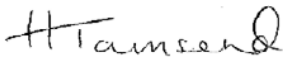


MEETING of Yate Town Council's Planning and Transportation Committee on 21st June 2022

15th June 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 21st JUNE** 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
- 2/3 Shopping Centre Carpark Queues, McDonalds Entrance
- 2/4 Public Transport Issues around Yate

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 21st June 2022

Clerk's Report

General note about action taken between meetings:

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

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

Item 1. Planning Matters

1/1 Planning Applications

- a) To receive and consider planning applications (Appendix 1).
- b) To comment on planning applications received after the circulation of the agenda (to be circulated).
- c) To **NOTE** the Planning and Transportation meeting scheduled on 7th June 2022 was cancelled. Planning applications were reviewed and comments were submitted under delegated powers. (Appendix 2)

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

To **NOTE** the following correspondence was sent to South Gloucestershire Council on 7th June 2022

"Further to your update below dated 18th March 2022, this matter has again been discussed by members of our Planning and Transportation Committee.

As stated in your email, you were expecting the occupier to leave the site by the end of May. Can you please confirm if this has now happened?

We would appreciate your earliest attention to this."

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.”

To receive comments.

1/3 Brimsham West Quarry – Quarry Expansion

The Town Council objections to planning application P22/02019/F “construction of temporary haul road” were submitted 26th April 2022.

To receive any further update.

1/4 Underground Pylon Project – North Yate New Neighbourhood

To receive any update.

Item 2 Highways and Transportation

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

To receive any update.

2/2 Pedestrian Safety, Traffic Lights Crossing Station Road

To **NOTE**, an update was requested from South Gloucestershire Council on 25th May 2022, thanking them for the welcome news of the improvements to the site to a) realign secondary signal head on the eastern puffin (North Walk) and b) replace backing boards on both crossings to improve visibility. An update was requested of when the traffic lights are going to be replaced.

A response is awaited.

2/3 Shopping Centre Carpark Queues, McDonalds Entrance

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

2/4 Public Transport Issues around Yate

A response is still awaited for the Freedom of Information Request made 28th April 2022.

To **NOTE** the Metro Mayor is visiting Yate which includes a visit to Yate Heritage Centre on 29th June 2022. Representatives of Yate and District Transport Forum have agreed a meeting with him on this date to discuss local transport issues.

Item 3 Consultations

3/1 Current Consultations

No current consultations to report

3/2 Consultation Responses

Consultation Name	Link / Appendix	Date circulated	Closing date	Notes
Lyndale Road Northbound Bus Stop on Westerleigh Road. Installation of a real time information display.	See Appendix 3	11.05.22	16.05.22	It was NOTED that a response prepared by Councillor Chris Willmore was submitted on 19/5/22 (Appendix 4). Thanks were extended to Councillor Willmore. TO NOTE: response received from case officer in relation to comments submitted (appendix 5)

3/3 Urgent Consultations

To receive any urgent consultations

Item 4 Joint Cycleway Group

4/1 Meeting of Joint Cycleway Group

The next meeting of the Joint Cycle Way Group is due to take place in June/July 2022.

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 has been confirmed.

Item 6 Outstanding Items

To **NOTE** items shown on the pending list (Appendix 6).

YATE TOWN COUNCIL

Planning Applications Received for Review and Comment

Ref. Number	P22/03077/HH
Description	Demolition of existing conservatory. Erection of single storey rear extension to form additional living accommodation.
Location	80 Clayfield Yate South Gloucestershire BS37 7HU
Expiry Date	28 th June 2022
YTC Comments	

Ref. Number	P22/03087/HH
Description	Erection of a single storey rear extension to form additional living accommodation with raised rear platform.
Location	4 Chatterton Road Yate South Gloucestershire BS37 4BJ
Expiry Date	28 th June 2022
YTC Comments	

Ref. Number	P22/03135/HH
Description	Demolition of existing extension and outbuilding. Erection of a single and two storey rear extension to form additional living accommodation.
Location	36 Station Road Yate South Gloucestershire BS37 4PW
Expiry Date	29 th June 2022
YTC Comments	

Ref. Number	P22/02459/HH
Description	Revised Plans submitted - Erection of a part single storey and part two storey rear extension to form additional living accommodation.
Location	3 Dorset Way Yate South Gloucestershire BS37 7SN
Expiry Date	27 th June 2022
YTC Comments	

