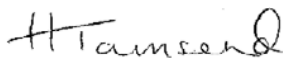


MEETING of Yate Town Council's Planning and Transportation Committee on 13th September 2022

7th September 2022

You are invited to attend a Meeting of the **PLANNING AND TRANSPORTATION COMMITTEE** of **Yate Town Council** to be held at Poole Court on **TUESDAY 13th SEPTEMBER 2022** between 7.00pm - 8.00pm for the purpose of transacting the business set out in the Agenda below.



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.

In the event of a fire alarm or other emergency (signalled by a continuously ringing bell), please exit the Council Chamber and leave the building through the nearest fire exit or safest evacuation route. Please meet by the flag pole in the car park. NB: The nearest fire exit is located at the end of the corridor. (Exit the Council Chamber and turn right)).

1. To Elect Vice-Chair of Planning and Transportation Committee.
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 13 to 9 Station Road, COM/17/0210/OD
- 1/3 Brimsham West Quarry – Quarry Expansion
- 1/4 Underground Pylon Project – North Yate New Neighbourhood

Item 2 Highways and Transportation Matters

- 2/1 Kennedy Way and Heron Way, revocation of right turn
- 2/2 Pedestrian Safety, Traffic Lights Crossing Station Road

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

Item 5 Reports from Representatives of Outside Bodies

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

Item 6 Outstanding Items



MEETING of the members of Yate Town Council's Planning and Transportation Committee on 13th September 2022

Clerk's Report

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 12th July 2022 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 9th August 2022 was cancelled. Planning applications were reviewed and comments were submitted under delegated powers. (Appendix 3).
- e) To **NOTE** an additional interim circulation to the Planning and Transportation committee was made 19th August 2022, to review planning applications expiring before the meeting due to take place on 13th September 2022. Comments were submitted under delegated powers. (Appendix 4).

1/2 13 to 9 Station Road, Ref COM/17/0210/OD

To **NOTE** the response received dated 10th June 2022.

"Thank you for your e-mail. Apologies for my belated reply, I have been involved in a public inquiry for most of the week.

We understand the occupier has now vacated the site and the residential use has ceased. However, as you may be aware the caravans and fence are still in situ. As the removal of these also form the requirements of the notice we will consider our next steps seeking compliance with this requirement.

I will update you further once we have determined our next steps."

On 6th August, it was noted that the site was vacated, together with the adjoining tattoo parlour. This draws a line under the illegalities going on and sorts out the deeply problematic site. It was further **NOTED** that present and previous councillors have spent 4 years trying to get bring this matter to a close.

Future planning applications will be reviewed through the committee, as per usual.

1/3 Brimsham West Quarry – Quarry Expansion

To receive any further update.

1/4 Underground Pylon Project – North Yate New Neighbourhood

Western Power Distribution have confirmed that the removal of the tower which is located off of Eastfield Drive (off site), is due to be lowered on the week commencing 12th September 2022.

Councillor Cheryl Kirby, Mayor of Yate, has been invited to attend a photo shoot of this local historic event, confirmation details awaited.

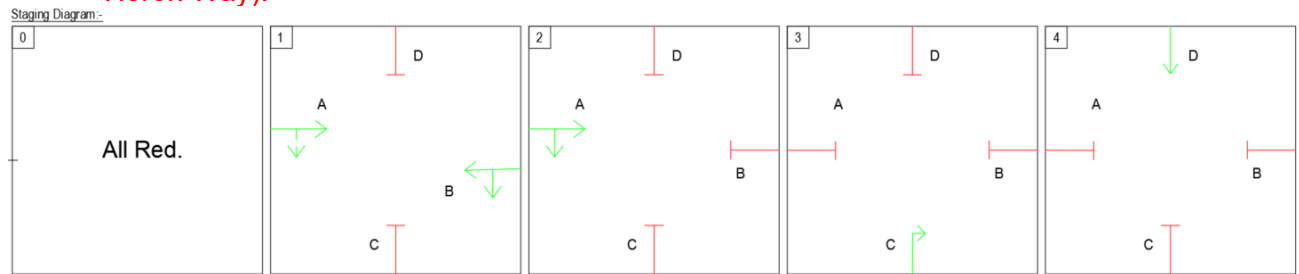
Item 2 Highways and Transportation

2/1 Kennedy Way and Heron Way, revocation of right turn out of Heron Way

To **NOTE** the response received from South Gloucestershire Council (annotated in red) on 5th July 2022, to questions raised on this junction.

- Why is the work not being completed in phases? **The programme for these works is 12 weeks; there will be phases within this, ie the team are currently on Heron Way, leaving Kennedy Way running as normal. “Phased” work in construction terms is usually reserved for much larger schemes that need to be broken down.**
- Residents have been cut off from accessing public transport with ease. What is being done regarding the buses? **First completed a test run to see if they could undertake a U-turn at the end of Heron Way but advised they were unable to make the manoeuvre safely. Buses have been diverted along Scott Way with temporary bus stops on Scott Way between Hudson Close and Shackleton Avenue. The bus stop near the works area is not heavily utilised so we wouldn’t anticipate many problems. We have been in touch with individuals concerning public transport and will continue to do so if problems arise.**
- We are deeply concerned for the safety of cyclists and pedestrians - did the safety audit raise concerns in this respect? **I have previously been in contact with Chris Willmore at Yate Town Council regarding this – in short, cyclists have been catered for with all safety concerns in the road safety audits answered and pedestrians have not been considered as there are no footways close to the junction and no obvious signs of “desire lines”. Our road safety team provided Chris Willmore with a detailed response on the pedestrian issue.**

- Please can we have a copy of the final scheme and phasing plan as this has not been received. A copy of the General Arrangement has been provided previously, there has been minor updates following the Road Safety Audit, I've attached an updated plan for your reference (Appendix 5). The signal staging is as follows (Where D is cyclists turning right into Heron Way):



To receive any further updates.

2/2 Pedestrian Safety, Traffic Lights Crossing Station Road

To **NOTE** further correspondence requesting an update from South Gloucestershire Council on the improvements was sent by Councillor Chris Willmore on 22nd July 2022.

“.... Do we yet have a timeline for when the works will be done?”

I understand the ‘red light running’ as an enforcement issue, where it is isolated drivers. The problem here is that the lights are so close to the junction people don’t always see it coming. So surely that is a system issue. I’ve had this discussion before, and I understand a lot of highway engineers take the view that drivers should object the rules and we design roads for rule compliant drivers. But when we have evidence of people breaking the rules and putting lives at risk because there is something in the design that seems to cause this, surely we need to look at whether we can do anything more to reduce this risk.

Councillors, and I am sure officers, do not want to be in the position of saying to a parent whose child has been hit ‘we were aware it happens here, but it is always the driver’s fault...’

Response received from South Gloucestershire Council:-

“Please accept my apologies, I assumed this was complete.

The signal heads were realigned; however, our contractor didn’t order the materials (backing boards).

Since 1st July, we no longer use a contractor for traffic signal maintenance and have now ordered the materials directly with the supplier as a matter of urgency.

I will update you once we have a delivery date and our engineers will install as soon as they arrive.

To receive any further updates.

Item 3 Consultations

3/1 Current Consultations

| Consultation Name | Link / Appendix | Date circulated | Closing date | Notes |
|---|---|------------------------|--------------|-------|
| Short Term Holiday Lets Policy Consultation Briefing | Developing a tourist accommodation registration scheme in England - GOV.UK (www.gov.uk) | Rec'd via NALC 28.7.22 | 21.9.22 | |
| (neighbouring parish) Psymera, Oxwick Farm, Wickwar Road, Yate, BS37 6PA | Consultation Homepage - Licensing Act 2003 Register - South Gloucestershire Online Consultations (southglos.gov.uk) | 9.9.22 | 03.10.22 | |

3/2 Consultation Responses

| Consultation Name | Link / Appendix | Date circulated | Closing date | Notes |
|---|---|-----------------|--------------|--|
| South Gloucestershire Housing Strategy 2022-2052. Awaiting official consultation (1 July 2022 to 1 September 2022) | Click here for consultation | 4/7/22 | 1/9/22 | Response submitted 31.8.22 via online portal by Councillor . Chris Willmore a notes summary can be read (Appendix 6) |

3/3 Urgent Consultations

To receive any urgent consultations

Item 4 Joint Cycleway Group

4/1 Meeting of Joint Cycleway Group

To **NOTE** the minutes of the meeting of the Joint CycleWay Group held on 15th August 2022. (Appendix 7).

