



# ADVISORY MEETING of the members of Yate Town Council's Planning and Transportation Committee on 27<sup>th</sup> July 2021

21<sup>st</sup> July 2021

This is an **advisory** meeting of members of the **Planning and Transportation Committee** (pertaining to planning only) of **Yate Town Council** to be held remotely via Zoom on **Tuesday 27<sup>th</sup> July 2021** between 6.30pm – 8.00pm for the purpose of transacting the business set out in the agenda below.

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decision-making powers as the power which enabled local councils to meet remotely during the Covid-19 pandemic has been rescinded by central government.

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

Join Zoom Meeting

<https://us06web.zoom.us/j/95885446868?pwd=NjZyZk95bnpNZFRwNXc5TmZuSm9ZZz09>

Meeting ID: **958 8544 6868** Passcode: **845599** - or telephone 0131 4601196  
(Please insert your name and organisation in your Zoom name)

Hayley Townsend  
Town Clerk

## Agenda

*In the exercise of Council functions, Members are reminded that the Council has a general duty to consider Crime & Disorder, Health & Safety, Human Rights and the need to conserve biodiversity. The Council also has a duty to tackle discrimination, provide equality of opportunity for all and foster good relations in the course of developing policies and delivering services under the public sector Equality Duty and Equality Act 2010.*



1. To Elect Chair of the advisory meeting
2. Apologies for Absence
3. Declarations of Interest under the Localism Act 2011

*Members who consider that they have an interest are asked to: (a) State the item number in which they have an interest, (b) The nature of the interest, (c) Whether the interest is a disclosable pecuniary interest, non-disclosable pecuniary interest or non-pecuniary interest.*

4. Public Participation Session with Respect to Items on the Agenda
5. To Receive the notes from the Advisory Planning & Transportation Committee meeting (appertaining to planning matters only) held on 15<sup>th</sup> June 2021 (copy herewith). To **NOTE** that formal approval of these minutes will take place at the meeting of Full Council on 7<sup>th</sup> September 2021.
6. To **NOTE** that the Planning and Transportation Committee meeting scheduled for 29<sup>th</sup> June 2021 was cancelled and therefore no meeting took place on this date.
7. To Consider the Following Items on the Clerk's Report:

**Item 1 Planning Matters**

1/1 Planning Applications

**Item 2 Highways and Transportation Matters**

2/1 Church Road repairs

**Item 3 Consultations**

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



# ADVISORY MEETING of the members of Yate Town Council's Planning and Transportation Committee (Planning Only) on 27<sup>th</sup> July 2021

## Clerk's Report

### **General note about action taken between meetings:**

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

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

## **Item 1 Planning Matters**

### **1/1 Planning Applications**

- a) To receive and consider planning applications (Appendix 1).
- b) To comment on planning applications received after the circulation of the agenda (to be circulated).
- c) To note the planning applications due to be considered at the cancelled meeting of 29<sup>th</sup> June 2021 were discussed via email and the subsequent responses agreed by members and submitted to SGC Planning Portal under delegated powers to the Town Clerk (Appendix 2).

## Item 2 Highways and Transportation

### 2/1 Church Road Repairs

To **NOTE** the following update has been received from South Gloucestershire Council on 8<sup>th</sup> July 2021 regarding Church Road repairs.

*“We plan to carry out the waterproofing and strengthening works of 78010 Yate Rectory Bridge from 26/07/2021 to 05/09/2021.*

*We had to extend the duration of the original road closure due to the additional work required (Bristol Water needs to replace their existing pipe at this location).”*

## Item 3 Consultations

### 3/1 Current Consultations

Consultation Name	Link/Appendix	Date Circulated	Closing Date	Notes
Dodington / Sodbury – A432 Kennedy Way/Heron Way – Signalised junction	<a href="#">Dodington / Sodbury – A432 Kennedy Way/Heron Way – Signalised junction - South Gloucestershire Online Consultations (southglos.gov.uk)</a>	2 July 2021	23 July 2021	Following the meeting of the Joint Parishes Consultative Committee on 19 <sup>th</sup> March 2021. Councillor Chris Willmore and Tony Sharp to prepare response on behalf of Yate Town Council, to be submitted by the clerk using delegated powers ( to be circulated)
Chipping Sodbury High Street - Have your say on the future of Chipping Sodbury High Street.	<a href="https://consultations.southglos.gov.uk/ChippingsodburyHighSt/consultationHome?utm_source=Facebook&amp;utm_medium=social&amp;utm_campaign=Orlo&amp;utm_content=%23ShopLocal">https://consultations.southglos.gov.uk/ChippingsodburyHighSt/consultationHome?utm_source=Facebook&amp;utm_medium=social&amp;utm_campaign=Orlo&amp;utm_content=%23ShopLocal</a>	21 July 2021	18 Aug 2021	

