

Once a year all submitted investigation list schemes are scored and prioritised - in any given year the highest scoring prioritised schemes will be included in the Council's Capital Programme and fully investigated.

There are three possible outcomes of each investigation:

1. A simple low cost affordable solution is identified and programmed for immediate implementation.
2. No scheme is recommended and the applicant(s) is informed no further action will be taken.
3. A more involved scheme is identified and entered as a priority scheme on the Local Transport Priority implementation List.

Following 3) above, again once a year all implementation priority list schemes are scored, prioritised and also allocated an estimated cost. The top scoring schemes are included in the Council's Capital Programme for actual implementation. The number of schemes added to the programme each year will depend upon the level of funding available.

- 2) We are deeply concerned about the climate change implications of any queuing traffic especially in Yate which has seen considerable growth in traffic, the long queues currently being experienced and the number of vehicles that are driving around whilst waiting for a place in the queue. There will be an impact on air quality in the vicinity of such long queues, with standing vehicles engines running, polluting the air.

Noted and agreed – the estimated air quality benefits / impacts of a potential solution to an investigation scheme is one element of the scoring process.

- 3) We consider a scheme would meet the published Joint Local Transport Plan 4 criterion.

- support sustainable and inclusive economic growth;
- enable equality and improve accessibility;
- address poor air quality and take action against climate change;
- contribute to better health, wellbeing, safety and security and;
- create better places

Has this been considered for funding under that process?

Yes, this has been considered in the scoring of the investigation scheme, in the normal way.

- 3) The Town Council is aware that the cost of additional ANPR cameras is modest, and should in any event be met by the shopping centre who are the source of the problem.

Noted – the cost of any ANPR changes would be investigated in more detail when the proposed investigation scheme is selected to go ahead.

- 4) Similarly if resurfacing (and other works) are required then the Town Council would expect that to be met by the shopping centre rather than the public purse. The cost of any drainage investigation, which would be required to establish details of any works by the Shopping centre would, we would suggest, be modest on SGC's behalf and could be incorporated in to schedule of other works in the SGC area?

Noted – again, these costs could be estimated, (along with the question of who may be responsible for any funded works), when the proposed investigation scheme is selected to go ahead. It is important to remember that completion of the investigation scheme itself, when selected, will not lead to any physical works of any kind being completed on the ground. The purpose of the investigation is to look into the possible solutions in sufficient detail so that a costed scheme solution can be drawn up and added as a new implementation scheme to the local transport priority list. Following that, the implementation scheme would only go ahead with funding when it scores highly enough to be selected to do so. I hope that's clear, (it's a 2 stage process).

- 6) In relation to the question of controlling the "Armadillo" exit, we understand your concerns. Do you have details of the number of coaches needing to access the car park? Presumably the drivers of such vehicles would be relatively frequent users of such facilities and/or as trained professional drivers comply with traffic restrictions if visiting for the first time? If, your concerns are in fact with car drivers

however, it was made left turn only, with a suitably designed island in the mouth of the junction to enforce that would cause considerably less disruption to the traffic flow than the current congestion does. This would not make the current situation worse than we have already experienced since changes to the central island at the toucan crossing nearby.

We would like to reiterate that recently we have had examples of the queue going out onto the road, with the tailback to get past the queue going up to the Link Road roundabout and blocking that roundabout. This caused a town centre gridlock. Whilst that is not every day, we have encountered this more than once, entirely resulting from McDonalds.

We are also deeply concerned about the pressure the problem is creating on parking at the shopping centre. Whilst footfall is down compared to pre-covid times, there is a continuing pressure on parking in the town centre. Very often the car park between McDonalds and the Leisure Centre is half empty because cars cannot get into the car park as a result of the McDonalds queue. People are therefore having to park in the other car parks, reducing the total capacity, and increasing pressure on the highway access to those car parks. As shopping numbers begin to grow again this will become an increasing problem.

All noted – again these issues, including any traffic surveys, and possibly parking surveys too, would be looked into as part of the investigation scheme, when selected.

To receive comments.

2/2 Bike Detectors at Traffic Lights

Correspondence was sent to South Gloucestershire Council in August 2021 to highlight the issues raised by local cyclists with regard to vehicle triggered traffic light junctions around Yate, to ask:-

1. *That you ensure that on all **new vehicle triggered traffic lights** you design in as part of your basic design a cyclist trigger as well. So, for example, if lights go ahead at Heron Way this needs to be included.*
2. *That when you are doing **junction refurbishments / resurfacing** in the vicinity of traffic lights, you automatically include a cyclist trigger if they are vehicle triggered lights. So for example when doing the Goose Green Way/ Greenways Rd lights or those on the Iron Acton bypass you include a cyclist trigger wherever the junction has an existing vehicle trigger. Another timely example would be Church Rd bridge in Yate when the bridgeworks are finally done.*
3. *That you investigate retrofitting a cycle trigger to other vehicle triggered lights.*
4. *This would help cyclists feel equal, but would also help motorist- cyclist relations, as one of the moans you hear from motorists is about cyclists jumping red lights, or simply treating themselves as pedestrians at red lights. And I can see why cyclists are frustrated and feel second class.*
5. *The cyclists are currently putting together a list of all the lights they would like*

done, but I want to get the underlying principle changed, so that all design works on new or refurbished traffic lights give cyclists equal billing, not just a green section to wait at the front.

South Gloucestershire Council responded to the above, to advise that they currently use the two available methods of bicycle detection at traffic light junctions:

- 1. Physical 'loops' in the ground, which do detect cycles, but only cycles with metal frames. If there is a problem at a particular site, as you suggest, we can tune the sensitivity to accommodate.*
- 2. Above ground detection, which do detect all traffic in a defined zone (creating a virtual 'loop'). However, this method isn't always possible with the geometry of the highway. Additionally, this tends to be less reliable than physical loops.*

For new installations / replacements, we would use either of the above methods of detection, depending on the site conditions.

The problem we face is physical loops which cannot detect carbon fibre cycles. vs: the use of above ground detection which are not as reliable for all traffic.

Yate Town Council subsequently gave South Gloucestershire Council in August 2021 the list, identified by local cyclists, of traffic lights that do not detect cyclists, which are:-

- Church Road bridge
- Broadway / Station Road junction
- Lidl exit on Kennedy Way
- Greenways Road/ Goose Green Way / Broad Lane lights, by Brimsham Green School.
- Longs Drive / Station Road (on the new cycleway)
- Cranleigh Court Road / Station Road (on the new cycleway)
- Old Sodbury Cross Hands
- Iron Action Bypass / Wotton Road, ie by the Garden Centre
- Please can you ensure it is designed in as a good cyclist system if the Heron Way lights go ahead.

An update to request how work is progressing, offering council members support to help this process along, was sent 9th January 2022. This correspondence also asked that it is built into the normal specification for all resurfacing works at traffic light controlled junctions - and asked when progress will be made at Yate junctions.

To receive any further updates.

2/3 Scheme FV195 - Investigate a system of street lighting between Broad Lane depot and Brimsham Green School, Yate

To **NOTE** follow up email issued by Yate Town Council to SGC Engineer – Place Engineering (Assess & Decide) team on 21st September 2021.

“Whilst Yate Town Council are not opposed to the scheme it is not the top priority. A discussion needs to take place with ecologists first as the woodland between Broad Lane and Goose Green Way is a conservation wood and lighting will affect habitats, in particular bats.

Our primary safety issue in this area is the lay-by in front of the school (which should allow for parents to drop off children safely), however is used by teachers parking all day meaning parents either drop off in the road or are having to use the narrow access road leading to YOSC and the gravel car park. The narrow road is not suitable for a lot of

traffic at the best of times and now some of the school entry points have moved to gates along that road this results in children clustering on one side of the narrow road whilst cars are racing up and down to the car park.

Yate Town Council therefore request that providing a safer drop off solution (ie restricting all day use of the lay by) takes priority over the suggested lighting scheme

We look forward to hearing from you.”

To **NOTE** response received from SGC Officer dated 21st September 2021.

Thank you for your email.

As my email of 20th August to the local ward members says, the lighting scheme is not going ahead - entirely because of the ecological reasons already given.