Item 5 Reports from Representatives on Outside Bodies

5/1 Green Community Travel

Nothing to Report.

5/2 Yate and District Transport Forum

The next meeting of the Yate and District Transport Forum to be arranged once key members of group availability have been confirmed.

Following the meeting which took place on Wednesday 29th June 2022 at Yate Heritage Centre with WECA Metro Mayor, Dan Norris and representatives of Yate & District Transport Forum (Councillors Cheryl Kirby, Ben Nutland & Chris Willmore (Yate Town Council) and Councillor Paul Hulbert (Dodington Parish Council), a discussion took place about routes, reliability and fares and the following was agreed:

- Councillor Chris Willmore to prepare and submit comments to be considered as part of the WECA review in August 2022 (Appendix 8).

To receive any further update.

Item 6 Outstanding Items

To **NOTE** items shown on the pending list (Appendix 9).

YATE TOWN COUNCIL

Planning Applications Received for Review and Comment

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|--------------|--|
| Ref. Number | P22/05207/ADV |
| Description | Display of 2 no. internally illuminated fascia signs. |
| Location | Unit 2 Yate Riverside Link Road Yate South Gloucestershire |
| Expiry Date | 21 st September 2022 |
| YTC Comments | |

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| Ref. Number | P22/05278/HH |
| Description | Erection of two storey and single storey side extension to form additional living accommodation. |
| Location | 26 Longford Yate South Gloucestershire BS37 4JL |
| Expiry Date | 24 th September 2022 |
| YTC Comments | |

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| Ref. Number | P22/05330/RVC |
| Description | Variation of condition 39 attached to P19/6296/RVC to read 'Applications for the approval of the reserved matters shall be in accordance with the approved parameter plans and principles and parameters contained in the Land at North Yate Design and Access Statement June 2015 and Parameter Plans July 2015 revised by Land Use Plan 7728_1000-Rev 01 dated 17th August 2022 and with the approved Design Code (Rev D-March 2017) approved by the Local Planning Authority on 12th May 2017 and Masterplan 4739-LDA-OO-XX-DR-L-0013 approved by the Local Planning Authority on 20th January 2017 for the geographical phase as shown in the approved phasing plan to which the reserved matters application relates. A statement shall be submitted with each reserved matters application, which describes how the application proposals are in compliance with the Land at North Yate Design and Access Statement June 2015 and Parameter Plans July 2015 revised by Land Use Plan 7728_1000-Rev 01 dated 17th August 2022 and with the relevant detailed master plan and design code, or (where relevant) explaining why they are not.' |
| Location | Land North Of Brimsham Park Yate |
| Expiry Date | 27 th September 2022 |
| YTC Comments | |

YATE TOWN COUNCIL

Planning Applications Received for Review and Comment

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|--------------|--|
| Ref. Number | P22/03044/TRE |
| Description | Works to crown reduce by up to 2m, and crown lift by up to 5m on side adjacent to property (64 Clayfield), tree covered by Tree Preservation Order TPO 383 dated 16th September 1987. |
| Location | 64 Clayfield Yate South Gloucestershire BS37 7HU |
| Expiry Date | 14 th July 2022 |
| YTC Comments | <p>Object – We object to the work requested on this tree unless sound arboricultural evidence is provided.</p> <p>Submitted 14.7.22 KH</p> <p>Withdrawal of Objection submitted 19/7/22, following Assistant Arboricultural Officer's assurance that "I have carried out a site visit and am satisfied that the works proposed will not be detrimental to the tree and allow it to be retained in its current location without causing damage to the nearby property."</p> |

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| Ref. Number | P22/03562/CLP |
| Description | Erection of site perimeter security fencing and automated gates. |
| Location | 500 Woodward Avenue Yate South Gloucestershire BS37 5YS |
| Expiry Date | 20 th July 2022 |
| YTC Comments | <p>Adjoining Parish</p> <p>Object</p> <p>We object to this application until details of fencing are provided. This site faces the common across the railway line. It is essential the perimeter fence has wildlife holes so small mammals can move around and connect between the site landscaped area and the railway corridor/ common.</p> <p>It is also important that the fence design prevents site litter getting onto the railway line, but provides a visually important fascade on the rail approach to Yate station and for common users. Thick landscaping (sufficient to act as litter barrier) with wildlife permeable metal rail fencing would be best suited for this.</p> <p>Submitted 19.07.2022 RE</p> |

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| Ref. Number | P22/03535/CLP |
| Description | Siting of a mobile home ancillary to the main dwelling (24 Moorland Road). |
| Location | 24 Moorland Road Yate South Gloucestershire BS37 4BX |
| Expiry Date | 22 nd July 2022 |

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| YTC Comments | <p>03535 Object.</p> <p>Inappropriate location for a new house at the bottom of the garden.</p> <p>This is a residential cul de sac and an additional dwelling, even in the form of a 'mobile' home is not appropriate.</p> <p>There is no suggestion of a temporary use in the application or any condition of non-severance. Once the built form is established, it is impossible to police a non-severance condition. This is an application for an additional permanent dwelling in a rear garden.</p> <p>There is no provision for the additional parking that the additional dwelling will require.</p> <p>Submitted 19.07.2022 RE</p> |
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| Ref. Number | P22/03173/F |
| Description | Replacement of existing modular pre-school building with new modular pre-school building and other associated works. |
| Location | Phase Five Play Group Kelston Close Yate South Gloucestershire BS37 8SZ |
| Expiry Date | 20th July 2022 |
| YTC Comments | <p>Adjoining Parish</p> <p>No comment</p> <p>Submitted 19.07.2022 RE</p> |

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| Ref. Number | P22/03620/F |
| Description | Erection of 1 no. new dwelling with associated works |
| Location | Land At 32 Eggshill Lane Yate South Gloucestershire BS37 4BH |
| Expiry Date | 25 th July 2022 |
| YTC Comments | <p>3620 - No comment</p> <p>Submitted 19.07.2022 RE</p> |

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|-------------|---|
| Ref. Number | P22/03612/RM |
| Description | Erection of 47no. dwellings with associated garages and infrastructure, with appearance, landscaping, layout and scale to be approved (Approval of reserved matters to be read in conjunction with P19/6296/RVC formally PK12/1913/O. |
| Location | PL10,30 And 31 North Yate New Neighbourhood South Gloucestershire |
| Expiry Date | 25 th July 2022 |

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| <p>YTC Comments</p> | <p>03612 Object unless highways, parking, footpath and elevation issues addressed.</p> <ol style="list-style-type: none"> 1. The application site, as submitted, excludes a large section of the road. It includes pavements, but does not include the public highway to get to the properties. So ALL of the highway needs to be within the application site. As currently presented the application shows areas of highway for adoption which are not connected to any other adopted public highway in the application. Now it may be that the gaps are already consented as adopted public highway in another application, but nonetheless this is not evidenced in this plan. 2. The footpath out the NW of the application site which is to be surfaced needs to be adopted as it one of the connector footpaths out to the country side, as well as being the access to the large play area planned immediately to the north. It is not appropriately laid out, so that children from this entire section of the development, not just this particular application site, and children going to the adjoining school will have to walk up a driveway access round a blind corner to get onto the footpath (plot 667 is built right out to the corner). The route will be an important cycle/walking route into and out of the development to open countryside and will be well used by families, dog walkers etc. 3. There is no provision for parking anywhere for people using the play area, which is likely to lead to conflict with residents of this application site. The only visitor parking for the application site is at the SW and E edges of the site, rather than close to the proposed play area at the NW edge. 4. The massing and form of the dwellings, including 3 storey buildings so close to the northern edge of the site will have an adverse impact on the tranquil rural context of Tanhouse Lane. 5. We are concerned about the road serving the affordable housing being block paving, which is more expensive to maintain, and it not being adopted. All the roads and pavements should be adopted. 6. We welcome the provision of pavements throughout the development at last and hope all future phases will adopt this approach. <p>Submitted 19.07.2022 RE</p> |
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| Ref. Number | P22/03614/HH |
| Description | Erection of two storey rear extension to form additional living accommodation. |
| Location | 16 Sturmer Close Yate South Gloucestershire BS37 5UR |
| Expiry Date | 25 th July 2022 |
| YTC Comments | <p>No comment</p> <p>Submitted 19.07.2022 RE</p> |

