

ADVISORY MEETING of the members of Yate Town Council's Planning and Transportation Committee on 1st March 2022

23rd February 2022

This is an **advisory** meeting of members of the **Planning and Transportation Committee** of **Yate Town Council** to be held remotely via Zoom on **Tuesday 1st March 2022** between 7.00pm – 8.00pm for the purpose of transacting the business set out in the agenda below.

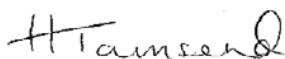
This meeting has no decision-making powers as the power which enabled local councils to meet remotely during the Covid-19 pandemic has been rescinded by central government.

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

Join Zoom Meeting

<https://us06web.zoom.us/j/95823894485?pwd=ZUNua0x0YWJZTERqRzZMb1VEOWFmQT09>

Meeting ID: **958 2389 4485** Passcode: **599664** Or one tap mobile **01314601196**
(Please insert your name and organisation in your Zoom name)



Hayley Townsend
Town Clerk

Agenda

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

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

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

4. Public Participation Session with Respect to Items on the Agenda
5. To Consider the Following Items on the Clerk's Report:

Item 1 Planning Matters

- 1/1 Planning Applications
- 1/2 Brimsham West Quarry
- 1/3 Underground Pylon Project – North Yate New Neighbourhood

Item 2 Highways and Transportation Matters

- 2/1 Yate Park and Ride
- 2/2 Goose Green Cycleway
- 2/3 Potholes – Approach to Yate Station
- 2/4 Highway Surface Repairs, Chatcombe
- 2/5 Wickwar Road / Peg Hill Junction Safety
- 2/6 Shopping Centre Carpark Queues, McDonalds Entrance
- 2/7 E-Scooter Trial

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



ADVISORY MEETING of the members of Yate Town Council's Planning and Transportation Committee on 1st March 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 (pertaining to planning only) scheduled on 1st February 2022 was cancelled. Planning applications were carried forward, extensions to respond were sought, to the meeting scheduled to be held on 15th February 2022.
- d) To **NOTE** the Planning and Transportation meeting (pertaining to planning only) scheduled on 15th February 2022 was cancelled. Planning applications were reviewed and comments submitted under delegated powers (Appendix 2).

1/2 Brimsham West Quarry – Quarry Expansion

To **NOTE** the response received to the request to hold a meeting to discuss the quarry

expansion, made 24th November 2021, from senior officers at South Gloucestershire Council received on 18th January 2022.

“This is not something that Officers would be able to involved in. Development proposals are submitted to the Council, consulted, assessed and considered. This process was undertaken over a long period and reports considering and highlighting the issues and recommendations were made and discussed with Members at Committee as part of the planning process. This is the Local Planning Authorities role.

It would not be appropriate for Officers to enter into public discussion outside of this scope to discuss the merits or otherwise of ongoing and/or potential future operations. This may best be facilitated by the operators themselves.

The full reports, considerations and decision notices with extensive conditions of operation are available on the public website. The key references are PK11/0612/MW and PK11/0613/MW.”

A meeting to be arranged with Hanson following Councillor John Ford raising via the Hanson Liaison Committee.

1/3 Underground Pylon Project – North Yate New Neighbourhood

To receive any further updates.

Item 2 Highways and Transportation

2/1 Yate Park and Ride

Councillor Jane Price has requested the following be discussed by the committee.

“With the opening of the park and ride, I was wondering if we could influence the provision of buses, ie. putting special buses on for special events such as buses going to football matches and/or concerts at Ashton Gate/Ashton Court. Having spoken to a few people in our community they would definitely welcome a bus that took them to Ashton Court for football matches.”

2/2 Goose Green Cycleway

To NOTE the following correspondence was issued to South Gloucestershire Council Asset Management Streetcare Team on 14th February 2022

“At our January 18th Meeting of the Planning and Transportation Committee, the Goose Green Way Cyclepath 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.”

A response is awaited.