The lay-by along Broad Lane has not been selected for investigation or even entered as a potential investigation scheme on South Gloucestershire Council’s Local Transport Priority List. To introduce any new waiting restrictions to control parking here would require the making of a Traffic Regulation Order, (or TRO), to give the changes legal backing. A TRO involves a lengthy and costly statutory process including formal consultations with interested parties and public advertisement of the proposals. Any unresolved objections following the public advertisement stage would have to be reported to the Director of Environment and Community Services and receive approval before a scheme could be introduced on the ground. This process typically takes in excess of 12 to 18 months, and consequently is not carried out at single sites, but I have added your request to our records so that when the council next review the waiting restrictions in this area these comments will be taken into account.

2/4 Wickwar Road / Peg Hill (Southfield Way) Junction Safety

To **NOTE** correspondence issued to South Gloucestershire Council on 27th September 2021 to request updated monitoring of the traffic at the top of Peg Hill.

“You have previously kindly provided us with data.

*The members of our Planning and Transportation committee have requested that you provide us with up to date information, but specifically relating to the congestion at the junction at the **top of Peg Hill (Southfield Way) with the Wickwar Road.***

They are becoming increasingly concerned about congestion at the junction itself, and the increase of traffic on Peg Hill combined with the increasing traffic flow on the Wickwar Road.

We would be grateful, therefore, if you could supply this up to date information.”

To **NOTE** response received from SGC 29.9.21

“That junction was not subject to survey during Covid and the data I supplied in Feb 2020 remains the latest available.

Future surveys are planned but I don't have dates as yet.

I'm sorry I can't be more helpful.”

To receive comments.

Item 3 Consultations

3/1 Current Consultations

Consultation Name	Link / Appendix	Date circulated	Closing date	Notes
All South Gloucestershire Council car parks - various changes - statutory notice	https://consultations.southglos.gov.uk/PT.6766CarParks/consultationHome	17.12.21	8.1.22	Response submitted 10.1.22, details below

3/2 Consultation Responses

Consultation Name	Link / Appendix	Date circulated	Closing date	Notes
YATE - Badminton Road (Access Road To Badminton Road Offices) - Prohibition of Waiting - Statutory Notice	YATE - BADMINTON ROAD (ACCESS ROAD TO BADMINTON ROAD OFFICES) - Prohibition of Waiting - STATUTORY NOTICE	18/10/2021	30/10/21	No response submitted
Yate - A432 Badminton Road And Badminton Road - Pedestrian Crossings - Statutory Notice	YATE - A432 BADMINTON ROAD and BADMINTON ROAD - Pedestrian Crossings - STATUTORY NOTICE	18/10/2021	30/10/21	Response submitted 29.10.21 (Appendix 8)
Consultation on the Building safety Levy	The Building Safety Levy - GOV.UK (www.gov.uk)	08/10/21	15/10/21	No Response Submitted

South Gloucestershire Council PT.6870 - Various Roads, Chipping Sodbury - Waiting Restrictions (<i>neighbouring parish</i>)	CHIPPING SODBURY - VARIOUS ROADS - Prohibition of Waiting - STATUTORY NOTICE - South Gloucestershire Online Consultations (southglos.gov.uk)	13/10/2021	06/11/21	Response submitted 22.10.21:- "Insofar as these proposals are in Yate we support them."
All South Gloucestershire Council car parks - various changes - statutory notice	https://consultations.southglos.gov.uk/PT.6766CarParks/consultationHome	17.12.21	8.1.22	Response submitted 10.1.22, prepared by Councillor Chris Willmore (Appendix 9)

3/3 Urgent Consultations

To receive any urgent consultations

Item 4 Joint Cycleway Group

4/1 Meeting of Joint Cycleway Group

The next meeting of the JCG, incorporating the group AGM, was held on Wednesday 15th December 2021. Minutes of the meeting are contained in (Appendix 10).

4/2 The Ridge Investigation Scheme

To NOTE that the investigation scheme request from a member of the public to review cycle safety at The Ridge School was supported by members. Resident advised. (Appendix 11).

Item 5 Reports from Representatives on Outside Bodies

5/1 Green Community Travel

Nothing to Report.

5/2 Yate and District Transport Forum

Nothing to report. The date of next meeting to be circulated once key members of group

availability has been confirmed.

Item 6 Outstanding Items

To **NOTE** items shown on the pending list (Appendix 12).

YATE TOWN COUNCIL

Planning Applications Received for Review and Comment

Ref. Number	P21/07631/F
Description	Erection of 2 meter and 2.5 meter high wall to facilitate a change of use from open amenity land to private C3 amenity space. Erection of a covered store and a detaches single store outbuilding to form incidental garden room
Location	12 Lower Moor Road Yate South Gloucestershire BS37 7PQ
Expiry Date	17 th January 2022 <i>Extension approved for 21st January 2022</i>
YTC Comments	

Ref. Number	P21/08135/F
Description	Change of use of suites A and B from Class E to Class F1 for extension to specialist 16+ education provision.
Location	Fromeforde House Church Road Yate South Gloucestershire BS37 5JB
Expiry Date	22 nd January 2022
YTC Comments	

Ref. Number	P21/08136/PNH
Description	LARGER HOME EXTENSIONS – NEIGHBOUR CONSULTATION DESCRIPTION: The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.6m, for which the maximum height would be 3.2m, and for which the height of the eaves would be 2.6m.
Location	25 Apperley Close Yate South Gloucestershire BS37 4HJ
Expiry Date	22 nd January 2022
YTC Comments	

Ref. Number	P21/08137/PNH
Description	LARGER HOME EXTENSIONS – NEIGHBOUR CONSULTATION SCHEME: The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.5 metres, for which the maximum height would be 3.6 metres, and for which the height of the eaves would be 2.5 metres.
Location	40 Summers Mead Yate South Gloucestershire BS37 7RB
Expiry Date	22 nd January 2022
YTC Comments	

Description	Conversion of existing garage/outbuildings and erection of single storey extension to form annexe.
Location	42 Station Road Yate South Gloucestershire BS37 4PW
Expiry Date	26th January 2022
YTC Comments	

Ref. Number	P21/08155/F
Description	Erection of two storey side extension to form additional living accommodation.
Location	18 Crowthers Avenue Yate South Gloucestershire BS37 5SZ
Expiry Date	31st January 2022
YTC Comments	

Ref. Number	P21/07959/F
Description	Erection of two storey side and single storey rear extensions to form additional living accommodation. Erection of 1 no. front bay window.
Location	75 Barkers Mead Yate South Gloucestershire BS37 7GB
Expiry Date	31st January 2022
YTC Comments	

Ref. Number	P22/00033/F
Description	Erection of two storey side and rear extension to provide additional living accommodation.
Location	6 Wavell Close Yate South Gloucestershire BS37 5UL
Expiry Date	2 nd February 2022
YTC Comments	

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	

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)
YTC comments	No comment

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><i>Object:</i> As previously commented we are deeply concerned over the Parking provision for the development.</p> <p><i>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).</i></p> <p><i>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)</i></p> <p><i>For those staff not travelling to work by private car we still have concerns over alternative provisions.</i></p> <p><i>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</i></p>

	<p><i>Gardens development especially in the early morning/ late evenings that staff would require, will only contribute to private car use.</i></p> <p><i>The suggestion of maintaining of the existing track/bridleway route, incorporating the route as a proposed strategic cycleway is NOT an acceptable provision.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.”</i></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
YTC Comments	No comment

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
YTC comments	See comments on P21/07156/F