TABLED ITEM

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| Ref. Number | P22/03778/TRE |
| Description | Works to trees as per the proposed schedule of works received by the Council on 7th July 2022. Trees covered by TPO385, dated 16/09/1987 and SGTPO 07/07, dated 23/11/2007. |
| Location | Rockwood House Gravel Hill Road Yate South Gloucestershire BS37 7BW |
| Expiry Date | 29 th July 2022 |
| YTC Comments | No Comment Submitted 20/7/22 |

[Response submitted via email 14/7/22 KH](#)

Subject: Re: Table Item P&T 12.7.22: P22/02753/RM - Proposed Nursery at Ladden Garden - Response to Yate Town Council Comments

Following the response received from SGC – we withdraw our objection, but we would comment as follows:-

“we continue to have concerns about highway safety and the lack of natural green environment on site for the children.”

YATE TOWN COUNCIL

Planning Applications Received for Review and Comment

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| Ref. Number | P22/03839/HH |
| Description | Erection of two storey side extension to form additional living accommodation. |
| Location | Braeburn House Amberley Gardens Yate South Glos BS37 7DP |
| Expiry Date | 2 nd August 2022 – extension to respond agreed to 12.08.22 |
| YTC Comments | <p>Object unless the hedge/ landscaping issue is resolved by appropriate conditions.</p> <p>Whilst, as long as the drive is widened as shown in the drawing, off street parking can meet the parking standard, we are concerned about the plan which will involve construction closer to the site fence.</p> <p>At the time of the consent for this development (PK18-2610) there was considerable concern from the South Glos landscaping officer about the boundary between the site and the NPDR (Goose Green Way) and as a result extra landscaping was added along the boundary to ensure there was a green hedge corridor and trees planted along the inside of the site, to maintain that green corridor. As submitted there is no mention of the impact of this application upon that green hedge and tree corridor, and the construction will involve excavation within the root areas of the hedge and the tree to the front of the property which predates the property and was to be retained in the conditioned landscaping scheme.</p> <p>We consider therefore that a revised plan is needed which shows how the planting will be preserved, and ensures root protection is possible. We appreciate planning conditions only require the landscape to be protected for 5 years following the date of the post construction landscaping, but we are still within those 5 years, and consent for works should recognise the continuing significance of the reasoning for the landscaping scheme to be made a condition of the development. We are sure the application will be able to accommodate the landscaping retention but want that made clear and made a condition of consent.</p> <p>Submitted 10/8/22</p> |

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| Ref. Number | P22/03782/F COM/22/0433/BOC |
| Description | Installation of replacement cladding. |
| Location | B And Q Plc Station Road Yate South Gloucestershire BS37 5PQ |
| Expiry Date | 3 rd August 2022 – extension to respond agreed to 12.08.22 |
| YTC Comments | <p>Object unless condition added to deal with western fascade and signage</p> <ul style="list-style-type: none"> We agree with the South Glos Urban Design Officer that all exteriors are in poor condition and therefore recladding should include the western fascade, where residents live closest and |

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| | <p>are most affected by its dilapidated condition. We note it too will be re-finished in mid grey, but this may have more impact than the weathered red on the rear which was garish initially but has now weathered to match the brickwork. Without samples of the colouring and any mock up image it is impossible for residents to assess the impact.</p> <ul style="list-style-type: none"> • For safety reasons, if the rest of the cladding is in need of replacement, then there is no evidence given that the western cladding is in any better condition and therefore less in need of replacement. In safety terms, cladding coming off in adverse weather would have a serious impact on this fascade. • We note that this application does not include any detail of signage, although it does add a proposed signage zone on the western and eastern fascades. We believe all signage matters should be reserved for consideration under the signage application that no doubt will be received in due course, and that this consent should explicitly exclude consent for the location of signage (as what locations would be acceptable will depend on the nature of the signage) to avoid any risk of this consent being deemed to have conceded signage location or design. <p>Submitted 10/8/22</p> |
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| Ref. Number | P22/03864/HH |
| Description | Erection of a single storey rear and side extension to form additional living accommodation. |
| Location | 279 Sundridge Park Yate South Gloucestershire BS37 4HA |
| Expiry Date | 4 th August 2022 – extension to respond agreed to 12.08.22 |
| YTC Comments | <p>Object unless</p> <ol style="list-style-type: none"> 1) condition that no eaves or guttering protrudes beyond the site boundary onto the public footpath (the proposal as currently submitted shows the building wall being on the line of the current boundary fence, and needs to be set back enough for the roof overhang and guttering if any along that side to remain within the boundary of the site and not protrude onto the footpath). 2) Condition protecting the cables from the telegraph pole on the other side of the public footpath. <p>Submitted 10/8/22</p> |

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| Ref. Number | P22/03950/ADV |
| Description | The installation of 1no non-illuminated top sign and 1no illuminated logo panel (retrospective). |
| Location | 82 Firgrove Crescent Yate South Gloucestershire BS37 7AG |

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| Expiry Date | 10th August 2022 - Extension to respond agreed to 12.8.22 |
| YTC Comments | No comment Submitted 10/8/22 |

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| Ref. Number | REFERENCE NO: P22/03951/F |
| Description | Installation of ATM and associated signage (retrospective). |
| Location | 82 Firgrove Crescent Yate South Gloucestershire BS37 7AG |
| Expiry Date | 10th August 2022 - Extension to respond agreed to 12.8.22 |
| YTC Comments | Comment: because of the risk of ram raiding the cashpoint, we strongly suggest a condition of installing bollards in front of the cashpoint on land within the applicant's ownership. Submitted 10/8/22 |

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| Ref. Number | P21/00047/RVC |
| Description | Variation of conditions 2, 4, 5, and 8 attached to permission PK18/6606/F as amended by P20/15588/NMA to replace the approved plans. External alterations to facilitate change of use from nursing home (Class C2) to 9 No. flats (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). |
| Location | Willow Cottage Nursing Home 127 Station Road Yate South |
| Expiry Date | The above planning application has been referred to Sites Inspection. Members of the Development Management Committee will be visiting the above site on:5 August 2022 at 10:05 |
| YTC Comments | report to be given after members visit |

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| Ref. Number | P22/04033/RVC |
| Description | Variation of condition 1 attached to PK10/1515/RVC to read "The total number of caravans on the site should not exceed 75, of which no more than two caravans shall provide permanent residential accommodation." |
| Location | Little Wood Park Mapleridge Lane Yate South Glou BS37 6PB |
| Expiry Date | 15 th August 2022 |
| YTC Comments | Neighbouring Parish Object. The application does not include a plan showing how and where the |