### 3/2 Consultation Responses

Consultation Name	Link/Appendix	Date Circulated	Closing Date	Notes
2021s0447 - South Gloucestershire Local Flood Risk Management Strategy	Details as per email circulated	31 May 2021	22 June 2021	To <b>NOTE</b> comments prepared by Cllr Chris Willmore and submitted, under delegated powers, by the Clerk. (Appendix 3)
South Gloucestershire Online Consultations YATE - Station Road/Badminton Road Cycle Lanes - Experimental Traffic Order - VARIATION ORDER	<a href="#">Participate in this consultation</a>	13 May 2021	22 June 2021	To <b>NOTE</b> that comments were submitted, under delegated powers, by the Clerk in support of the variation order.
Pre-application consultation direct from Maxema Ltd	Proposed base station upgrade at Kelly Brothers Ltd, car park opposite Kelly Brothers, off Station Road, Yate, Bristol, BS37 4PS.	9 July 2021	20 July 2021	To <b>NOTE</b> that the following response was sent to Maxema (and a copy sent to the developers of the old Railway Inn site) on 9 July 2021 (Appendix 4)

### 3/3 Urgent Consultations

To receive any urgent consultations

## YATE TOWN COUNCIL

## Planning Applications Received for Review and Comment

Ref. Number	<b>P21/04560/F</b>
Description	Erection of a single storey front extension and relocate front entrance to the side to provide additional living accommodation
Location	<b>4 Somerset Avenue Yate South Gloucestershire BS37 7SF</b>
Expiry Date	Tuesday 20 July 2021 SGC granted extension until Friday 30 July 2021
YTC Comments	

Ref. Number	<b>P21/04644/F</b>
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.
Location	<b>The Ridge Dental Surgery 86 Firgrove Crescent Yate South Gloucestershire BS37 7AG</b>
Expiry Date	Thursday 22 Jul 2021 SGC granted extension until Friday 30 July 2021
YTC Comments	

Ref. Number	<b>P21/04675/F</b>
Description	Installation of 1 no. front dormer window to form additional living accommodation.
Location	<b>46 Cornwall Crescent Yate South Gloucestershire BS37 7RX</b>
Expiry Date	Thursday 22 Jul 2021 Extension agreed from SGC until Friday 30 July 2021
YTC Comments	

Ref. Number	<b>P21/04510/F</b>
Description	Erection of a single storey rear extension to form additional living accommodation.
Location	<b>12 Maple Walk Yate South Gloucestershire BS37 4FQ</b>
Expiry Date	Thursday 22 Jul 2021 Extension agreed from SGC until Friday 30 July 2021
YTC Comments	

Ref. Number	<b>P21/04715/PDR</b>
Description	Demolition of existing porch and erection of a single storey side extension to form additional living accommodation.
Location	<b>11 Troon Yate South Gloucestershire BS37 4HY</b>
Expiry Date	Monday 26 <sup>th</sup> July 2021 Extension agreed from SGC until Friday 30 July 2021
YTC Comments	

Ref. Number	<b>P21/04220/F</b>
Description	Erection of first floor side extension above existing garage and single storey rear extension to form additional living accommodation. Erection of front porch. Installation of rear dormer to facilitate loft conversion.
Location	<b>2 Firgrove Crescent Yate South Gloucestershire BS37 7AQ</b>
Expiry Date	Wednesday 28 <sup>th</sup> July 2021 Extension agreed from SGC until Friday 30 July 2021
YTC Comments	

Ref. Number	<b>P21/04770/FDI</b>
Description	Diversion of public footpath LYA55/10
Location	<b>Land At Tanhouse Lane Yate South Gloucestershire</b>
Expiry Date	Wednesday 28 <sup>th</sup> July 2021 Extension agreed from SGC until Friday 30 July 2021
YTC Comments	

Ref. Number	<b>P21/04767/F</b>
Description	Installation of 1 no. rear dormer to facilitate loft conversion
Location	<b>28 Long Croft Yate South Gloucestershire BS37 7YW</b>
Expiry Date	Thursday 29 <sup>th</sup> July 2021
YTC Comments	

Ref. Number	<b>P21/04735/F</b>
Description	Erection of a single storey rear extension to units 2 and 3 and a single storey side extension to form an additional unit.
Location	<b>Unit 2 Wellington Road Yate South Gloucestershire BS37 5UY</b>
Expiry Date	Friday 30 <sup>th</sup> July 2021
YTC Comments	