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
YTC comments	<p><i>We welcome the principle, however</i></p> <p><i>1. Object to the hours - it should match closing times of the other current takeaways and local venues in the town, especially on weekends. It must have conditions on opening to match the following:</i></p> <ul style="list-style-type: none"> <i>• A planning condition consistent with the 11pm conditions on PK02/1716 (McDonalds) and PK13/2373 (Miss Millies) of no sales - on site or home delivery- after 11pm.</i> <i>• This to apply to inside the premises and to the seating on the application site outside of the premises.</i> <p><i>2. Object unless a condition requiring additional litter bins at the 4 site boundary points to be managed by the shopping centre owners, and a contribution via s.106 to additional off site provision of bins once in operation to be located according to where demand from the site is greatest.</i></p> <p><i>3. Object to the parking and traffic arrangements until the applicants provide a satisfactory parking and traffic management plan to assure the public there will be:</i></p> <ul style="list-style-type: none"> <i>• parking spaces for pick up</i> <i>• it will not cause traffic to queue back onto Link Road causing problems the way McDonald's does.</i> <p><i>Evidence is required to show that they have a traffic management report giving peak flows and how the car parking will be aligned to address the take away needs.</i></p>

	<i>Their planning statement currently makes no reference to any change to parking arrangements - and as this will be a very busy take away there is a need to assess traffic flows and parking.</i>
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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
YTC comments	Object: This is a large building in the garden of 8 Wiltshire which adjoins the pavement along the side, and a tree lining public open space and footpath at the rear. It partly replaces two sheds that are currently there, but will be higher, and about double the depth and width. It is effectively erecting a one bed house in the garden, with no additional parking. There are concerns about the impact of the trees on any building or vice versa. Even if there is a non severance condition, the location of this annex, at the bottom of the garden, adjoining public open space/ footpath is not acceptable.

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
YTC comments	Object: This is an application to build a second house, adjoining the existing house, on a corner plot. Currently there is a garage and one external parking space. The proposal is to add one parking space for the new dwelling. The new dwelling is a 3 bed house, which is larger than the current dwelling in terms of width of the property (and the same depth and height), so there are issues with the proposed works.

Ref. Number	P21/07121/F
Description	Conversion and extension of existing attached double garage to form Granny annex ancillary to main dwelling, with front porch, EV charging point and parking.
Location	20 Churchfarm Close Yate South Gloucestershire BS37 5BZ
Expiry Date	8 th December 2021
YTC Comments	No objections as long as there is a non severance condition. There is some concern that there is no internal connection shown yet it is described as a granny annex ancillary to the main dwelling.

Ref. Number	P21/07456/RM
Description	Erection of 1 no. electricity substation with appearance, landscaping, layout, and scale to be determined (Approval of Reserved Matters to be read in conjunction with outline permission PK17/4826/RVC previously PK12/1913/O).
Location	PL5B North Yate New Neighbourhood Yate South Gloucestershire BS37 7LB
Expiry Date	10 th December 2021
YTC Comments	Object: There is some concern about the exact location as it is in a flood risk zone. It should be moved a small distance to an area outside of the current flood risk zone to improve resilience.

Ref. Number	P21/07525/F
Description	Erection of a single storey rear extension to form additional living accommodation.
Location	175 Witcombe Yate South Gloucestershire BS37 8SH <i>(neighbouring parish)</i>
Expiry Date	13 th December 2021
YTC Comments	

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	P21/07580/F
Description	Erection of a two storey front extension to form additional living accommodation.
Location	20 Hudson Close Yate South Gloucestershire BS37 4NP
Expiry Date	15 th December 2021 - extension granted until 17 th December 2021
YTC Comments	No Comment

Ref. Number	P21/07578/F
Description	Erection of a two storey side and single storey front extension to form additional living accommodation.
Location	104 Goldcrest Road Chipping Sodbury South Glos. BS37 6XJ
Expiry Date	Thursday 16 th December 2021
YTC Comments	Adjoining Parish No comment

Ref. Number	P21/07636/ADV
Description	Consent to display 2no internally illuminated static fascia signs, 1no non illuminated fascia sign, 7no non illuminated Dibond panel signs, 1 non illuminated vinyl sign and 1no gantry.
Location	Tesco Express Wellington Road Yate South Glos.BS37 5UY
Expiry Date	19 th December 2021
YTC Comments	We have no objection in principle to the advertising. We have noticed that the advertising gantry states opening times of 7 am – 11pm, whereas the current occupants are open from 7-am – 10pm. Please can South Gloucestershire Council confirm what are the permitted opening hours of the premise and if this requires a revision to planning/licence for “off sales”.

Ref. Number	P21/07653/RM
Description	Erection of 40no. residential units with associated parking and hard/soft landscape works with appearance and landscaping to be determined (Approval of Reserved Matters to be read in conjunction with outline permission P20/19213/O).
Location	The Railway Inn Station Road Yate South Glos. BS37 5HT
Expiry Date	25th December 2021
YTC Comments	Objection Whilst we object to the principle, we understand that consent has been granted and therefore our comments are limited to the reserved matters: 1. Treatment of eastern boundary is not specified.

	<p>2. The site boundary needs to be a wall, located where the parking bays bound neighbouring properties. Having a parking bay directly adjoining the neighbours property significantly reduces site security and may not be maintained by the owners of the new property – this is a general problem with boundary fences around parking bays.</p> <p>3. Whilst there is an acoustic fence up to 2.4m proposed at the rear of the site, to screen the site from the adjoining industrial site, we object to the proposing of habitable rooms with balconies along the rear boundary of Block B at second and third floor level. This will directly look into the industrial site and will not have any noise screening. This is likely to lead to noise nuisance complaints about the industrial site.</p> <p>4. We are also similarly concerned that the balconies on the western side of Block B will lead to noise complaints about Kelly’s yard, which again they directly overlook and and which is a site of necessity starts up very early in the morning.</p> <p>5. The South Gloucestershire Council parking standards would require 44 parking spaces and there are only 40 in these plans. We object to any such shortfall as there is no on street parking in the vicinity.</p> <p>6. Object to the landscaping. There needs to be much stronger, soft landscaping along the eastern boundary to protect the amenity and security of adjoining properties.</p> <p>7. Object to materials. They are not in keeping with the historic character of the street scene. The building replaced was Victorian rubble and stone, as are the surviving older buildings. The introduction of white render in this location will dominate the street scene.</p>
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Ref. Number	P21/02473/RM
Description	Erection of 157 no. dwellings with new roads, drainage, parking, garaging and works with appearance, layout, scale, and landscaping to be approved (Approval of reserved matters to be read in conjunction with outline permission PK17/4826/RVC formerly PK12/1913/O).
Location	PI5c And PI6, North Yate New Neighbourhood North Yate New Neighbourhood Yate
Expiry Date	Received Sat 4 th December, with comments by 10 th December EXTENSION GRANTED: 17 TH DECEMBER 2021
YTC Comments	<p>Objection</p> <p>Our comments on the earlier version of this application have not been addressed. We note also that the transportation officer has also highlighted concerns over the layout and traffic calming.</p> <p>1. The overhead power cables across the site be underground as far as the Chipping Sodbury Substation (south Eastfield, Drive). The proximity of houses on PL6 needs to be raised -</p>

the northern section on this application to the proposed line of the undergrounding. The developers have consent for the sites the other side of the line but those were separated by the lake, and now are applying for consent for this site and the undergrounding is not mentioned. This is of concern. Without conditioning, the future of the pylons or underground cables means it is impossible to know whether we think the housing is too close to the cables. As things stand, unless the cables are underground, we need to object. We would like confirmation that WPD have been consulted regarding the undergrounding proposals and the proposed development works.

2. That ALL adopted roads should have pavements, that is segregated routes for pedestrians, streetlights and sufficient space between front doors and places vehicles can drive. In light of events in Francis Road, it is of grave concern that the developer would apply for consent to build P16, with roads through the phase with no pavements at all.
3. The main road off Dowsell Way will become the northern access to Yate Outdoor Sports Complex (YOSC), so particularly important we don't get on street parking or drives reversing out in this area.
4. Plots 89 - 92 have parking bays that will involve reversing out onto a double-blind corner, combined with visitor parking spaces right on that corner. This is a serious highways problem.
5. Given the problems we have experienced with earlier phases, having layouts which refuse vehicles can just about use but other delivery vehicles cannot, the vehicle tracking for fire engines, large delivery vehicles, removal vans, furniture delivery etc needs to be completed, not just for Dennis Eagle refuse vans. The vehicle tracking layout, which is for refuse vehicles, not the larger delivery vehicles which you get regularly eg removal vans, furniture delivery, and parcel delivery. It shows that this same location is extremely tight for getting into the parking and delivery area for the flats on the corner of Dowsell Way – 88 – 99. This is particularly important as the frontage is onto a corner on the junction that will form the entrance to the industrial area, and there will be no possibility of on street delivery at the front. The refuse collection point is at the rear so rear access will be vital, but is shown as only just being possible if the visitor bay is parked in carefully. This entire corner of Dowsell Way and the internal corner at plots 89- 92 needs to be considered again.
6. Across the entire development, the parking layouts are unacceptable. There is insufficient visitor parking and it is poorly located. The relationship between allocated spaces and the carriageway is not acceptable. We have had serious disputes in neighbouring roads where this sort of layout is simply not working. The tragic events at North Fitzwarren

mean that we have to fundamentally rethink how parking is being laid out on these developments. For example, only allocating one parking space for a 2 bed flat, when the flats are on a corner of the main road and there is no visitor parking space nearby is a recipe for problems.