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| | <p>additional 10 caravans would be positioned, and because of the importance of the woodland within which the caravans are located, and the proximity to the quarry and its environmental issues, it is essential that the applicants demonstrate the location so that any consent can be tied to specific locations which provide proper protection for the trees and the amenity of occupants.</p> <p>We are also concerned that the way the site is currently marketed the pitches are being sold as permanent homes not holiday homes and would strongly urge that conditions are tightened to ensure this does not continue as permanent occupation requires different facilities and conditions.</p> <p>Submitted 10/8/22</p> |
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| Ref. Number | P22/04011/HH (re-submission of P22/01318/HH) |
| Description | Demolition of existing garage. Erection of two story side extension and single storey rear extension to form additional living accommodation. (Resubmission of P22/01318/HH) |
| Location | 9 Sutherland Avenue Yate South Gloucestershire BS37 5UE |
| Expiry Date | 12 th August 2022 |
| YTC Comments | <p>Object</p> <p>This is a resubmission of an earlier application. The resubmission does not address the access issues we raised in our earlier object, or the grounds for refusal in that earlier application. The application still shows a scale and massing that would double the size of the existing terraced property rather than being a subservient extension it would effectively form a new dwelling in a location where access and parking is not available.</p> <p>We note that the proposed parking is described as a ‘ shared drive’ as the applicant claims this is a single house with merely an extension, having been refused permission for a second dwelling, the description of the parking as a ‘shared drive’ looks like a bit of an own goal.</p> <p>The tracking for vehicles leaving the garage still do not show any clearance from the wall of the dwelling or neighbouring garage. At least they no longer go through walls, but there is a need to demonstrate some clearance.</p> <p>Given the history of applications for a second dwelling on the site, it is essential that there is a condition against any separate occupation of the new build, and against converting the garage in the new building to residential use. Otherwise the application amounts to the 2 storey dwelling the applicant has had refused before, but simply with the walls knocked through to join the existing dwelling. That would get around the requirements to show parking for the additional dwelling, which has always been the stumbling block.</p> <p>We reiterate our earlier objects, as they have not been resolved:</p> <p>OBJECT on parking and highway grounds.</p> |

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| | <ul style="list-style-type: none"> • The extension is overbearing to the row of 2 bed terraced houses and will more than double the size of the property, including sticking out behind the existing building line and first and second storey level. • It means the garage of the neighbouring terraced housing will only be accessed by crossing what will be their access road. • We note there are letters of support but these are not from neighbours who will be affected by this. • No provision has been made for resolving the drainage issues that will result from the removal of the current garage block drainage, and thus we need to object on drainage grounds until that is resolved and included in the planning application. (Currently the block all drains into a water drain on the applicant's land, and this will be lost so an alternative will need to be provided). • The application does not show the capacity to deliver the required off street parking for the dwelling. Whilst the application shows a garage, the turning radiuses on the application plan show an R 3500 for both vehicles leaving the garage, but for one of the vehicles this involves driving through a brick wall. So the application has now demonstrated the applicant can accommodate the required number of off street vehicles on the plan as submitted. • Access and egress would involve considerable shuffling about of vehicles, and the garage as shown could only accommodate one vehicle with the required turning circle. We need ACAD tracked vehicle paths for both vehicles assuming two are in place in the garage. • Given the layout and the narrowness of the space between the proposed driveway and the front door of the terraced property adjoining, this creates a danger to adjoining residents. The applicant does not show the adjoining front door on his plans, and we consider this must be included as a crucial safety issue when considering manoeuvring. • This site has a history of applications to build an additional dwelling in the garden, which have been refused on parking and access grounds. This application still presents parking and access problems. The access is in the corner of a cul de sac which is very narrow, and whilst the current layout enables the applicant to access a garage and parking space, the application proposes demolishing those and driving through the resulting narrow space to turn sharply into a garage set at 90 degrees to the current one. That creates manoeuvring and access issues. <p style="color: blue;">Submitted 10/8/22</p> |
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| Ref. Number | P22/04296/TRE |
| Description | Works to no.2 oak to prune to previous points covered by SGTPO16/04 dated 12 January 2005 |
| Location | 58 Lower Moor Road Yate South Gloucestershire BS37 7PQ |
| Expiry Date | 21 st August 2022 |
| YTC Comments | <p>Object, but we would be willing to withdraw that if the South Glos Tree officer confirms the proposed works are acceptable.</p> <p>There is no detail set out in the application except by reference to a 2005 permission and we would ask the officers to spell out the scope of the consent so there is no uncertainty.</p> |

Submitted 10/8/22

| | |
|--------------|---|
| Ref. Number | P22/04115/HH – Neighbouring Parish |
| Description | Erection of a single storey side extension to form additional living accommodation (re submission of P21/04482/F) |
| Location | The Old Dairy Tanhouse Lane Yate South Gloucestershire BS37 7QL |
| Expiry Date | 23 rd August 2022 |
| YTC Comments | <p>Object</p> <p>Whilst we strongly support the addition of extensions to address disability needs or the conversion of space to meet those needs, this represents an addition of 50% to the total size of the dwelling, half of which is not related to the disability need for an adapted bedroom/bathroom/store - by adding an extension that protrudes from the original farmyard building cluster into what has always been farm land and now garden.</p> <p>Whilst as the applicant says it is not visible from the Grade 2 listed Farmhouse, it still has an adverse effect on the historic nature of the site and cluster of farm buildings.</p> <p>The dwelling is already a 3 bed property, and the extension accommodates a new dining room, a utility room, and additional bedroom space as well as an adapted bedroom/bath/wheelchair store. We would not object to an extension limited to the latter, as that adverse impact on the location and setting of the listed building could be justified in terms of disability equality.</p> <p>Submitted 10/8/22</p> |

| | |
|--------------|---|
| Ref. Number | P22/04117/LB - Neighbouring Parish |
| Description | Erection of a single storey side extension to form additional living accommodation |
| Location | The Old Dairy Tanhouse Lane Yate South Gloucestershire BS37 7QL |
| Expiry Date | 23 rd August 2022 |
| YTC Comments | <p>Object</p> <p>Whilst we strongly support the addition of extensions to address disability needs or the conversion of space to meet those needs, this represents an addition of 50% to the total size of the dwelling, half of which is not related to the disability need for an adapted bedroom/bathroom/store - by adding an extension that protrudes from the original farmyard building cluster into what has always been farm land and now garden. Whilst as the applicant says it is not visible from the Grade 2 listed Farmhouse, it still has an adverse effect on the historic nature of the site and cluster of farm buildings.</p> <p>The dwelling is already a 3 bed property, and the extension accommodates a new dining room, a utility room, and additional</p> |

bedroom space as well as an adapted bedroom/bath/wheelchair store. We would not object to an extension limited to the latter, as that adverse impact on the location and setting of the listed building could be justified in terms of disability equality.

[Submitted 10/8/22](#)

YATE TOWN COUNCIL

Planning Applications Received for Review and Comment

| | |
|--------------|---|
| Ref. Number | P21/00047/RVC |
| Description | Variation of conditions 2, 4, 5, and 8 attached to permission PK18/6606/F as amended by P20/15588/NMA to replace the approved plans. External alterations to facilitate change of use from nursing home (Class C2) to 9 No. flats (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). |
| Location | Willow Cottage Nursing Home 127 Station Road Yate South Gloucestershire BS37 5AL |
| Expiry Date | N/A |
| YTC Comments | The above planning application was considered by the Development Management Committee on the 18th August 2022 at 11.00am. |

| | |
|--------------|--|
| Ref. Number | P22/04365/RM |
| Description | Erection of 147no. dwellings with associated landscaping and infrastructure, with access, appearance, landscaping, layout and scale to be determined (Approval of Reserved Matters to be read in conjunction with outline permission PK12/1913/O amended by P19/6296/RVC). |
| Location | Parcels PL2, PL4A, PL4B & PL5B Land At North Yate New Neighbourhood South Gloucestershire |
| Expiry Date | 1 st September 2022 |
| YTC Comments | Comments submitted 31.8.22 per appendix 1 |



YATE TOWN COUNCIL

Strategic Planning
South Gloucestershire Council

FAO Case Officer Jonathan Ryan
planningapplications@southglos.gov.uk

Date: 31st August 2022
Our Ref: JA/KSH
Enquiries to: Karen Harris
Tel: 01454 866506
E-mail: info@yatetowncouncil.gov.uk

Dear Jonathan

**Consultation letter for P22/04365/RM Parcels PL2, PL4A, PL4B & PL5B
Land At North Yate New Neighbourhood South Gloucestershire -
OBJECTION**

We ask that the application come to a sites panel visit before determination if officers are minded to grant consent, so that members and officers can see the Yate Outdoor Sports Complex (YOSC) facilities and assess the impact on YOSC and on the residential amenity of existing and new residents.

1. Excessive density adjoining existing dwellings contrary to the approved masterplan for the development.

The substantial change in development density immediately adjoining the existing dwellings in Long Croft is contrary to the Original Site Master plan (PK12_1913_O-D._THE_MASTERPLAN-5033785.pdf Page 66 dated 10 June 2015) and the consolidated consent that replaced that outline.