Ref. Number	<b>P21/04860/F</b>
Description	Erection of a single storey front/side extension to form additional living accommodation.
Location	<b>33 Mountbatten Close Yate South Gloucestershire BS37 5TD</b>
Expiry Date	Tuesday 3 <sup>rd</sup> August 2021
YTC Comments	

Ref. Number	<b>P21/04651/F</b>
Description	Erection of 1 no. detached summerhouse (retrospective).
Location	<b>13 Templar Road Yate South Gloucestershire BS37 5TF</b>
Expiry Date	Thursday 5 <sup>th</sup> Aug 2021
YTC Comments	

Ref. Number	<b>P21/04867/F</b>
Description	Erection of two storey rear extension to provide additional living accommodation.
Location	<b>25 Longford Yate South Gloucestershire BS37 4JL</b>
Expiry Date	Thursday 5 <sup>th</sup> Aug 2021
YTC Comments	

Ref. Number	<b>P21/04940/ADV</b>
Description	Display of various non-illuminated sales hoardings, flags, fascia signs and other signs as detailed within supporting documents.
Location	<b>Clayhill Drive (Bellway Site) Yate South Glos</b>
Expiry Date	Friday 6 <sup>th</sup> August 2021
YTC Comments	



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

Ref. Number	<b>P20/16114/MW</b>
Description	Extraction of limestone with progressive restoration to lake.
Location	<b>Wickwar Quarry The Downs Wickwar South Gloucestershire</b>
Expiry Date	Planning application is to be considered by the Development Management Committee on the 8th July 2021 at 11.00am. (Circulated on 30 <sup>th</sup> June 2021)
YTC Comments	

Ref. Number	<b>P20/15214/F</b>
Description	Erection of 31no. dwellings, creation of new vehicular access onto Lodge Road, parking landscaping and associated works.
Location	<b>Land North Of Lodge Road Engine Common Yate South Gloucestershire BS37 7LE</b>
Expiry Date	Planning application is to be considered by the Strategic Sites Delivery Committee on the 19th July 2021 at 11.00am. (Circulated on 7 <sup>th</sup> July 2021)
YTC Comments	

## YATE TOWN COUNCIL

## Planning Applications Received for Review and Comment

Ref. Number	<b>P21/04133/F</b>
Description	Erection of summer house
Location	33 Summers Mead Yate South Gloucestershire BS37 7RB
Expiry Date	Friday 2 July 2021
YTC Comments	No Comment

Ref. Number	<b>P21/04131/F</b>
Description	Erection of two and single storey side and rear extension to form additional living accommodation.
Location	73 Bader Close Yate South Gloucestershire BS37 5UD
Expiry Date	Monday 5 July 2021
YTC Comments	We request that any agreement to this application contains a condition about non severance, so that the extension, which is a self contained one bed unit, remains subservient to the main dwelling as a granny annex and not in separate occupation.

Ref. Number	<b>P21/04005/F</b>
Description	Erection of temporary acoustic fence to rear garden boundary
Location	187 Long Croft Yate South Gloucestershire BS37 7YU
Expiry Date	Wednesday 7 <sup>th</sup> July 2021
YTC Comments	We have no objection, as long as this is supported by the residents at 187 Long Croft. However, if they object, then we would support their objection as they are the property impacted by the noise, but also by the barrier.  We also require there to be a duration attached to the consent as it is for a temporary fence, but no duration is mentioned.

Ref. Number	<b>P20/23028/RVC</b>
Description	Variation of condition 6 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-

	<p>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.</p>
Location	Parcels PL17A, PL17B, PL18A, PL18B And PL21 North Yate New Neighbourhood Yate South Gloucestershire
Expiry Date	Thursday 1 July 2021
YTC Comments	<ul style="list-style-type: none"> <li>• Assume no change in affordable housing numbers, as indicated by the Housing enabling officer, and do not object to the plot numbers changing, but would strongly object to any reduction in affordable housing levels.</li> <li>• Concerned about vehicle tracking pinch points, particularly as this only deals with refuse vehicles and elsewhere in Ladden Garden Village (LGV) we have encountered problems with other delivery vehicles not being able to get through - here we are particularly concerned about the access to plots 435-445 where even for refuse vehicles, and even with perfect parking of other vehicles access is extremely tight. Also 390 - 402 where access for large vehicles requires reversing on a bend and junction on the main road of the estate for vehicles to get into the development - and also 280 - 284 where the tracking shows vehicles having to actually go onto the pavement and grass verge on one of the roads to turn into the refuse collection / delivery access of these plots.</li> <li>• We Object Strongly to the lack of pavements and street lighting in the 390-402 area where children will have to walk past up to 8 houses with no lighting before they get to a pavement, and are particularly worried about the properties from 435 to 472 as even when pedestrians eg children get out of the courtyard of lots 435-445 the north south roadway does not have pavement at all, from the north by plot 425 all the way down to the other end by plot 47. So children coming out of the properties either side of that or the side roads, to the east will have to walk ON THE ROAD past 20 or more properties before they got to a road with a pavement. The vehicle tracking shows that there is very very little room for passing vehicles and no safe space for pedestrians. If this is also not lit it is a recipe for disaster. All properties must have a safe</li> </ul>

