



# ADVISORY MEETING of the members of Yate Town Council's Planning and Transportation Committee on 19<sup>th</sup> October 2021

13<sup>th</sup> October 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 19<sup>th</sup> October 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decision-making powers as the power which enabled local councils to meet remotely during the Covid-19 pandemic has been rescinded by central government.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. 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/97149380292?pwd=dlpTYnJTcWdQWWd1Z3I5cnByajdYQT09>

Meeting ID: 971 4938 0292 Passcode: 320175 - 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 held on 14<sup>th</sup> September 2021 (copy herewith).  
To **NOTE** that formal approval of these minutes will take place at the meeting of Full Council on 26<sup>th</sup> October 2021.
6. To **NOTE** that the Planning and Transportation Committee meeting scheduled for 28<sup>th</sup> September 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      Consultations**  
2/1    Current Consultations  
2/2    Consultation Responses  
2/3    Urgent Consultations



# ADVISORY MEETING of the members of Yate Town Council's Planning and Transportation Committee (Planning Only) on 19<sup>th</sup> October 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 28<sup>th</sup> September 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 Consultations

### 2/1 Current Consultations

Consultation Name	Link / Appendix	Date circulated	Closing date	Notes
Supporting defence infrastructure and the future of time-limited permitted development rights	<a href="http://www.gov.uk">Supporting defence infrastructure and the future of time-limited permitted development rights - GOV.UK (www.gov.uk)</a>	1/10/2021	14/11/2021	Cllr Chris Willmore confirmed by email that she will respond on behalf of Yate Town Council
Consultation on the Building safety Levy	<a href="http://www.gov.uk">The Building Safety Levy - GOV.UK (www.gov.uk)</a>	08/10/2021	15/10/2021	
South Gloucestershire Council PT.6870 - Various Roads, Chipping Sodbury - Waiting Restrictions ( <i>neighbouring parish</i> )	<a href="http://southglos.gov.uk">CHIPPING SODBURY - VARIOUS ROADS - Prohibition of Waiting - STATUTORY NOTICE - South Gloucestershire Online Consultations (southglos.gov.uk)</a>	13/10/2021	06/11/2021	

### 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	<b>P21/06392/TRE</b>
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	<b>48 Pear Tree Hey Yate South Gloucestershire BS37 7JT</b>
Expiry Date	Thursday 21 <sup>st</sup> October 2021
YTC Comments	

Ref. Number	<b>P21/06398/F</b>
Description	Erection of first floor side and single storey rear extension to provide additional living accommodation.
Location	<b>29 Brookthorpe Yate South Gloucestershire BS37 4HX</b>
Expiry Date	Friday 22 <sup>nd</sup> October 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	Tuesday 26 <sup>th</sup> October 2021
YTC Comments	

Ref. Number	<b>P21/06535/TRE</b>
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	<b>13 Mow Barton Yate South Gloucestershire BS37 5NF</b>
Expiry Date	Thursday 28 <sup>th</sup> October 2021
YTC Comments	

Ref. Number	<b>P21/06492/PDR</b>
Description	Erection of a single storey rear extension to form additional living accommodation
Location	<b>2 Stirling Close Yate South Glos BS37 5UH</b>
Expiry Date	Friday 29 <sup>th</sup> October 2021
YTC Comments	

Ref. Number	<b>P21/06061/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	Monday 1 <sup>st</sup> November 2021
YTC Comments	

Ref. Number	<b>P21/06581/CLP</b>
Description	Erection of single storey side extension to provide additional living accommodation.
Location	<b>79 Cranleigh Court Road Yate South Gloucestershire BS37 5DN</b>
Expiry Date	Monday 1 <sup>st</sup> November 2021
YTC Comments	

Ref. Number	<b>P21/06082/LB</b>
Description	Installation of wall mounted electric car charging point in rear corner of covered car port
Location	<b>Goosegreen Farm Broad Lane Yate South Gloucestershire BS37 7LA</b>
Expiry Date	Tuesday 2 <sup>nd</sup> November 2021
YTC Comments	

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

Ref. Number	<b>P20/23028/RVC</b>
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	<b>Parcels PL17A, PL17B, PL18A, PL18B And PL21 North Yate New Neighbourhood Yate South Gloucestershire</b>
Expiry Date	Planning application is to be considered by the Strategic Sites Delivery Committee on the 14 <sup>th</sup> October 2021 at 3.00pm. (Circulated 5 <sup>th</sup> October 2021).
YTC Comments	

## YATE TOWN COUNCIL

## Planning Applications Received for Review and Comment

Ref. Number	<b>P21/06112/ADV</b>
Description	Display of 2 no. internally illuminated hanging signs, 1 no. internally illuminated fascia sign, and 2 no. window vinyls.
Location	<b>B And Q Plc Station Road Yate South Glos. BS37 5PQ</b>
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	<b>P21/06079/PNC</b>
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	<b>Ford Farmhouse 7 Yate Rocks Yate South Glos. BS37 7BT</b>
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"> <li>• limit it to internal storage only for the protection of residential amenity and the character of the rural hamlet.</li> <li>• conditional hours of 8am - 6pm Monday to Saturday, for residential amenity protection.</li> </ul> <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	<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, to bring the total number of surgeries within the premises to five.
Location	<b>The Ridge Dental Surgery 86 Firgrove Crescent Yate BS37 7AG</b> <i>*YTC overage payment applies</i>
Expiry Date	27 <sup>th</sup> September 2021 – extension to respond granted to 1 <sup>st</sup> 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 <sup>th</sup> October 2021
YTC Comments	No Comment

## Tabled Items

Ref. Number	<b>P20/16805/RM</b>
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	<b>Land At North Yate New Neighbourhood South Gloucestershire Yate</b>
Expiry Date	6 <sup>th</sup> 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	<b>P21/06269/TRE</b>
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	<b>54 Pear Tree Hey Yate South Gloucestershire BS37 7JT</b>
Expiry Date	14 <sup>th</sup> October 2021
YTC Comments	No Comment

Ref. Number	<b>P21/06272/ADV</b>
Description	Display of 3 no. internally illuminated fascia signs
Location	<b>1 North Walk Yate South Gloucestershire BS37 4AP</b>
Expiry Date	15 <sup>th</sup> October 2021
YTC Comments	No Comment

Ref. Number	<b>P21/06273/F</b>
Description	Installation of replacement shop front.
Location	<b>1 North Walk Yate South Gloucestershire BS37 4AP</b>
Expiry Date	15 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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>