This set out a building density for section PL2 adjacent to Long Croft of 25-40 dwellings per hectare with section PL4 the area adjacent to the running track having a density of 35-50 dwellings.

The new Density Framework plan part of this recent application (P22_04365_RM-DENSITY_FRAMEWORK_PLAN-7409324.pdf) has a density of 62 dwellings per hectare for PL2 and split densities for PL4a of 39 and PL4b of 29 units for these areas adjacent to the running track.

The Original Site Master plan (Page 67 Para 8.7) stated that the development would have "Lower density areas varying from around 25 to 40 dwellings per hectare ... along the site boundary where development meets adjacent properties." and that "This range will start with low-density, loose-fitting clusters of dwellings at no more than 25 dwellings per hectare".

It appears, the original Master plan aim of providing a development sensitive to the existing housing, having a graduated increase in building density and avoiding a hard abrupt density increase has been changed by the developers. With the area PL2 adjacent to existing housing in Long Croft having its building density increased by a third whereas the PL4 area adjacent to the Outdoor Sports Centre has had its density decreased.

What this latest application will do, if approved, is significantly increase the impact of this development upon existing properties with the inevitable increase in noise, car, and light pollution.

We are opposed to the courtyard type high density developments in roads 713,714,715 which immediately abut existing residential developments.

2. Levels & Boundaries

We have had problems where previous phases have been built adjoining existing established residential areas in relation to ground levels, with the new housing level being considerably higher than existing ground levels for Brimsham residents. This has caused issues with water, and with overlooking. We need a condition requiring the levels on the new development to match existing garden levels for the base point. The land drops at this part of the site, and it is also essential that levels adjoining the Yate Town Council YOSC sports facility are no higher than existing levels, and that additional work to those in the plan is a requirement of the consent so as to ensure no additional surface water runoff occurs from the application site onto the sports pitches – because this will adversely affect their playability. The location of the SUDs will not prevent water from the application site escaping onto the YOSC / Yate Town Council land, as the SUD is uphill from many of the dwellings. The existing rhine along the site boundary will not be able to cope with any additional surface water runoff, so it will raise the water table on the sports pitches. Further drainage must be provided on the application site along the site boundary, indeed, such attenuation measures would then provide a useful and sensible corridor to protect the amenity of the new properties from the sports facilities.

An example of the problem is in the area by the woodland, where the drainage rhine proposed between the woodland and the residential development is shown as dropping TOWARDS YOSC and crossing the site boundary into YOSC immediately behind the Multi Activity Building (MAB). This is the wrong gradient and will move surface water ONTO YOSC from the development.

We note for example that surface water drainage in the area around plots 88 – 95 all drains into the rhine, on the site boundary which is already at capacity rather than into the SUDS just behind those houses – because the SUDS is in the wrong place. – so the whole of this

development effectively feeds into that rhine. We are concerned that the detailed design of this will not be done with us, as adjoining landowners, and could seriously adversely affect the useability of our land.

3. IMPACT on community supports facilities

This application relates to land adjoining Yate Outdoor Sports Complex (YOSC). This is a high-grade floodlit supports facility hosting regional and national athletics, hockey and other sports events. The design of the residential development adjoining the sports facility is very poor, locating dwellings and bedrooms right on the site boundary which will be significantly affected by the floodlights for the athletics facility, which are on every evening from dusk until 10pm for training and events. It locates houses (plots 72 & 79) within feet of the target sprint shooting area – which is a national facility. When Princess Anne opened the YOSC new facilities she was particularly impressed with the target sprint and tried out the target area. A second javelin area and a second floodlit all weather surface is planned for the field behind the current athletics track (all the plots along the site boundary are affected). The area of the application adjoining YOSC needs to be redesigned so as to ensure the residential amenity of residents is not adversely affected by activities at YOSC, as it would be unacceptable to put at risk that facility in any way. YOSC is owned by Yate Town Council and operated by a charity which only has one employee. Everything else is done by volunteers, and it is essential they are not prejudiced in developing this site for sport as a result of adjoining development. We are really concerned that the location of small social housing units rammed up against the development boundary immediately behind the target sprint range is not sensible.

4. Site security

We are concerned at the layout of the site in the region of plots 52- 54 where a road is proposed running along the edge of the woodland. This links up with the road that is proposed to go through to the YOSC site. It will become a race track circuit, and will lead to trespass into the YOSC site. It is essential that there is a secure site boundary with controlled access on foot/vehicle so that the site can be secure. During its school use this is the normal essential requirement for school pitches, and outside of School hours it is vital to protect the facilities and equipment from vandalism. The boundary needs to be conditioned as a present to provide close board panel boundary, for the whole length of the boundary, only with suitable hedgehog holes. The road into YOSC from the development site must have a high gate, so that it is not useable, eg by children shortcutting across the YOSC site to School.

As we have said, we are opposed to the courtyard type high density developments in roads 713,714,715 which immediately abut existing residential developments. These will result in vehicles gaining access to the boundary area between the development and the existing

residential areas, and any efforts at walls or fences along these shared spaces rapidly deteriorate. This will lead to dumping and vehicles using the boundary zone. This area needs to be designed so the space between the properties and the boundary of the Long Croft houses is not accessible for vehicles etc.

We are particularly concerned that the footpath shown from plot 31 through the hedgerow boundary area to plot 34 will be misused, and be an unlit, dangerous route, with resulting long term damage to boundaries, to YOSC and to the private car parking area in Long Croft.

5. Wildlife, woodland and play

We are surprised and disheartened by the changes to woodland and open space area adjoining the YOSC land. This is an important and valuable piece of woodland. A number of detailed studies have been carried out as part of the earlier planning consents and rigorous conditions imposed. The previous conditions and wildlife protection measures should be retained, both on the woodland and on the boundary. The studies show the importance of this site to bats, birds, other mammals and a range of other species. It is ironic that the developers are calling this phase 'Yate Wood' when they are locating the play area such as to destroy the wood.

An enhanced planting scheme is needed along the rhine that forms the northern boundary of the site, to protect the amenity of existing Long Croft residents and YOSC.

The roadway should be re designed so as to reduce the impact on the existing, significant woodland, in line with earlier studies.

The play area should be located further north in the grassed area, immediately north of the proposed location, so that the trees/ woodland area can be kept in place. Currently it is being located right in the woodland with the removal of much of the woodland, rather on land scheduled to simply be grassland. We oppose that. We note the applicants have included the play areas in this application but have not included the land immediately north of it, even though it is open space between two areas edged red. Where it is currently located, the site will not be overlooked and will therefore lack the security needed for a play area.

As currently designed the play area is split in 2, either side of the road into YOSC, which may be busy at key event times. This is not sensible or safe. It would be better located all to the west of the roadway, which would at the same time retain more of the woodland.

Given climate change, South Glos biodiversity team are recommending trees along the southern boundary of all play areas, and shading. The tiny number of trees being retained will not provide the necessary

shade, certainly not to equipment south of the trees. A redesign would keep the woodland and provide shade.

We are also concerned that the proposed drainage in that locality is totally inadequate. The surface water run-off from the eastern part of the development is currently shown as draining INTO the car park and pumping area at Long Croft – yet we know that has already had a number of failures.

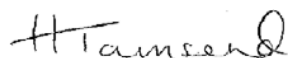
6. Highways

We are concerned about the moving of junctions on the main road, and the way they will relate to junctions and drives on the other side of the road – for example locating junctions right opposite drives, and not locating dropped kerbs opposite the dropped kerbs on the other side of the main road (eg opposite roads 711 and 713) . People need to be able to cross from kerb to kerb with them aligned.

