



ADVISORY MEETING of the members of Yate Town Council's Planning and Transportation Committee (pertaining to planning only) 25th May 2021

19th May 2021

This is an **advisory** meeting of members of the **Planning and Transportation Committee** of **Yate Town Council** to be held remotely via Zoom on **Tuesday 25th May 2021** between 6.30pm – 8.00pm for the purpose of transacting the business set out in the agenda below.

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decision-making powers as the power which enabled local councils to meet remotely during the Covid-19 pandemic has been rescinded by central government.

Therefore this meeting will serve to advise and inform the clerk to the council, to whom delegated powers have been granted to take decisions until face-to-face meetings can safely resume. Members of the public are warmly welcome to join the meeting and raise any matters under Item 4 - Public Participation.

Join Zoom Meeting

<https://zoom.us/j/99748938004?pwd=RDJVN2lOYkpQeWNWU2t2L05oTTVJUT09>

Meeting ID: 997 4893 8004 - Passcode: 603383 - 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. To Receive Any Requests for Dispensations
5. Public Participation Session with Respect to Items on the Agenda
6. To Receive the Minutes for the Planning & Transportation Committee meeting held on 27th April 2021 (copy herewith). To **NOTE** that formal approval of these minutes will take place at the next legal meeting.
7. To Consider the Following Items on the Clerk's Report:

Item 1 Planning Matters

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

Item 2 Consultations

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



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Clerk's Report

General note about action taken between meetings:

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

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

Item 1. Planning Matters

1/1 Planning Applications

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

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

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

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

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

To receive comments.

Item 2. Consultations

2/1 Current Consultations

Consultation Name	Link/Appendix	Date Circulated	Closing Date	Notes
2021s0447 - South Gloucestershire Local Flood Risk Management Strategy	Details per email circulated	13 May 21	22 Jun 21	
South Gloucestershire Online Consultations YATE - Station Road/Badminton Road Cycle Lanes - Experimental Traffic Order - VARIATION ORDER	Link for SGC Station Road/Badminton Road Cycle Lane consultation	13 May 21	22 Jun 21	
Draft order: SW/4664 - Proposed stopping up of highway at Minett Road, Yate BS37 7DX	Details per email circulated	17 May 21	24 Jun 21	

2/2 Consultation Responses

No consultation responses to report.

2/3 Urgent Consultations

To receive any urgent consultations.

YATE TOWN COUNCIL

Planning Applications Received for Review and Comment

Ref. Number	P21/02802/PDR
Description	Garage conversion and erection of a single storey extension to form additional living accommodation.
Location	58 Hampden Close Yate South Gloucestershire BS37 5UP
Expiry Date	Wed 19 May 2021 Extension granted to 27 May 2021
YTC Comments	

Ref. Number	P21/02918/F
Description	Erection of a single storey side extension to form additional living accommodation.
Location	38 Hay Leaze Yate South Gloucestershire BS37 7YJ
Expiry Date	Fri 21 st May 2021 Extension granted to 27 May 2021
YTC Comments	

Ref. Number	P21/02897/F
Description	Erection of single storey rear and front/side extensions to provide additional living accommodation (amendment to approved scheme P20/17917/F).
Location	15 Plover Close Yate South Gloucestershire BS37 5XU
Expiry Date	Fri 21 st May 2021 Extension granted to 27 May 2021
YTC Comments	

Ref. Number	P21/01272/RVC
Description	Variation of condition 20 attached to permission P20/15724/RVC (superseding permission P19/11377/RM) as added by P21/00190/NMA, to amend the approved plans to reposition 1 no. electricity pylon and to relocate the middle sports pitch. Amendment to original permission (P19/11377/RM) for the erection of 247 no. dwellings, creation of play areas and 3 no. sports pitches with associated works with appearance, landscaping, layout and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission PK12/1913/O as amended by P19/6296/RVC).

Location	PI24, PI25, PI26 & 27 North Yate New Neighbourhood South Gloucestershire Yate
Expiry Date	6 th May 2021 (extension requested & circulated to P&T committee by email 30.4.21) Extension declined
YTC Comments	No comment

Ref. Number	P21/02733/F
Description	Erection of 2 no. entrance lobbies, installation of new plant, alterations to existing door and window fenestrations, enlargement of existing carpark, landscaping, and other associated works.
Location	B And Q Station Road Yate South Gloucestershire BS37 5PQ
Expiry Date	26th May 2021
YTC Comments	

Ref. Number	P21/03144/F
Description	Erection of single storey side, rear and front extension to form additional living accommodation.
Location	1 Fox Avenue Yate South Gloucestershire BS37 5DR
Expiry Date	4 th June 2021
YTC Comments	