2/3 Potholes – Approach to Yate Station

To **NOTE** the following correspondence was issued to Great Western Railway (Parkway Manager) on 14th February 2022, as we are still waiting for a reply on this matter, having requested a response on 5th May 2021, 8th June 2021 and 15th September 2021.

“We are periodically getting enquiries about when the approach road to Yate Station is going to be sorted out due to the bad state of repair.

Are you able to advise of any progress that you have made with regard to who is responsible for this road and/or any works that you are aware of to address the road surface.”

A response is awaited.

2/4 Highway Surface Repairs, Chatcombe

To **NOTE** 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.

2/5 Wickwar Road / Peg Hill (Southfield Way) Junction Safety

To **NOTE** correspondence was again issued on 14th February 2022 to request traffic / accident monitoring reports for this junction to the Transport Policy Team at South Gloucestershire Council.

“I am following up on my colleagues email dated 29th September 2021 and your subsequent reply.

This junction was discussed again at our Planning and Transportation Committee meeting of 18th January 2022 and members shared serious concern on the congestion at this junction due to the increased North Yate New Neighbourhood developments. It was noted that there had been two accidents witnessed, requiring assistance of the emergency services, within the last couple of months.

Could you please confirm if you have available more up to date accident figures. If these

are not currently available, could you confirm when these are likely to be available.”

To **NOTE**, the following response was received, dated 17th February 2022.

“I don’t have access to accident data, but I have copied my colleague into this email and I think he will be able to help with this.

With regard to traffic speeds and volumes at Wickwar Road and at Peg Hill I have arranged for surveys to be undertaken in w/c Mon 7th March.”

A response is awaited.

2/6 Shopping Centre Carpark Queues, McDonalds Entrance

It was agreed at the 18th January meeting of Planning and Transportation Committee to write again to South Gloucestershire Council with regard to the queuing situation. A letter is in the process of being drafted.

2/7 E-Scooter Trial

To **NOTE** the attached Notice of Intent relating to the e-scooter trail (Appendix 3).

To receive comments.

Item 3 Consultations

3/1 Current Consultations

No Current Consultations to report.

3/2 Consultation Responses

No Consultation Responses to report.

3/3 Urgent Consultations

To receive any urgent consultations

Item 4 Joint Cycleway Group

4/1 Meeting of Joint Cycleway Group

To receive the minutes of the meeting of the Joint Cycleway Group held on 23rd February 2022. (To be circulated).

Item 5 Reports from Representatives on Outside Bodies

5/1 Green Community Travel

Nothing to Report.

5/2 Yate and District Transport Forum

Nothing to report. The date of next meeting to be circulated once key members of group availability has been confirmed.

Item 6 Outstanding Items

To **NOTE** items shown on the pending list (Appendix 4).

YATE TOWN COUNCIL

Planning Applications Received for Review and Comment

Ref. Number	P22/00620/HH
Description	Erection of a single storey rear extension to form additional living accomodation
Location	6 York Close Yate South Gloucestershire BS37 5XA
Expiry Date	3 rd March 2022
YTC Comments	

Ref. Number	P22/00621/HH
Description	Erection of a single storey rear extension to form additional living accommodation with rear canopy.
Location	45 Blenheim Drive Yate South Gloucestershire BS37 5DD
Expiry Date	10 th March 2022
YTC Comments	

Ref. Number	P22/00889/TRE
Description	Works to fell 1 no. Sycamore and to pollard 1 no. Ash tree to 6m as covered by tree preservation order SGTPO06/09 dated 19th August 2009.
Location	Avonlea Stanshawes Drive Yate South Gloucestershire BS37 4ES
Expiry Date	9 th March 2022
YTC Comments	

Ref. Number	P22/00933/HH
Description	Erection of a single storey link extension and alterations to attached store building including the raising of the roofline to facilitate conversion to additional living accommodation. Erection of 1 no. detached car port. Planning Application
Location	43 Church Road Yate South Gloucestershire BS37 5BH
Expiry Date	9 th March 2022
YTC Comments	