	<p>pedestrian route that is lit and clearly distinguished from vehicular space to ensure safety of pedestrians, eg walking to school in the winter.</p> <ul style="list-style-type: none"> <li>• We object strongly to the provision for houses fronting the main roads to have car parking spaces side by side with narrow gaps between the properties which limit visibility and will result in dangerous reversing on or off the main roads, including on bends.</li> <li>• We object to the shortage of visitor parking. Only 45 are being provided for 229 properties. This is well below all current experience of the demand for visitor parking.</li> </ul> <p>We repeat our earlier comments:</p> <ul style="list-style-type: none"> <li>• Request electric charging points to be included for blocks with parking lots or garages that are not adjoining the property as otherwise these residents will be unable to switch to electric vehicles.</li> <li>• Continue to be unhappy about the management company ownership of open spaces.</li> </ul>
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Ref. Number	<b>P21/04397/F</b>
Description	Demolition of existing conservatory. Erection of a single storey and two storey rear extension to form additional living accommodation.
Location	20 Sturmer Close Yate South Gloucestershire BS37 5UR
Expiry Date	Tuesday 13 <sup>th</sup> July 2021
YTC Comments	No comment

TABLED ITEM

Ref. Number	<b>P21/04406/TRE</b>
Description	Works to prune the lower branches of 1no Oak tree. Covered by Tree Preservation Order SGTPO 24/12 dated 30 April 2013.
Location	74 Coopers Drive Yate South Gloucestershire BS37 7YF
Expiry Date	Thursday 15 Jul 2021
YTC Comments	We object as there is no arboricultural report or structural report to justify the works.

The trees along this class 6 highway are longstanding field boundary trees, on land not in the applicant's ownership and forms part of a significant wildlife corridor running south from Brimsham Fields.

We object to the works to a tree on South Glos land without that evidence.

South Gloucestershire Council tree officer advised this resident plans to do works to the tree on the class 6 highway.

**Response to consultation- submitted 20<sup>th</sup> June 2021**

**2021s0447 - South Gloucestershire Local Flood Risk Management Strategy**

Yate Town Council manage land adjoining the river in the centre of Yate at Lye Field and the Kickabout at Cranleigh Court Road and are aware of occasions when it has flooded onto Lye Field affecting the public ability to use the play facilities there. We are also aware of overtopping at other key location in the town, but ones you are already aware as there are EA strategies in place for them.

Our main concern however has been a lot of casework about:

- pollution and rubbish in the river, which is not being cleaned regularly, creating blockages which increase flood risk at key locations e.g. Crowthers bridge. The strategy needs to cover the question of keeping it rubbish free as we are troubled to see elderly volunteers regularly needing to climb down into it to remove debris and are aware of the increased flood risk associated with the sort of blockages bikes in the river cause. So the strategy needs to include river cleaning.
- Management and maintenance of banks for wildlife and amenity - including the issue of tackling the causes of the dramatic decline in fish in the river in Yate.
- Clearing the screens on the tributary at Rectory Close.

Yate Town Council Comments to Maxema regarding Pre-Application Consultation:  
VF1582

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Thank you for sending through the details of your initial plans. We understand that this consultation is for the purpose of gathering initial comments regarding the work you would like to carry out before submitting your official application to South Gloucestershire Council.

Based on the information received this would be our feedback as the application currently stands:

**Objection.**

The proposed access route, marked in brown, will not be accessible due to portacabin houses currently in situ and are subject to an enforcement order by South Gloucestershire Council. There is also planning consent to replace the portacabins and adjoining site with flats which would therefore cause further conflict with the proposed route.

We further object pending confirmation from the vets next door that they are satisfied that this will not interrupt their work. Our concern is the vets have sensitive equipment and the mobile phone mast may interfere with this. The vets have already been having issues with accessing their essential air-conditioning to maintain it due to ongoing problems with the adjoining occupiers. It is therefore important that the vets are consulted and approve of this proposed work.