7. The northern section ie PL6, is immediately opposite what is allocated for employment uses, so it is crucial that the site is well screened from the land opposite along its western boundary. There are no proposals for landscaping areas.
8. Object to end to end parking which will result in vehicles reversing on or off Dowsell Way including, some over close to a corner, on what will be the route to the employment zone.
9. We are particularly concerned about turning in the courtyard area P3 20 and the tightness where the visitor parking spaces are shown adjoining plot 84 and plot 95 - we have seen how elsewhere the visitor parking spaces inhibit large vehicles. This, combined with the failure to include most of the visitor parking space within PL6, is indicative that the plan is trying to get too many properties into the space and needs a redesign to widen roads, provide pavements and provide for visitor parking spaces close to houses.
10. Plots 130 /131 have a pinch point which, judging by similar pinch points on other phases, will result in vehicles driving onto the grass of neighbouring properties. As this narrow pinchpoint is identified as refuse vehicle turning area, larger vehicles will certainly go onto the grass.
11. The area between 148 and 149 will become a parking space for visitors and others, and will not be available for turning. This will result in large vehicles reversing out onto what will be an access road to YOSC. This turning area also needs bollards to stop vehicles cutting through from 130/131 area as we have already encountered people turning footpaths into vehicular routes for motorbikes elsewhere in LGV
12. There is also disparity between the plans on the proposal of area between P148/149 with one showing builds out and others showing full width entrance.
13. The proposed layout will cause issues for SITA to collect from with bins likely to be left on roadways for the duration of the day which could further complicate access.
14. Finally, we want to strongly endorse the concerns raised by the SGC open space and Tree Officer.

Applications considered under Appeal by South Gloucestershire Council committees to

NOTE

Ref. Number	APPLICATION NUMBER: P21/00998/F DOE APPEAL REFERENCE: APP/P0119/W/21/3282782
Description	TOWN AND COUNTRY PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990 APPEAL UNDER SECTION 20/78 Erection of 1 no. detached dwelling with associated works (Resubmission of P20/16783/F).
Location	47 Cranleigh Court Road Yate South Gloucestershire BS37 5DQ
Expiry Date	5 weeks from 26 th November 2021
YTC Comments	<p>Objection</p> <p>We continue to object to these proposals as concerns raised in previous comments, listed below, have still not been addressed.</p> <ol style="list-style-type: none"> 1. There is no block plan to show how the site would cope with parking, only an indicative picture showing two cars. The drawing, which shows these, does not include measurements so given it is 2x 4 bed properties, it needs 4 off-street spaces and the plans only show 2 indicative vehicles. We object unless they can show 4 spaces with safe manoeuvring given this is currently the access lane to a car park (and in future the access road for a residential development) 2. We have concerns regarding highways as this is proposed for the back garden of the house that adjoins the access road to the car park behind the shops - and having a vehicular access onto that roadway, which is public highway, on a curve is a problem in its current form. That will be worse when the planned redevelopment of the car park goes ahead. 3. We are also worried at the lack of amenity space for either of the proposed new properties, as they will have virtually no outside space. 4. The proposed three storey dwellings, will cut out the light to the adjoining existing houses. This is out of character with the existing residential block which are 2 storeys. 5. There will also be a loss of privacy to the neighbours resulting from windows directly looking across their gardens. 6. The development will result in unacceptable turning movements on a relatively narrow access road, with restricted visibility.

Applications considered for Site Inspection 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
	The above planning application has been referred to Sites Inspection. Members of the Development Management Committee will be visiting the above site on: Friday 3rd December at 10.05am

TABLED ITEMS, circulated for comment 14th December 2021

Ref. Number	P21/07834/TRE
Description	Works to fell 1 no. Oak tree which is covered by SGTPO 09/09 and dated 22/09/2009.
Location	Land At Dowsell Way Bellway Development Site Yate South Gloucestershire BS37 7UT
Expiry Date	7 th January 2022
Comments	<p>OBJECT (revised comments 15.12.21)</p> <p>It is impossible from the vague site plan and lack of detail to identify which of the oak trees this relates to. There is no arboricultural method statement. There is a comprehensive landscaping plan agreed for the whole site, and a detailed list of trees to be retained and removed agreed in a previous consent. We object to any trees being removed that were not already approved for removal, particularly oak trees, without detailed arboricultural evidence showing they need to be removed for arboricultural reasons. As far as we can tell from the application map, this relates to an Oak Tree shown on the tree removal plans that formed part of consent PK17.4260 as being RETAINED. It provides an important habitat for protected species.</p> <p>The road line passes through an area of blackthorn which was to be removed, but why should trees that were on the retained list be removed now? We understand the developer says it is to facilitate the watercourse that is on the consented plans. But this watercourse was shown on both the landscaping plans (which showed it as a tree to be retained) and on the most recent development application (which also showed the tree being retained). SO what has suddenly happened that they cannot now build the watercourse without felling the tree? Surely, if this was a problem it should have been identified at that earlier stage.</p>

	<p>Now, rather than removing the tree, the developers should be revising the plan to move the water course slightly to the west in the open space to retain the tree if they have discovered a problem which they had not spotted through all the various landscaping consents and revisions to the reserved matters housing consent.</p> <p>The most recent revision to the development layout for the Bellway site to the east of this tree, P21/01273, the revised soft landscaping proposals submitted as part of that application in April 2021, shows the retention of the tree line, including the oaks either side of the road, with the watercourse to the west of them, so what has changed?</p> <p>Development should fit around mature oak trees, rather than removing any more trees beyond those approved.</p> <p>As officers will know. The oak is the second most important of our trees for wildlife and biodiversity, acting as host to over 420 species of wildlife, which are crucial to local protected species of birds and bats.</p> <p>See appendix 1a) "Mature Trees & Biodiversity" also submitted</p>
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Ref. Number	P21/07239/PDR
Description	Erection of a single storey rear extension to form additional living accommodation.
Location	28 York Close Yate South Gloucestershire BS37 5XB
Expiry Date	8 th January 2022
Comments	No Comment

To **NOTE** the below planning application is to be considered by the Development Management Committee on the 6th January 2022 at 11.00am.