Ref. Number	P22/01039/HH
Description	Demolition of existing conservatory and erection of a single storey rear extension to form additional living accommodation.
Location	14 Ullswater Close Yate South Gloucestershire BS37 5SS
Expiry Date	11 th March 2022
YTC Comments	

Ref. Number	P22/00895/F
Description	Alterations to shopfront fascia panel and windows.
Location	2 - 4 North Walk Yate South Gloucestershire BS37 4AR
Expiry Date	11 th March 2022
YTC Comments	

Ref. Number	P22/00896/ADV
Description	Display of 1 no. internally illuminated fascia sign and 1 no. internally illuminated projecting sign.
Location	2 - 4 North Walk Yate South Gloucestershire BS37 4AR
Expiry Date	11 th March 2022
YTC Comments	

Ref. Number	P21/07677/RM
Description	Installation of 2 no. junior turf football pitches with access, appearance, layout, scale and landscaping to be approved (Approval of Reserved Matters to be read in conjunction with outline permission PK17/4826/RVC formerly PK12/1913/O).
Location	Land To West Of Brimsham Green School And To North Of Broad Lane Yate South Gloucestershire
Expiry Date	4 th March 2022
YTC Comments	

Ref. Number	P22/01088/F
Description	Erection of single storey rear extension to form additional living accommodation
Location	11 Melrose Close Yate South Gloucestershire BS37 7AY
Expiry Date	15 th March 2022
YTC Comments	

YATE TOWN COUNCIL

Planning Applications Received for Review and Comment

Ref. Number	P22/00447/TRE
Description	Works to reduce crown by 2 metres to 1 no. Oak tree covered by TPO 383 dated 16/09/1987
Location	15 Meadow Mead Yate South Gloucestershire BS37 7UT
Expiry Date	15th February 2022 - Case Officer has granted extension to respond to 18 th February 2022
YTC Comments	<p>Submitted 16.02.2022</p> <p>Object</p> <p>We object to this application because</p> <ul style="list-style-type: none"> • there is no arboricultural report to justify the works proposed. • the tree predates the properties and so without evidence that the work is necessary either for the health of the tree or to stop property damage the tree should be left alone. • the tree forms an important part of the green corridor from Brinsham Park itself out to Leechpool Way, for wildlife, and forms an important part of the visual street scene on Leechpool. <p>We would remove our objection if the tree officer at South Gloucestershire is satisfied these works are essential.</p>

Ref. Number	P22/00503/TRE
Description	Works to crown reduce 1 no. Ash tree by 3m to give 2.5m clearance from neighbouring property. Tree covered by SGTPO 13/04 and dated 08/12/2004. REFERENCE NO: P22/00503/TRE
Location	Land At The Lawns Church Road Yate South Gloucestershire BS37 5AB
Expiry Date	19 th February 2022
YTC Comments	<p>Submitted 16.02.2022</p> <p>Objection</p> <p>We object to this application until there is a satisfactory arboricultural report which shows justification or describes the works as this tree is located within a cluster of listed buildings.</p>

Ref. Number	Application No: P21/07156/F
Description	Replacement entrance doors to front elevation and provision of outdoor seating area to facilitate Change of use of restaurant (Class E(b)) to a mixed use restaurant and hot food takeaway (sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)
Location	Unit 9 Yate Riverside Link Road Yate South Gloucestershire
Expiry Date	11th February 2022 <small>P&T 1.3.22</small>