YATE TOWN COUNCIL

Planning Applications Received for Review and Comment

Ref. Number	P22/02850/PNH
Description	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.80 metres, for which the maximum height would be 3.00 metres, and for which the height of the eaves would be 2.50 metres.
Location	54 Cranleigh Court Road Yate South Gloucestershire BS37 5DJ
Expiry Date	15 th June 2022
YTC Comments	No Comment Submitted 9.6.22 KH

Ref. Number	P22/02753/RM
Description	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. (Approval of Reserved Matters to be read in conjunction with Outline permission PK12/1913/O) construction of nursery and associated works construction of nursery and associated works
Location	Land North Of Brimsham Park Yate Dowsell Way South Gloucestershire BS37 7DY
Expiry Date	12 th June 2022 **Extension agreed to respond by 15 th June 2022
YTC Comments	<p>Object</p> <p>Whilst we strongly support the principle of a nursery in this location, and know there is a need, we are forced to object because of worries about the details.</p> <p>We have read the application transport statement, but that assessment does not address our concerns.</p> <p>Lack of cumulative highways assessment. Dowsell Way will be the main east west spine route through the whole 2600 house development and as such will be a busy road, even with a 20 mph speed limit. The site is close to a tight bend on Dowsell, close to the School entrance, which according to the master plan will be right on the corner, and right opposite the junction into Charles Close.</p> <p>The application transport statement does not address the cumulative effect of the junction, the entrance and the school entrance right where there is a set of sharp turns in Dowsell Way. We object until a full highways</p>

	<p>assessment has been done of the culmulative impact of these three junctions,</p> <p>The site only has 3 drop off parking spaces - and given many people drop children at nursery on the way to work, and there is no suitable on street parking in the vicinity</p> <p>No dropped kerbs are shown on the nursery side of the road, and there is no crossing island. Given the combined impact of the nursery and people crossing to the school there needs to be a safe crossing point, even on a 20mph road</p> <p>We are surprised at the lack of green space, there is no soft landscaping, apart from a hedge round the car park. All the outdoor space for the children is soft pour, tarmac or or artificial grass.</p> <p>Support the concerns raised by the Environmental policy officer. It is not on to build buildings with emissions, which could so easily be reduced to being low carbon, even if the applicant feels unable to go to zero carbon. We would prefer zero carbon, but object unless the further reductions suggested by the Environmental Policy Officer are implemented or conditioned.</p> <p>Comments Submitted 10th June 2022 RE</p>
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Ref. Number	P22/02832/HH
Description	Erection of a single storey rear extension to form additional living accommodation. Extension of existing 2m high boundary wall. Alterations to front porch.
Location	16 Hampden Close Yate South Gloucestershire BS37 5UW
Expiry Date	12 th June 2022
YTC Comments	No Comment Submitted 9.6.22 KH

Ref. Number	P22/02395/HH - 36 York Close, Yate, BS37 5XB
Description	Revised plans received directly from Case Officer, dated 26th May 2022 Erection of single storey side and rear extension to form additional living accommodation
Location	36 York Close Yate South Gloucestershire BS37 5XB
Expiry Date	17 th June 2022
YTC Comments	No Objections Comment Submitted 10 th June 2022 RE

Ref. Number	P22/02818/TRE
Description	Works to reduce crown of 1no Lucombe Oak tree to a height of 12 metres and to a crown spread of 14 metres. Works also to lift crown of 1no Holm Oak tree by 2.5 metres and to crown reduce to leave a height of 8 metres and a crown spread of 12 metres, and to reduce crown spread over garages by 3.8 metres. Trees covered by SGTP0 23/08 and dated 13/02/2009.
Location	18 Kenilworth Yate South Gloucestershire BS37 4DT
Expiry Date	11 th June 2022
YTC Comments	Object – We object to the work requested on these 2 oak trees unless sound arboricultural response is provided, as the trees appear to be well clear of houses in this area. Submitted 9.6.22 KH

Ref. Number	P22/02958/PN1
Description	Prior notification of the intention to erect 1no 15.0m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works.
Location	Eastfield Drive Yate South Gloucestershire BS37 7YT
Expiry Date	16 th June 2022
YTC Comments	No reply

SGC Design and Operations, Streetcare, Transport and Waste Services

Westerleigh Road Bus Stop Improvements - Installation of RTI Bus Stop

1. We understand that the household that the bus stop is immediately outside of has not been consulted. We urge that South Gloucestershire Council consults the residents who face onto the bus stop.