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	<p>The committee agenda and reports are available to be viewed from 5 days before the date of the committee, either on-line at http://council.southglos.gov.uk/uuCoverPage.aspx?bcr=1 , or at SGC offices.</p> <p>The Committee meeting will be held at Kingswood Civic Centre, High Street, Kingswood, BS15 9TR. The meeting will be webcast and recorded, and your consent for this is considered to have been given</p>

	<p>by attendance. To speak at the meeting you must register your interest and also submit the comments you intend to make in writing at least 24 hours before the start of the meeting via the Democratic Services email paul.Johnson@southglos.gov.uk. Public speaking can be in person at the Civic Centre or through remote access. Please note that due to Covid-19 restrictions a limit may be placed upon the number of people who will be permitted inside the Council Chamber at any one time.</p>
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Planning received after circulation of the Agenda

Ref. Number	P21/07677/RM
Description	Installation of 2 no. junior turf football pitches with access, appearance, layout, scale and landscaping to be approved (Approval of Reserved Matters to be read in conjunction with outline permission PK17/4826/RVC formerly PK12/1913/O).
Location	Land To West Of Brimsham Green School And To North Of Broad Lane Yate South Gloucestershire
Expiry Date	9 th January 2022
Comments	<p>OBJECT</p> <p>1. This site is not proposed to be run as part of either the School or YOSC, so the site has no parking for users, as neither the private school car park nor the private YOSC car park will be available. The only access proposed is via a gate from Watery Lane, so this will result in unacceptable on street parking in Watery Lane, Broad Lane and around the junction.</p> <p>2. The application does not set out the impact of the proposal on drainage for the adjoining properties or for the existing school sports pitches. It shows a ditch around the proposed pitches, and raised ground for the pitches, but does not show how this will affect the overall water table for the adjoining school land, nor how the water from the ditches will get away into a major watercourse. Until we have satisfactory evidence that it will not worsen the drainage on the adjoining school sports pitches, this is a ground for objection</p> <p>3. These are junior pitches and because it is not being run by either the School or YOSC, the only access to the site will be from the proposed gate in Watery Lane. Watery Lane has no pavement, no verge and is a narrow unlit lane, used as a short cut. It is completely unsuitable for people to access junior sports pitches. There is no proposal to provide a pavement, lighting or other safe access.</p> <p>4. They impose an archaeological condition, so that the South Glos Mines Research Group (SGMRG) is able to carry out any rescue archaeology associated with the line of shafts on the site and associated works. This could be via a watching brief. SGMRG are experts so they can manage the watching brief and bring in a team to do any mapping and recording quickly.</p> <p>5. Watery Lane is part of the "Yate Link" on the Avon Cycleway and the proposed sports pitches are adjacent to the Broad Lane cycle route, which already experiences parking blocking the cycle route at either end of the railway bridge.</p>

Mature Trees & Biodiversity

Numbers of insects and mite species feeding on trees and shrubs

Tree/Shrub	Number of insect and mite species
Willow (5 species)	450
Oak (2 species)	423
Birch (2 species)	334
Hawthorn	209
Poplar (4 species)	189
Scots Pine	172
Blackthorn	153
Alder	141
Elm (2 species)	124
Crab Apple	118
Wild Rose*	107
Bramble*	107
Hazel	106
Beech	98
Norway Spruce	70
Ash	68
Rowan	58
Lime (2 species)	57
Field Maple	51
Hornbeam	51
Honeysuckle*	48
Sycamore	43
European Larch	38
Juniper	32
Elder*	19
Spindle*	19
Sweet Chestnut	11
Holly	10
Horse Chestnut	9
Yew	6

Source: Kennedy, C & Southwood, T; The Number of Insects Associated with British Trees - a re-analysis; *Journal of Animal Ecology* **53** 455-478, 1984. Entries marked thus * are from Ratcliffe, D; *A Nature Conservation Review*, Volume 1, published by Cambridge University Press in 1977 (the figures for Wild Rose and Bramble represent totals for a number of species/microspecies).

Numbers of lichens found on trees

Tree/Shrub	Number of lichen species
Oak (common and sessile)	326
Ash	265
Beech	213
Elm species (undifferentiated)	200
Sycamore	194
Hazel	162
Willow species (undifferentiated)	160
Birch species (undifferentiated)	134
Scots Pine	133
Rowan	125
Alder	116
Field Maple	101
Holly	96
Lime species (undifferentiated)	83
Hornbeam	44

Source: Harding, P & Rose F; *Pasture Woodland in Lowland Britain*, published by the Institute of Terrestrial Ecology in 1986.

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

CONSULTATION RESPONSE

Consultation PT.6766 - Off Street Car Park Review

Response Submitted to South Gloucestershire Council 7.1.22 on behalf of Yate Town Council

Our concerns relate to the proposed parking charges for the Park and Ride at Nibley. We have two sets of concerns:

1. That the proposed scheme means people who are not then using public transport will be able to park there all day, relatively cheaply. This could result in space blocking, once Covid has passed, with the car park being dominated by eg Council staff for whom it is a convenient all day parking space. We want assurances that regular updates will be published on the percentage of parkers who are using public transport as opposed to using it as a work car park, and fees adjusted rapidly accordingly.

2. The price for parking, and the price of even a bus into the centre of Yate from the site is prohibitive for people wanting to park there and commute into the centre of Yate on public transport. Residents have expressed concern about the need to ensure it will enable people to park there and commute INTO Yate to work or use the shops and facilities, as at present town centre parking is limited to 4 hours, so we experience all day on street parking around the town centre. People in this position have said they would like to use the park and ride, but only if the cost is affordable. We had argued for, and got a Yate £1 fare round town, and want to ensure the park and ride is included within that zone when it is restored, and that there will be no additional charges for parkers ie that the car park is free to those who are then using public transport.

Yate Town Council



JCG Joint Cycleway Group

MINUTES OF THE JOINT CYCLEWAY GROUP MEETING HELD VIA ZOOM VIDEO CONFERENCING ON 15 DECEMBER 2021 FROM 7.00PM TO 8.45PM.

PRESENT: Councillor John Emms (Chair) – Yate Town Council
 Rebecca Bennett, Resident
 Rob Bushill, Resident
 Andrew Gough – (Treasurer) Bristol Cycling Campaign
 Noel Hiorns, Resident
 Bob Keen – (Vice Chair) U3A Cycling Group.
 Lee Lodder, South Gloucestershire Council Senior Transport Planner (part-meeting)
 Mike Pearce (part-meeting)
 Tony Sharp

Service Support Officer and Service SupportAssistant – Yate Town Council

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Claire Young, Councillor Steve Spooner, Councillor Sarah Hurley, Councillor Lynne Marshall, and Jon Parker.

2. DECLARATIONS OF INTEREST UNDER THE LOCALISM ACT 2011

No declarations of interest received.

3. ANNUAL GENERAL MEETING OF JOINT CYCLEWAY GROUP

a) 3.1 Chair's Report

The below report was received verbally from the Chair:

“2021 has been a quiet year for Joint Cycleway Group (JCG), and we have reduced the number of meetings to reduce costs to member councils. I have been attending the new Bristol East Fringe Cycling and Walking Group meetings, and members of that group are also invited to attend our own JCG to spread information, and to share knowledge and ideas. It becomes clear that walking, cycling, and other forms of individual sustainable transport have many common issues and interests, whether that be for commuting, leisure or maintaining contact with friends and family.

With new, radical, ideas being put forward about transport for the future, massively increased funding, and cycle routes crossing many parish boundaries, I see parishes and resident groups coming together in this way being of vital importance in making

sure that the needs of our communities are presented effectively to those making decisions.“

b) 3.2 Treasurers Report and Approval of Accounts

It was **NOTED** that a treasurer’s report and accounts had not been received.

It was **RESOLVED** that the Treasurer will send their report to the Clerk following the meeting.

c) 3.3 Election of Chair for 2021 - 2022

RESOLVED Councillor John Emms be elected Chair of the Joint Cycleways Group for 2021-2022

d) 3.4 Election of Vice-Chair, Secretary and Treasurer for 2021 – 2022

RESOLVED Bob Keen be elected Vice-Chair and Andrew Gough be elected Treasurer for 2021-2022.

The position of Secretary remains vacant pending investigation into the need of this position within the group.

e) 3.5 In line with the constitution (item 5.1) to appoint voting members

RESOLVED the following were appointed voting members in line with the constitution (Appendix 1):

Representatives from local residents and cycling volunteers:

- Rebecca Bennett
- Mike Pearce
- Tony Sharp

RESOLVED Lee Lodder be co-opted representative from South Gloucestershire Council who shall not be entitled to vote.

f) 3.6 Confirmation of Minutes of Annual General Meeting Held on 18th November 2020

RESOLVED The minutes of the Joint Cycleway Group Annual General Meeting held on 18th November 2020 be confirmed as a true and accurate record (Appendix 2).

4. POLICY REVIEW

The Joint Cycleways Group’s Equality and Diversity Policy and the Safeguarding Child and Young People and Adults at Risk Policy were received at it was **RESOLVED** to readopt both policies (Appendix 3).

