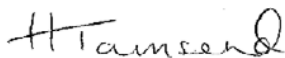


MEETING of Yate Town Council's Planning and Transportation Committee on 27th September 2022

21st 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 27th 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 27th 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. [Click here to read comments submitted](#)
- 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. [Click here to read comments](#)
- 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. [Click here to read comments](#)
- f) To **NOTE** the Planning and Transportation meeting scheduled on 13th September 2022 was cancelled. Planning applications were reviewed, and comments were submitted under delegated powers. [Click here to read comments submitted](#)

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

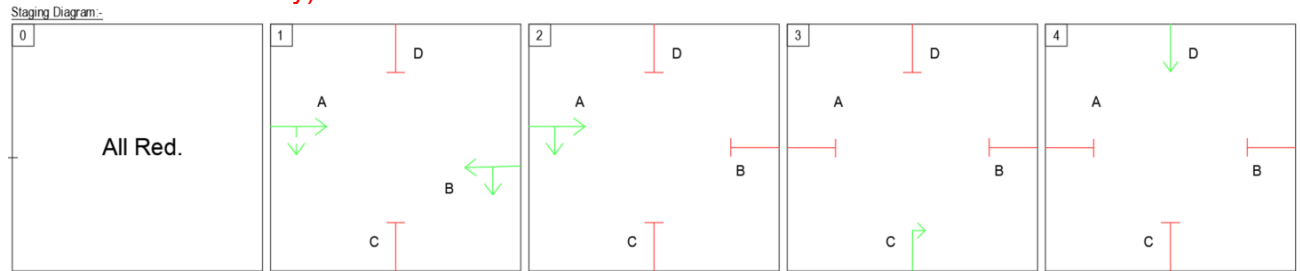
2/1 Kennedy Way and Heron Way, revocation of right turn out of Heron Way

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. [Click here for plan](#) 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	

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 Click here for summary of response submitted
(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	Response to be submitted 23.9.22 by Service Support team. Thanks to Councillor Chris Willmore for providing comments. Click here for response

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. [Click here for minutes.](#)

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 prepared and submitted comments to be considered as part of the WECA review in August 2022 . [Click here to read comments submitted](#)

To receive any further update.

Item 6 Outstanding Items

To **NOTE** items shown on the pending list. [Click here for list](#)

YATE TOWN COUNCIL

Planning Applications Received for Review and Comment 27.9.22

Ref. Number	P22/02964/HH
Description	Alterations to existing garage and erection of single storey side extension to form additional living accommodation.
Location	52 Tyndale Avenue Yate South Gloucestershire BS37 5EX
Expiry Date	26 th September 2022 – Extension to respond agreed to 3.10.22
YTC Comments	

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	26 th September 2022 - Extension to respond requested to 3.10.22
YTC Comments	

Ref. Number	P22/05392/CLP
Description	Erection of rear outbuilding to facilitate double garage and office/store/hobbyroom ancillary to the main dwelling
Location	53 Station Road, Yate, South Glos. BS37 5DF
Expiry Date	5 th October 2022
YTC Comments	

Ref. Number	P22/05436/HH
Description	Erection of single storey rear extension to form additional living accommodation
Location	23 Turnberry Yate South Gloucestershire BS37 4ER
Expiry Date	6 th October 2022
YTC Comments	

Ref. Number	P22/05432/HH
Description	Demolition of existing rear extension. Erection of single storey rear and side extension to form additional living
Location	6 Thorn Close Yate South Gloucestershire BS37 4BP
Expiry Date	