2. The drawings do not show the existing dropped kerb at Lyndale.

The footway is well used by pedestrians and we are worried about the impact on visibility for pedestrians using the dropped kerb to cross Lyndale. They will be less able to see an approaching car, and the car will be less able to see them. The pedestrian dropped kerb in Lyndale is quite a long way back from the white line, because of the grass verge area, so people using it rely on looking across / along the grass verge to see approaching cars, and to be seen by approaching cars. The bus shelter will inhibit that visibility. So whilst the visibility for cars turning out of Lyndale will not be affected, as they will be able to see past the shelter, the pedestrian crossing point is so much further into Lyndale it will affect them.

We would therefore object to this proposal, until you provide a solution for pedestrians crossing there.

We request copies of the following:

- a) the pedestrian safety assessment;
 - b) confirmation of how it complies with DfR Road Space Allocation policy April 2022, as this makes this more dangerous for pedestrians.
3. We would appreciate your comments on why this bus stop has been identified as needing a shelter when there are other more frequently used stops which do not currently have shelters such as the following:
 - Bus stop on Station Road, outside B&Q, which was damaged in a collision 2 years ago and has not been replaced.
 - Y5 outbound stop has only been given a digital sign, not a shelter.

We understand that the Lyndale bus stop will be from s.106 funding, but there are other bus stops within the local vicinity, such as those noted above, which could equally benefit from s.106 funding.

From: @southglos.gov.uk>
Sent: 26 May 2022 16:47
To: Yate Town Council Info
Subject: RE: Westerleigh Road Bus Stop Improvements [EXTERNAL]
Attachments: T438-724-012 Lyndale Rd Visibility from side road crossing.pdf

Thank you for your email regarding the installation of a new Bus Shelter at Westerleigh Rd, Yate.

- 1) In reference to the communication with the households, consultation letters were sent to those residents directly in front of the new shelter, as well as the coach company and Yate Central elected members, who agreed the proposed works. I personally contacted via email and phone call the household that the bus stop is immediately outside of and explained to her the proposed works.
- 2) Regarding Lyndale Rd pedestrian visibility, the required visibility Stopping Sight Distance to the crossing in Manual for Streets would be the same as for cars, i.e. 43 meters. Although the pedestrian crossing point is set further into Lyndale Rd than the bus shelter the required visibility will not be affected. Please find attached Drawing number T438-724-012 which illustrates this. I have shown in green and blue on the attached plan the visibility lines related to both sides of the pedestrian crossing. As you can see, neither of the lines intersect the bus shelter and the visibility would not be inhibited. Additionally, the bus shelter has glass half-end panels (see image in drawing). The front half of the shelter is open with no panel, this results in minimal impact to the visibility line. The red half of the bus shelter shown indicates the roof overhang.

I have also indicated in red and pink on the plan the visibility lines for cars from the existing give way line and old junction line, respectively. Neither of these lines intersect the bus shelter, which demonstrates the visibility will not be affected either.

With reference to Road Space Allocation policy, I assume you are referring to the DfT guidance Traffic Management Act 2004: network management to support active travel updated 1 April 2022. This guidance promotes schemes involving active travel and public transport and requires that schemes affecting pedestrian footways are designed to Manual for Streets guidance. This scheme is compliant with the Manual for Streets guidance.

- 3) In connection with the selection of this bus stop, whilst we agree that there may be other stops that would benefit more greatly from enhanced stop facilities, the S106 agreement is very specific in terms of what the funding can be spent on and has to be within the vicinity of the development. We are progressing projects that will see the upgrade of many more bus stops within Yate and along the A432 corridor, further consultation on this will take place over the coming months.

I hope that this addresses your concerns, if you have any further queries, please do not hesitate to contact me.

Design and Operations

Planning and Transportation

Pending Log as of 3rd May 2022

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

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

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

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

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

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

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

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

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

maintenance vehicles will have to access from this end to effect remedial works to the carriageway.

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

To continue to monitor.

CW no complaints at the moment 1.3.22

TS ok at the moment 1.3.22

3.5.22 – To continue to Monitor

2. 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.

3. 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."

3.5.22 – 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

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

2/4 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."

2/5 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.”