5. CONFIRMATION OF MINUTES OF MEETING HELD ON 14TH JULY 2021

RESOLVED The minutes of the Joint Cycleway Group meeting held on 14th July 2021 be confirmed as a true and accurate record (Appendix 4).

6. ITEMS CONSIDERED

(Noel Hiorns joined meeting)

a) To receive update from South Gloucestershire Transport Planning Officer

- Yate Spur

Consultants are progressing well and will be undertaking stakeholder and public engagement in late January / early February 2022.

- Yate Masterplan

It was **NOTED** that the South Gloucestershire Council Team passed on their thanks to the Joint Cycleways Group for providing feedback to the Yate Masterplan and that the plan receiving approval is the first step.

b) Yate Park and Ride

It was **NOTED** that the new Yate Park and Ride is due to open in Spring 2022 with a confirmed date to be announced publicly soon.

There is a 40 bike capacity at the site including a maintenance stand, 6 bike lockers and checker stands outside the main bike shed for cargo bikes. It was further **NOTED** that the checker stands are currently due for delivery but this is likely to be after the opening of the Park and Ride.

A discussion took place in which it was highlighted that the cycling infrastructure around South Gloucestershire Council's building on Station Road and the new Park and Ride site was of poor standard and there are safety concerns of crossing at the junction of Stover Road. The South Gloucestershire Council Senior Transport Planner agreed to feedback issues raised.

A further discussion took place regarding requesting South Gloucestershire Council reinstating a dedicated Cycling Officer role to which complaints and feedback could go to. It was **RESOLVED** that the Joint Cycleways Group would write to South Gloucestershire to make this official request.

c) Update on West of England Local Cycling and Infrastructure Plan (LCWIP)

It was **NOTED** that West of England Combined Authority (WECA) have received a grant towards local schemes. It was **NOTED** that Yate schemes will be included within the discussions on the distribution of the funding.

d) Updates on current consultations

No updates received.

e) Update of Cycle Champions Initiative

No major updates to receive.

It was **NOTED** that the group would like to kick start the scheme again after it was put on hold due to the COVID-19 pandemic.

f) Carrier Bike Library

Discussions took place about introducing a 'Carrier Bike' initiative. Discussions included the possibility of providing a 'Hire Cargo Bike' initiative similar to ones seen in local cities such as Bath and Bristol.

It was agreed to invite Rob Bushill to the next meeting to continue discussions regarding this new idea.

Further discussions took place regarding the recent purchase of the Yate Shopping Centre. It was **NOTED** that the group would like to meet with the new owners and current management in future to discuss ways in which the group can co-operate with them to help solve some of the current issues, such as parking, by encourage more green modes of travel.

South Gloucestershire Council Senior Transport Planner and Mike Pearce left meeting

g) Local Cycling Events

The following was **NOTED**:

- Cycling Safari is postponed until 2022;
- Ageing Better cycling event to be merged into the cycling safari in 2022.

It was further **NOTED** that Councillor Sandra Emms has expressed an interest in helping to organise and running a cycling safari.

Discussions took place into ideas for other events which could be held throughout the year.

It was **RESOLVED** that the Joint Cycleways Group would feedback to the Community Projects Team, at Yate Town Council, about having a presence at Ageing Better events.

It was **RESOLVED** to carry over full discussions regarding the following agenda items:

h) Creating a separate Joint Cycleways Group Facebook page.

i) Creating a member's email list to allow members of the Joint Cycleways Group to communicate effectively in between meetings.

j) Review of charging structure to Member Councillors.

7. DATE OF NEXT MEETING & ITEMS TO BE CARRIED FORWARD

RESOLVED The next meeting of the Joint Cycleway Group will be arranged by circulation of a doodle.

L:\Meetings and Conduct\Meetings Clerked by YTC\Joint Parish\Joint Parishes
Cycleways\Minutes\2021\15.12.2021



Email: transportservices@southglos.gov.uk
 Department for Environment & Community Services,
 PO Box 1954, Bristol, BS37 0DD
 Tel: (01454) 868000

Highways Investigation Scheme Request Form

Proposal title: Improved green infrastructure, The Ridge Junior School ,Yate

Submission date: 25/10/2021

Applications are only accepted if submitted with the support of a local ward member and parish council. Applicants may be contacted by South Gloucestershire Council for further information - parish councils should name an individual member(s) of the council who has knowledge of the issue causing concern.

The Ridge Junior School
 Melrose Avenue, Yate, BS37 7AP

Supporting ward name(s): Yate Central
 Local member name(s): John Gawn / Ruth Davis
 Supporting parish council(s): Yate Town Council
 Name of councillor(s): John Emms

Telephone:

E-mail:

** except unparished areas – local member only*

support required

Description of the problem or issue:

Description of the problem(s):

What is the problem? Who does it affect?

Following a successful relaunch of the Ridge Junior School's Active Travel plan, and the implementation of parking and speed restrictions, it is clear that street provision for walking and cycling around the schools site insufficient to safely support the needs of the children and families who are choosing to travel sustainably to school. There remains serious and dangerous conflict of users along Firgrove Crescent, the main access to the school, which could be addressed by simple and relatively low cost measures suggested below. Motorists parking and manoeuvring along Firgrove at school times pose an active danger to cyclists and pedestrians with two contributing factors that could be solved by improving the infrastructure:

- 1) insufficiently wide pavements, forcing pedestrians into the road to pass those waiting at the dedicated cycle gate
- 2) lack of drop kerbs allowing safe and swift exit from the road for cyclists accessing the school grounds

The problem affects all cyclists and pedestrians accessing the Ridge School and also the adjacent Broadway Infant School as the majority of families travelling to both sites actively do so from the north and need to use Firgrove Crescent. The schools combined student numbers are c.420 and due to the successful ride and stride and green travel campaigns many of these families now walk, scoot or cycle.

Location:

Where is the problem? Define the extent or boundary. (Provide a plan)

Alongside the Ridge School Boundary on Firgrove Crescent, Yate, from the corner of Broadway to the Junction with Melrose Avenue (centre 51.54262, -2.405705)



Duration / frequency:

How long has this been a problem? When during the day is it a problem?

School hours 8.30-9.00 and 2.45-3.30

Dangerous driving and parking on the streets nearby has been an acknowledged problem for a long time long (resulting in the previously mentioned traffic management measures) but the problem of lack of “shared space” has become particularly acute post the C19 pandemic and with greater uptake of active travel options by students and their families. The school has responded to this by spreading access for pupil years across four entrances and installing a dedicated wide cycle / scooter gate but the issues remain.