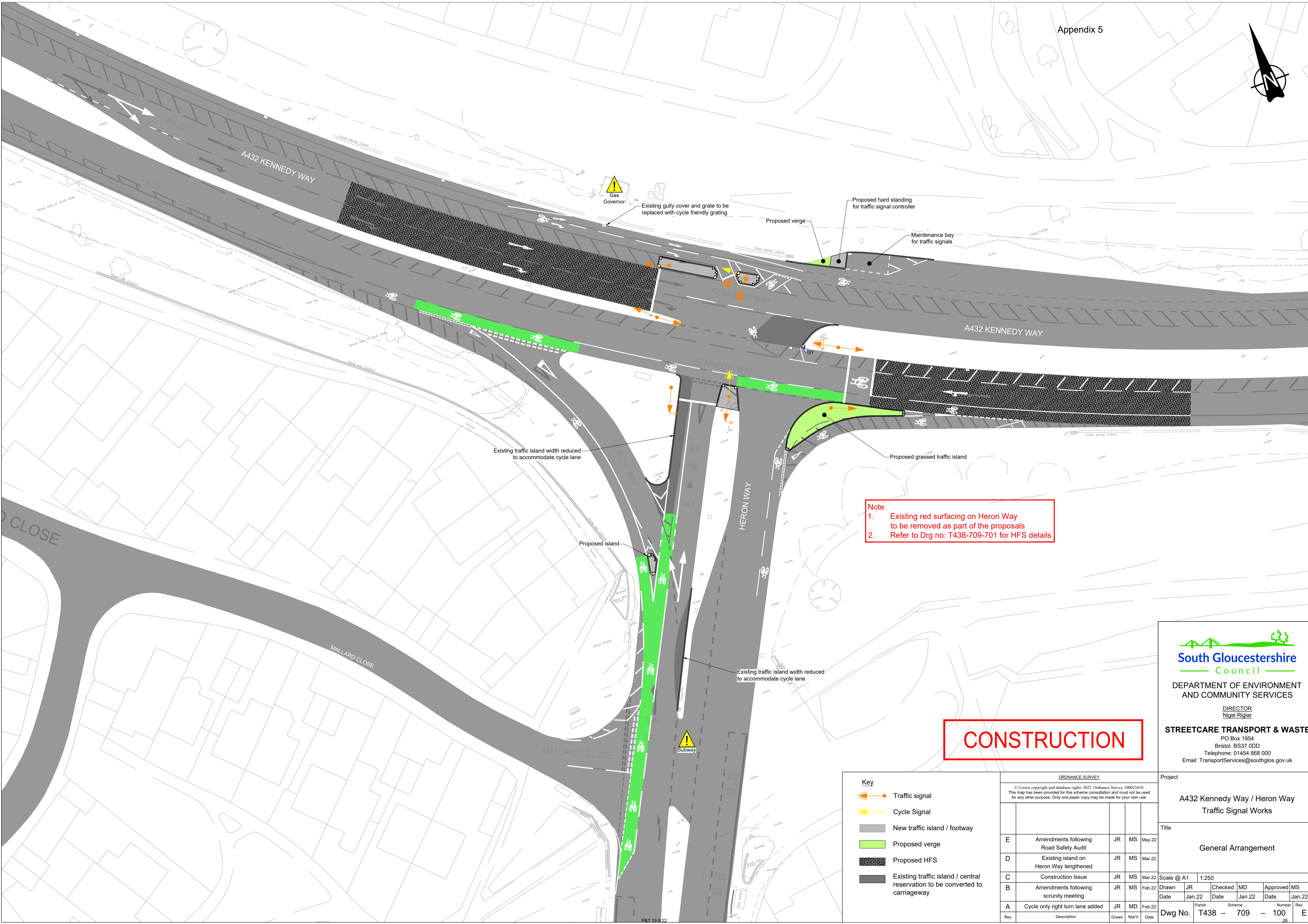
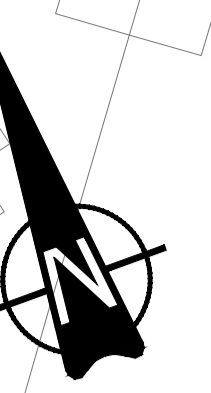
7. Vehicle turning

We are deeply concerned about the location of visitor parking bays in the vicinity of plots 88/ 89 where the vehicle tracking shows that a refuse vehicle will just be able to turn, as long as visitors have parked very carefully. This means that delivery vehicles, including, eg removal vans, will not be able to get through. The turning requirements at plot 133 look too tight. At plot 121/122 the turning requirement there is likely to be constructed by parked vehicles for plots 121/122. The proposed visitor parking bay outside plot 52 on the corner where large vehicles will need to take a tight 90 degree turn, is repeating exactly the problem in Webb Crescent, where even the slightest error in use of the visitor parking bay makes it impassable for any vehicle, and even the best use of the visitor parking bay makes the corner impossible for most large vehicles. We note how many manoeuvres the vehicle tracking plan says would be needed even for a refuse vehicle and do not consider that acceptable.

Yours sincerely



Hayley Townsend
Town Clerk



Note
 1. Existing red surfacing on Heron Way to be removed as part of the proposals
 2. Refer to Drg no: T438-709-701 for HFS details

CONSTRUCTION

Key

- Traffic signal
- Cycle Signal
- New traffic island / footway
- Proposed verge
- Proposed HFS
- Existing traffic island / central reservation to be converted to carriageway

| ORDNANCE SURVEY | | | | |
|--|---|-------|-------|--------|
| © Crown copyright and database rights. 2022 Ordnance Survey 100023410. This map has been provided for this scheme consultation and must not be used for any other purpose. Only one paper copy may be made for your own use. | | | | |
| E | Amendments following Road Safety Audit | JR | MS | May 22 |
| D | Existing island on Heron Way lengthened | JR | MS | Mar 22 |
| C | Construction Issue | JR | MS | Mar 22 |
| B | Amendments following scrutiny meeting | JR | MS | Feb 22 |
| A | Cycle only right turn lane added | JR | MD | Feb 22 |
| Rev | Description | Drawn | App'd | Date |

South Gloucestershire Council
 DEPARTMENT OF ENVIRONMENT AND COMMUNITY SERVICES
 DIRECTOR Nigel Riglar
STREETCARE TRANSPORT & WASTE
 PO Box 1954
 Bristol, BS37 0DD
 Telephone: 01454 868 000
 Email: TransportServices@southglos.gov.uk

| | | | | | |
|------------|------------------|---|--------|----------|--------|
| Project | | A432 Kennedy Way / Heron Way Traffic Signal Works | | | |
| Title | | General Arrangement | | | |
| Scale @ A1 | 1:250 | | | | |
| Drawn | JR | Checked | MD | Approved | MS |
| Date | Jan.22 | Date | Jan.22 | Date | Jan.22 |
| Dwg No. | T438 - 709 - 100 | Parish | Scheme | Number | Rev. |
| | | | | 26 | E |

Housing Strategy Consultation, closing **1st September at 23.59pm**

https://consultations.southglos.gov.uk/Housing_Strategy.

Consultation Submitted online 31.8.22 using the following notes:-

Yate TC response to the Housing Strategy

This was required to be done via an online survey. The survey did not allow you to print a copy, and did not email you a copy. SO we are unable to have a copy of the answers to specific questions, but at the end it asked for any other comments, and here is the text of that. The essence of the earlier answers was that it is was too little, and had major gaps. Whilst the policies set out are things we entirely support, the whole focus of our approach is that these do not go anywhere near far enough, and completely lack evidence that they will be implemented – particularly in those areas where the Council is currently doing the exact opposite of the policy, despite protests from the public. Key gaps include the complete failure to think about access to employment as a key carbon and social sustainability issue, and the minimal consideration given to accessibility. In general the proposals are all fine, just not sufficiently radical and without any evidence of how they will be implemented.

We referred to the needs of Ageing friendly communities, to the importance of choice, not just for those who can afford it, and the problems we are encountering with local Yate people being allocated social housing in Thornbury, so far from their work and children's school.

Here is what we put in the 'any other comments' at the end:

Aim 1: A home for everyone that meets their needs

This needs to include location, so that it is in the right place for their work and access to the services THEY need; and needs to reflect that role of choice. Whilst we understand the social housing stock pressures, we also need to reflect the basic liberal values of freedom to live chosen lives. That means for example supporting people to live in their own homes as long as they wish to do so. Objective 2 talks about increasing the supply of suitable properties but does not talk about supporting the adaptation.