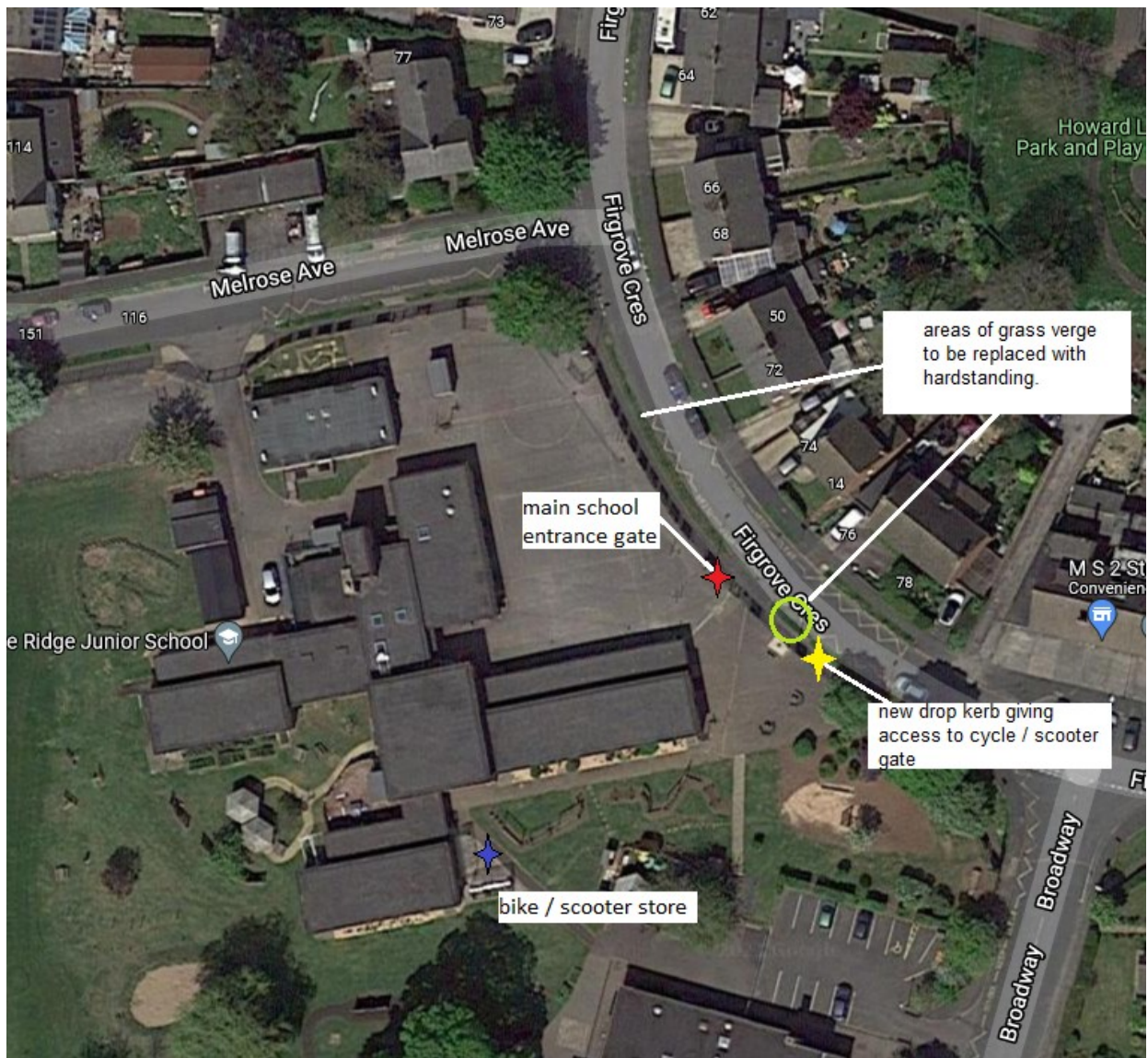
The proposed solution:

The proposed solution or improvement:

What do you think will help and why?

The following measures would significantly increase the space available to those travelling sustainably, improving safety and reducing conflict with those motorists who are unable to consistently share the road in a safe manner:

- 1) Widening the usable pavement area by replacement of the grassed areas with hardstanding along the school frontage. The grass makes it hard for users to pass each other especially if they have pushchairs or scooters and in addition is magnet for dog fouling.
- 2) addition of drop kerb cycle access at the new cycle gate (51.54244366874609, -2.405461357651835 opposite 78 Firgrove Crescent) to enable cyclists to quickly and safely exit the road (especially if executing a right turn across traffic when coming from the north)



Council transport goals:

The Joint Local Transport Plan (2011 – 2026) is based around five key transport goals: **(see guidance sheet for an explanation of how these might be relevant)**

- Reduce carbon emissions
- Support economic growth
- Promote accessibility
- Contribute to better safety, security and health
- Improve quality of life and benefit a healthy natural environment

How will your proposed solution help us contribute to our strategic goals?

<p>How and why would it reduce carbon emissions?</p>	<p>Enabling sustainable travel to school on foot or by bike is a key tool for the reduction of emissions at a community level. At a local level, reduction of motor traffic in areas where people are clustering such as the school entrances reduced emissions and pollution known to be harmful to health. The old and the young are most vulnerable to the impacts of localised poor air quality so it particularly important that we support green infrastructure around schools to reduce private vehicle use.</p>
<p>How and why would the proposal support economic growth?</p>	
<p>How and why would it promote accessibility?</p>	<p>The road network around The Ridge School is not designed to be a shared space where all users have equal priority and the safety of vulnerable users is given high consideration. Instead it is a busy and congested environment that despite the best efforts of the school remains dominated by private vehicle movements at pick-up and drop-off. Consequently many parents still believe that sustainable travel on foot or by bike to school is dangerous and continue to use their car.</p> <p>Providing more space and easier physical access to refuge from the road for young or inexperienced cyclists is key to ensuring their safety, increasing independent mobility and forming life long-habits of sustainable travel. Physically bigger spaces and street level access via drop kerb also makes cycling with a trailer, cargo bike or ability adapted trike possible widening the range of families that can use sustainable transport.</p>
<p>In what context would this contribute towards better safety, security or health benefits?</p>	<p>The research on the benefits of health and safety are extensive and summarised here: Health https://travelwest.info/essentialevidence/health-effects Safety https://travelwest.info/essentialevidence/safety</p> <p>Allowing safe access to segregated space reduces the conflict between motorists and pedestrians / cyclists that is witnessed daily at school pick-up and drop-off times. Most users of this space are young and vulnerable and as there is also a need to accommodate car movements their safety requires additional segregation and improved infrastructure.</p> <p>In terms of health benefits these are clearly understood with respect to the benefit of active lifestyles and improved air quality but specifically for students it has been shown that those who actively travel to school are more relaxed, alert and ready to start the day than those who travel by car, with individual benefits for confidence and self-esteem and school-wide benefits in pupil performance and attendance. (Sustrans).</p> <p>Designing a safer, healthier, more welcoming and more environmentally-sound future for the school community and ultimately reducing the likelihood of death or injury at the hands of a dangerous, impatient driver would be a huge benefit.</p>
<p>How would this help to improve quality of life and benefit a healthy natural environment?</p>	<p>The benefits of improving green infrastructure have been widely attested, and can be found here https://travelwest.info/essentialevidence</p> <p>In summary, more leisure walking and cycling and more green commuting results in less pollution, better air quality, longer and fitter lives and better outcomes for more vulnerable including and especially children.</p>

Local consultation:

Please present any evidence of support for the proposal.

The Ridge School has been actively engaged with the local community for many years in trying to resolve the issues around pick-up and drop-off. They record and respond to parent / guardian concerns over shared space and dangerous motorist behaviour. Recently as part of their Active Travel plan, they have also been able to work in partnership with SGC officers, Catherine McCoy and Andy MacDonald and take advice of the feasibility of infrastructure improvement strategy from Chris Harris.

These works would complement their emerging strategy for increasing cycling and walking to school.

Planning and Transportation

Pending Log as of 18th January 2022

To **NOTE** the status of the following:

1. **Mud on Roads, North Yate New Neighbourhood**

Ongoing complaints are being received from residents in the Brimsham area expressing safety concerns over the excessive amount of mud being deposited onto the roads around the North Yate New Neighbourhood, Ladden Brook development currently under construction. There is an ongoing failure of the housing developers wheel washing processes which has been reported to South Gloucestershire Council on several occasions.

To **NOTE** latest correspondence sent to South Gloucestershire Council 24.10.19

“.... According to the Site Management Plan for the new North Yate Development approved in 2017 as revised in 2018, the ‘Super Compound’ and wheel washing facilities were to be at the top of Randolph Avenue. Leechpool Way was to be a ‘ temporary site access for the initial six months. We are now 15 months into construction and all construction traffic continues to use Leechpool creating all sorts of problems with mud, speeding vehicles and vehicles parked inappropriately. When are they going to start using the access to the super compound as the sole site access with proper wheel washing there - to spare the residents of Leechpool and side roads ? See page 23 (Appendix 5).

In addition, there are going to be traffic calming measures on Randolph and Leechpool to slow vehicles approaching the new sites. When will these be consulted upon with the public and then installed? Residents off Leechpool are suffering from vehicles speeding along there now, and need traffic slowed urgently.”

To **NOTE** response received 25.10.19 from SGC Planning Officers.

“After liaising with relevant Highway Officers I can provide the following responses to your enquiry.