The policy headline talks about adaptable homes. It talks about understanding housing needs and overall stock provision. But the more detailed objectives do not go on to deal with the importance of adaptability in terms of social services support for aids and adaptations to be identified and delivered quickly, at point of need. One bullet point mentions supporting people through grants and loans. That misses the point about OT services, and the provision of adaptations by social landlords. One talks about offering assisted technology / support adaptations, but as with much of this document, there is no question of HOW.

The objective of increasing the supply of high-quality housing to meet identified need lacks a locational element. It is not just that the housing itself is suitable, but that the environment around is suitable. As an example, we have a child who is a wheelchair user on Ladden Garden Village. The house is adapted. But immediately the child leaves the house, they have to be escorted along a carriageway with no separate pavement, to the nearest pavement. There is a paved through path opposite them, that runs N to S through the development, but nowhere along its entire length is there a dropped kerb, so it is not accessible. Houses do not make for accessibility unless the surrounding context is right too. SO this section on the right high-quality housing on new estates and adapting existing needs to go beyond the front door. (The Thriving Communities policy is a different issue).

We are deeply worried about the current quality and design of social housing in Yate – which is too close together, has too little space, is of poor sound insulation etc and sincerely hope the standards intended by ‘high quality’ mean something better than that – the modern equivalent of Parker Morris standards is needed to ensure people have decent space (we note the mention of space as being about adaptability but it is more than this)

Some of our councillors have had some recent experiences with the homelessness service and have been shocked by those experiences. There is no mention of the process of providing support to those who are homeless and living on the streets or couch surfing.

Aim 2: Sustainable homes

The key gaps in this section are

1. The word HOW – where is the money coming from? Is this real? How will you deliver?
2. Sustainability is not just about sustainable buildings, it is about enabling people to live sustainable lives, so access by active travel, public transport, mobility vehicles etc to services and employment. Again, what happens outside the front door is not mentioned.

The language of ‘future proofing’ is curious. We cannot future proof, as we do not know the future. What we can do is provide resilience and flexibility so we can adapt as well as possible. The policy seems to see this primarily in terms of insulation. But it is also about cooling. It is about a fundamental shift in design as we are likely to need more ‘Mediterranean’ housing styles, which provide zero carbon warmth in winter, but also are suited to a more outdoor lifestyle, provide shade, and remain cool. As a very simple, non-housing example, planting trees by play equipment so that the equipment is in the shade on hot days.

Objective 1: fuel poverty – will only scrape the surface of the issue. We need a much stronger approach that eradicates fuel poverty. At present it feels as if the objectives are about helping those in fuel poverty (and that is going to be a very significant percentage of the population from 2022 onwards) and then supporting homeowners to retrofit. These are not separate issues. The crucial issue that neither objective really addresses is cost. There are grant schemes, but as we have seen with the latest rounds, there are so many problems that people give up. SO for example, a grant is available for some people to move from single to double glazing. But that does not apply if the house was built

with low grade double glazing 30 years ago which is no longer effective. SO how do they get help to reduce their carbon footprint? Moving from gas to ASHP requires complete replumbing of the central heating for most houses built in the last 50 years in S Glos, and again there is no funding. So, these two sections really need a lot more teeth of there are vacuous.

Shouldn't this section have an objective about new build being both zero carbon and designed to meet the needs of a warmer climate – eg in the orientation of housing, insulation against heat etc.

This is a crucial Aim, but the objectives are thin, vague, and limited. We need an energy transformation, and there is nothing in the bullet points which will deliver that transformation – except to those who have both the wealth and the desire to achieve it themselves.

Aim 3: Thriving communities

We have made the points in the main text of the survey reply about the importance of locational access to work as well as services; (there is one mention of this in objective 2 under this aim, that is all); the need for communities to be well designed for all beyond the front door – making the point for example about the lack of pavements outside houses isolating young, elderly and disabled residents – and the inability of children to play outside their homes.

We have commented on the poor design of new housing developments, which are developed in phases in isolation from the existing community that surrounds them, where facilities are poor, and are then deleted by developers on revised planning applications., where too much 'urban living/town cramming' is creating housing which is too small and too close together, where people can hear conversations in neighbouring houses; where developers are allowed to depart from master plans; where planners views of 'good design' is given priority over what local people want and need. Objective 2 does not go far enough in relation to access to services and employment. It says 'ensure access to employment opportunities, transport and local amenities'. There is no distance commitment. Surely to be zero carbon it has to commit to ensuring there is access to employment opportunities by active travel, public transport, or mobility vehicle within a specified distance? And it needs to include provision to ensure there ARE safe walking, cycling routes for ALL (not just the fittest most confident).

There are too many weasel words in this objective eg 'timely' provision of essential infrastructure – that needs to be much tighter. S.106 agreements need to require provision before houses are occupied, for all community provision and need to be enforced. It is not enough for new development to make contributions towards, they should be meeting the actual cost of the service requirements they generate, and those services need to be in before the housing. In Yate for example, we have a development with over 1000 houses occupied where the developer is being required to contribute TOWARDS a school, but the money they are putting in is not enough to build the school, and there is no sign of even the first turf being cut. So those children are being farmed

out to schools as far away as Frampton Cotterell. That is uttering unacceptable, and this policy needs to commit to a new approach of upfront provision of the full cost.

Objective 5: regeneration. Here the need is not only to regenerate the housing stock, but to regenerate the social infrastructure so that there is a thriving community – including community buildings.

Objective 7: Again, this needs to be much stronger. We have witnessed examples of developers offering good biodiversity provision such as hedgehog tunnels and the planners taking those out as ‘unnecessary’. We need a much stronger biodiversity strand to the strategy – so that housing is itself seen as contributing to the ecosphere – with roofs of blocks of flats / extra care being locations for biodiversity; with estate design of the location of houses, and their gardens being biodiversity planned, not just the big open spaces; where there is positive action to require social landlords and others to take biodiversity action in the design and management of their portfolios – and where the LNAPs are key documents in identifying local issues and with mechanisms to address them. South Glos has some excellent officers in the biodiversity team who understand the opportunities, and they are working with the Autumn Brook Management Company to transform the open spaces in their development. This is a role model for how other developers could, and should, be required to act.



JCG Joint Cycleway Group

MINUTES OF THE JOINT CYCLEWAY GROUP MEETING HELD AT THE COMMUNITY BIKE HUB IN YATE SHOPPING CENTRE ON 15 AUGUST 2022 FROM 7.00PM TO 8.50PM.

PRESENT: Councillor John Emms (Chair) – Yate Town Council
 Councillor Sarah Hurley – Dodington Parish Council
 Rebecca Bennett - Resident
 Rob Bushill - Resident
 Andrew Gough – (Treasurer) Bristol Cycling Campaign
 Bob Keen – (Vice Chair) U3A Cycling Group
 Lee Lodder – South Gloucestershire Transport Planning Officer
 Tony Sharp – Resident
 Jeff Harper – Resident
 Michael Pearce - Resident

Service Support Officer – Yate Town Council

1) APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Claire Young, Councillor Steve Spooner, Councillor Jon Parker and Sally and Keith Pattison

2) DECLARATIONS OF INTEREST UNDER THE LOCALISM ACT 2011

No declarations of interest received.

3) CONFIRMATION OF MINUTES OF MEETING HELD ON 23 FEBRUARY 2022

RESOLVED The minutes of the Joint Cycleway Group meeting held on 23rd February 2022 be confirmed as a true and accurate record.

4) ITEMS CONSIDERED

a) Update was received from South Gloucestershire Transport Planning Officer;

The following updates were received:

- **Yate Spur**

The business case has now been submitted to the West of England Combined Authority (WECA) for consideration at a meeting in August 2022. The business

plan and proposed route were based on the informal consultation which took place in February / March 2022.

Following the update, a discussion took place regarding the route with the following points raised:

| Concern Raised | Response from South Gloucestershire Council |
|--|--|
| Concerns about potential flooding on the route | Work has been completed by a local company to rectify the previous concerns regarding flooding. Additional maintenance works have been completed to fix the cycle path. |
| Future plans to upgrade the route | Initial idea is to secure funding to fix the existing infrastructure and then move to look at long-term solutions. |

b) Mini Holland

The Yate scheme has been shortlisted for the next stage of Department for Transport funding with a feasibility study to be completed and submitted by December 2022.