The Council’s Highway Engineer has clarified that no construction traffic has been using Leechpool Way since last December. It is not possible to access the main construction site via this route due to the main site being fenced off. All construction traffic to the main site enters via Randolph Avenue and exits through the main site compound via the wheel wash turning right towards Randolph Avenue as per the approved plan. Signage has been erected accordingly. Vehicles entering Leechpool Way may be a mixture of residents, including “moving in” lorries, smaller vehicles fitting out or servicing occupied homes or houses nearing occupation. The only heavy construction vehicles since the December date that it is expected to have accessed from Leechpool Way would be those for the final surfacing prior to official opening. There may be the odd occasion where maintenance vehicles will have to access from this end to effect remedial works to the carriageway.

The Council's Design and Operations Engineer has confirmed that due to her workload she has not yet been able to consider traffic calming works to Randolph Avenue. She will however, be considering this issue in due course...."

To continue to monitor.

2. Pedestrian Safety, Traffic Lights Crossing Station Road

To **NOTE** correspondence received from South Gloucestershire Council Traffic Management (Assess & Decide) officer relating to the light controlled crossing in Station Road, (left turn at the end of Church Road).

"I have visited the site to assess the road markings for the crossing which are visible and have forwarded the concerns raised to the council's Community Engagement team so that they can alert the local Police to the fact that reports have been received of vehicle drivers ignoring the red traffic signal which allows pedestrians to cross on a green signal.

When out on site I have made several stops in this location to view and gain a 'snap shot' view of traffic manoeuvres of vehicles turning left out of Church Road into Station Road but have not witnessed anything untoward. I will continue to monitor this location. The Council's record of injury accidents for the last 5 years shows that there has been no pedestrian injury accidents recorded in this location of the light controlled crossing in Station Road."

To **NOTE** further correspondence received from the South Gloucestershire Transport and Environmental Policy Manager.

Your correspondence has been passed to me to ensure that the current issues experienced at the junction of Church Road and Station Road are considered and addressed as part of any future town centre changes.

I have noted the issue and we will feed this in to the evidence to inform the Yate Master plan work that is soon to be started. We will be in touch with further details of this project as it develops.

To continue to monitor

3. Underground Pylon Project – North Yate New Neighbourhood

It was **NOTED** that the monthly update received from Western Power Distribution advised that they still seem to be assuming the project will go ahead, however the scheme is on hold and it is now highly likely that the scheme will not be started until 2022.

Councillor Willmore to continue to monitor for updates.

4. Flooding on Link Road Pedestrian Crossing - Bus Station/ Riverside Carpark

To **NOTE** latest correspondence received from South Gloucestershire Council on 5th May 2021, following request that this area needed attention.

"Reference Number: 1633706

In regards to the flooding I have logged this to be inspected to see if the drains/gullies need to be jetted to allow for the rainwater to drain away. This will be inspected within the next 10 workings days and prioritise the work required into our schedule.

If you require further information please quote your reference number above when contacting us”.

To **NOTE** further email communication issued to SGC Streetcare 8 June 2021
“Further to your email of 5th May, could you please give me any further updates on your inspection of the area mentioned above.”

No reply received.

To **NOTE** further email communication issued to SGC Streetcare 15 September 2021

“Further to your email of 5th May, could you please give me any further updates on your inspection of the area mentioned above.”

To **NOTE** further email communication received from Streetcare SGC 17th September 2021

“Thank you for your email.

This is another case which is with the Area Maintenance Team, therefore I have asked the Inspector to update you on this request as well.”

Awaiting Response

5. Flooded Parking (Disabled) Bay between the Library and Kennedy Way Surgery

To **NOTE** latest correspondence received from South Gloucestershire Council (Assistant Engineer, Asset Management) on 13th May 2021, following our request that this area needed attention.

“I’ve checked our records and can see that this section of car park is indeed owned by South Gloucestershire Council. However, it does not form part of the adopted highway or maintained grounds areas managed by Streetcare and therefore appears to be owned and managed by our Property Services department (copied into this email). You will need to contact our Property Services department to discuss this issue and get it resolved.

In the meantime I will arrange for someone to attend site with a view to identifying what can be done to resolve the ponding of water in the disabled parking bays. However, Property Services will need to agree to and fund any remedial works carried out.

I trust the above is of help, although appreciate it is not the quick fix you may have been hoping for.”

To **NOTE** further communication received 18th May 2021

“Thank you for enquiring about this flooding issue. This has been logged under reference: 1640990

We will look into your request within 10 working days. If you would like further information, please quote your reference number above when contacting us.”

To **NOTE** further email communication issued to Streetcare SGC on 8th June 2021

“Would it be possible to have an update on the flooding disable bay referred to in our earlier email of 30th April”

No reply received

To **NOTE** further email communication issued to Streetcare SGC on 15th September 2021

“Can you please give us an update on our reference number 1640990 – see email trail below”

To **NOTE** further email communication received from Streetcare SGC 17th September 2021

“Thank you for your email.

I have checked the original request which has been passed through to the Area Maintenance Team to clear the gullies. I have asked the Inspector to advise you with an update.”

Awaiting response.

6. Potholes – Approach to Yate station

To **NOTE** latest correspondence received from Great Western Railway (Parkway Manager) on 5th May 2021, following our request for an update on the pothole and general state of disrepair along the approach road to Yate Station.

“I haven’t had an update on this for a while.

The last one I had was that this approach road is not owned by GWR or Network but it is actually a private owner which has restricted our ability to repair this section of road. I will follow up and get back to you with the current state of affairs.”

To **NOTE** further correspondence issued to Great Western Railways on 8th June 2021.

“Thank you for your email and hope all is well with you.

Did you have any luck with finding out the latest situation on Yate Station approach road with regard to the potholes?

Our Planning & Transportation committee are meeting again next Tuesday and it would be good to give them the latest update, if available.”

To **NOTE** further correspondence issued to Great Western Railways on 15th September 2021

“Further to our previous emails, I was wondering if you could advise us of latest situation on Yate Station approach road with regard to the potholes?”

A response is awaited.

7. Land between 13 and 9 Station Road, Yate

To NOTE the following correspondence from South Gloucestershire Council, and correspondence sent by the Town Council regarding the land between 13 and 9 Station Road, Yate.

- Correspondence has been received from South Gloucestershire Council on 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.”

- A chronological sequence of events has been prepared and correspondence to be sent to South Gloucestershire Council advising that local residents are on the verge of submitting a formal complaint due to the length of time it has taken for enforcement action to be taken (Planning Meeting 15th June 2021).
- Correspondence has been received from South Gloucestershire Council on 13th July 2021

“ Due to the ongoing Covid-19 situation the case has been held in abeyance until the restrictions are lifted. We have made Yate Town Council aware of this, as you have hopefully seen as chair of the Planning and Transportation committee for the town council. Despite holding the case in abeyance we had instructed the occupier to make all possible efforts to achieve compliance during the period of restrictions.

As you may be aware the Council had taken a stance that we were not making people homeless via prosecution during the pandemic. This case fell within the parameters of that stance, and was thus held in abeyance. However, the notice requiring the removal of the caravans remained on the land.

As the restrictions are being lifted imminently, following the announcement yesterday afternoon confirming this, I have been in contact with both the owners and the occupier of the site. This was to set a new deadline for the caravans to be removed, by 13th October 2021, before we consider referring the matters back to the courts, unless a reasonable and valid justification for non-compliance by that time is provided. In order for a successful prosecution should we return the matters to court, we have to demonstrate that we have set a reasonable timeframe for compliance given the period of ‘abeyance’ the case has been in. This is also a similar timeframe to that previously set after our last prosecution in February 2020.

I will add your details to the case to keep you updated on its progress. An officer will visit the site on, or just after 13th October to check compliance with our requirements and we will determine our next steps with the investigation after the site visit. If you become aware of compliance before the 13th October please let us know.

We will update you with the progress of the investigation after we have conducted the site visit outlined above, or if the time for compliance has been amended.”

- Correspondence sent to South Gloucestershire Council on 19th July 2021

“Many thanks for your reply.

Obviously we are concerned with the timeline extending for another 3 months (which could again result in us being in a lock down by that time) - allowing this to drift would not be acceptable when neighbours are being directly affected.

We really do need to reiterate that this is having a really serious impact on the ability of adjoining occupiers to use their property safely “