Comments were raised that South Gloucestershire Council should be publicising that the scheme has been shortlisted to help with promotion and to highlight the need for the funding. Comments were also made about the town being the ideal size and layout for this kind of infrastructure.

South Gloucestershire Council said that WECA will receive the funding and therefore would be running any publicity.

c) Dedicated Cycling Officer

Representatives of the Joint Cycleways Group continued to push for a dedicated cycling officer for the area.

It was **RESOLVED** that the representatives of the group will continue to push for this addition to the local authority.

d) Events

i) New Events

e) Re-Cycle

It was **NOTED** that this scheme falls under the Community Bike Hub (Item 4h)

- **Try A Bike**

It was **NOTED** that this scheme falls under the Community Bike Hub (Item 4h)

f) Existing Events

- **Cycle Safari**

It was **RESOLVED** that Rebecca Bennett would contact Chris Sperring OBE regarding further events taking place in the October half-term.

- **Sodbury Sportive**

It was **NOTED** that the event was cancelled due to lack of public interest.

Bob Keen to contact the organisers to confirm if there were any further reasons for the event being cancelled.

- **Yate Rocks! 2022 Music Festival**

NOTED that the Yate Rocks! 2022 music festival took place on 25th June 2022 which was attended by the Joint Cycleways Group.

RESOLVED that Joint Cycleways Group to continue to support the event in future years and thanks were given for the invitation.

- **Yate Ageing Better Festival**

NOTED that the Yate Ageing Better Festival took place on 14th July 2022.

RESOLVED that Joint Cycleways Group to continue to support the event in future years and thanks were given for the invitation.

RESOLVED to contact Yate Heritage Centre regarding the group attending the upcoming Yate International Festival.

g) Carrier Bike Library

It was **NOTED** that this scheme falls under the Community Bike Hub (Item 4h)

h) Community Bike Hub

The following verbal overview of the bike hub was received:

- The hub has been running for a total of 12 weeks;
- Yate Shopping Centre has offered the group their current space for 8 weeks;

- The hub includes a workshop where donations are accepted and bikes can be refurbished;
- The hub has received a fantastic response from the general public;
- A “front of house” area offers a crafts area for children, plus information and handouts on local cycling routes;
- The ‘Try a Bike’ scheme is running from the hub which includes a 5 e-bikes, on loan from South Gloucestershire Council, and cargo bike for visitors to try (donated by Rob Bushill)
- Local PCSO’s have run sessions from the bike hub and handed out materials;
- Thanks were given to South Gloucestershire for a grant towards helping the Dr.Bike scheme;
- Funding to cover the cost of renting a permanent space in the shopping centre to be explored.

Thanks were given to Climate Action Yate and Chipping Sodbury for their work in organising and running the hub.

5) JOINT CYCLEWAYS GROUP FACEBOOK PAGE

It was **RESOLVED** that a separate Joint Cycleways Group Facebook page was not needed but to continue to reference the group in current promotions on social media.

6) DATE OF NEXT MEETING & ITEMS TO BE CARRIED FORWARD

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

Discussions took place regarding the advertisement of the AGM. **RESOLVED** the Joint Cycleways Group Clerk to distribute to all member councils a poster to advertise AGM to be advertised on social media.

It was further **RESOLVED** that promotion of the group be made via poster to all participating councils.

Additional Items Discussed

i) Station Road Surface

It was **RESOLVED** that the Joint Cycleways Clerk will write to South Gloucestershire Council, on behalf of the group, regarding the surface on Station Road needing

attention. Rebecca Bennett to send photographs to illustrate the issues with the current surface.

j) Signatories

It was **RESOLVED** that Councillor John Emms will replace Paul Hulbert on the list of signatories for the group.

Appendix 8

Dan Norris, Metro Mayor

As chair of the Yate area Transport Forum I am writing to you today to express our horror at the bus cuts proposed for 9th Oct. They will leave 6,000 people living north of Station Road, Yate without a bus. North Yate, Pucklechurch and Iron Acton will no longer have ANY public transport, and these are major communities with elderly, young and vulnerable residents entirely dependent on the bus.

We know you have had to make cuts, but the manner of the cuts and choice of route has decimated public transport in this town and its surrounding communities in a manner that is not comparable to the impact on any other community in the WECA area. There being slightly fewer buses along eg Whiteladies Road, or people having to change bus to do a cross city journey is not comparable to the complete removal of any public transport whatsoever from over 20,000 people in the Yate area. They are miles from alternative routes, often without pavements, and certainly too far for elderly, disabled, young families and vulnerable people,

We will have elderly people, parents of young families, people with disabilities or who are vulnerable, who'll not be able to get to the shops, the doctor or any of the community networks that they need to access to protect their wellbeing. This will have a major impact on health.

Community transport can only do so much.

We urgently need you to implement the plans we put to you in July, that the public repeated to you at the public meeting in yate earlier this month to provide a minibus service around Yate linking North Yate, Craneligh Court, South Yate, Pucklechurch and Iron Acton to Yate Town Centre for shopping, health and other services, as well as the bus to Bristol.

We need the through services reconnected, but as an emergency measure whilst you work that out, we demand a round town route to connect people to their vital services, in place before 9th October. People are scared at the energy and food bills shooting up, now they are being cut off from their vital services. People simply cannot cope.

Chris Willmore
Chair Yate Transport Forum

Planning and Transportation

Pending Log as of 13th September 2022

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

1. Highway Surface Repairs, Chatcombe

The following correspondence was issued to South Gloucestershire Council:

“At our meeting of Planning and Transportation Committee on 18th January, the state of the road surface at Chatcombe, Yate was discussed. Are you able to advise of when it is planned to make repairs to this area please?”

A response is awaited.

3.5.22 – Write to SGC for update on when this is to be done.

25.5.22 – A reminder was sent asking for a response to our enquiry.

2. 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.”

2.5.22 – Write to SGC to ask, having seen data which shows there is an issue, how are they going to address safety issues for vehicles and pedestrians

2.5.23 – send statistical data to Sarah Sinstead of Autumn Brook Management Committee.

3. Bike Detectors at Traffic Lights

To NOTE that an update was received from South Gloucestershire Council Principal Engineer – Traffic Signals on 10th January 2022 to confirm the following:

“I was unaware of the below map but thank you for sending.

I have asked our contractor to attend each site to increase the detector pack sensitivity. I can confirm this work has been completed today.

If anyone gets feedback regarding any these sites, I would really appreciate it if you could forward to me.

I can confirm we are yet to complete the traffic signal replacement at Church Rd Shuttle, Yate. As part of these works are intending to install above ground detection (in addition to loops) to help detect cyclist using carbon fibre cycles. Depending on how well this works, it will set the precedent for future installations.”

To further **NOTE** our request for an update was followed by the reply received 28th March 2022.

“Unfortunately, no progress from my email below – the sensitivity on the detector packs has all been increased.

Regarding the hybrid detection (above ground and loops), no further progress at Church Rd shuttle, however, we are also looking to implement this at the proposed new Heron Way signalised junction.”

4. Goose Green Cycleway

The following correspondence was issued to South Gloucestershire Council Asset Management Streetcare Team on 14th February 2022 was received.

“At our January 18th Meeting of the Planning and Transportation Committee, the Goose Green Way Cycle path was discussed.

Whilst it is welcomed that the repairs will be going ahead to the shared use path, we are writing to request that additional improvements are made to link this cycleway with the new residential developments in North Yate New Neighbourhood.

Could you please advise of plans to include this new residential area of Yate into the cycling network.”

To receive response received from South Gloucestershire Council Asset Team Management;

“The scheme that will go onto next years maintenance schedule will be a maintenance scheme rather than new links built or existing routes upgraded.

I will try and find the plans for the north yate development and see what cycle infrastructure is planned and how they link to the existing network.”

5. Shopping Centre Carpark Queues, McDonalds Entrance

Following completion of the installation of the second lane to receive any further comments.

IT was **NOTED** that they believe traffic has improved but is this because of the new order point or because we have had a new takeaway open nearby which is taking the pressure off.

It was **AGREED** to continue to monitor traffic and report back at next meeting