<p>YTC Comments</p>	<p style="color: green;">Submitted 11.02.2022</p> <p>Objection</p> <p>We welcome the principle, however, although some of our comments from our previous objection have been addressed, we still have the following concerns:</p> <ol style="list-style-type: none"> 1. We note that the proposed hours have not changed in this revised application. The closing times should match the closing times of other current takeaways and local venues within the town, especially on weekends. Conditions on the opening hours should be consistent and match those which were issued to McDonalds (PK02/1716) and Miss Millies (PK13/2373) stating no sales on site or home delivery after 11pm. These conditions need to be applied across the whole premises – both inside and out. 2. We are concerned about the potential rise in the amount of litter within the area due to litter bins only being located right outside the door of the premises. There needs to be additional litter bins at the 4 boundary points leading to the overflow car park. These bins need to be managed by the shopping centre. Further off-site provision of litter bins, via s.106 monies, needs to be investigated to further reduce the rise in litter around the local area. 3. We are also concerned about the parking and traffic management proposed in this application. We object unless there is a condition on the planning consent in line with the recommendations of the sustainable transport manager. After reading their report, we understand the differences between the sites, but we are very concerned that there has been no mapping of traffic impacts on the single point of entry and exit of the site for vehicles. <p>We support the addition of a transport plan for staff and customers providing, as the sustainable transport officer suggests, it includes a car park management plan which can be implemented if problems arise.</p> <p>We further object to the parking and traffic arrangements until the applicants provide a satisfactory parking and traffic management plan to assure the public there will be:</p> <ul style="list-style-type: none"> • Parking spaces for pick up • Access from the public highway to the site will not cause any backlogs on the highway <ol style="list-style-type: none"> 4. We would also like to see details of clearances on footway between the proposed seating outside the premises and the adjacent parking
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Ref. Number	P21/07145/ADV
Description	Display of 2no. internally illuminated fascia signs.

Location	Unit 9 Yate Riverside Link Road Yate South Gloucestershire
Expiry Date	25 th February 2022
YTC Comments	Submitted 16.02.2022 No comment

Ref. Number	P22/00446/CLE
Description	The use of the property known as The Chase in breach of Condition 2 of Planning Consent (Ref: P.338) dated 22nd January 1970 which requires that the occupation of the dwelling hereby authorised shall be limited to a person employed, or last employed, locally in agriculture as defined in Section 221 (1) of the Town & Country Planning Act 1962, or in forestry (including any dependants of such a person residing with him), or a widow or widower of such a person.
Location	NEIGHBOURING PARISH: The Chase Mapleridge Lane Yate South Gloucestershire BS37 6PW
Expiry Date	17 th February 2022
YTC Comments	Submitted 16.02.2022- via email to case officer Comment We note that the 66 acres have been in agricultural use throughout the period, and that a part of it has been used for kennels, as is not uncommon on local farms. We cannot speak to whether the balance of income from the land was from the kennels, the farm or other uses of the fields. We note the statutory declaration does not discuss how the 66 acres has been used since 1978.

Ref. Number	P22/00496/F
Description	Erection of single storey side extension to form annex and provide additional living accommodation
Location	The Barns Cottage Mapleridge Lane Yate South Glos BS37 6PW
Expiry Date	25 th February 2022
YTC Comments	Submitted 16.02.2022 – via email to case officer NEIGHBOURING PARISH COUNCIL – HORTON PC Objection We object unless non-severance condition because of the problems of proliferation of separate dwellings.

Ref. Number	DOC22/00037
Description	Discharge of condition 42 (Cable Corridors) attached to permission P19/6296/RVC. Variation of condition 19 attached to outline planning permission PK12/1913/O (as amended under applications PK15/5230/RVC, PK16/2449/RVC, PK17/0039/NMA and PK17/4826/RVC) to amend the wording of the condition (19) to "There shall be no commencement of Phase

	5 of the development as shown on the Phasing Plan submitted pursuant to condition 4, until such time as the internal link road linking Randolph Avenue, Leechpool Way and the access from the Peg Hill development (as approved by planning permission PK12/0429/O) has been implemented and is operational. Construction use and residential use are deemed operational."
Location	Land North Of Brimsham Park Yate Bristol
Expiry Date	23 rd February 2022
YTC Comments	<p>Submitted 21/2/22</p> <p>Objection</p> <p>1. We object to the proposed relaxation of condition 19 as it is essential that the plan ensures the proper distribution of traffic. The construction traffic needs to be separated from general traffic to ensure they exit only via the wheelwashing facilities.</p> <p>2. We strongly support the undergrounding of the cables providing they extend to the Chipping Sodbury substation. It is unclear from the submitted plans if this is the case.</p> <p>Therefore, unless there is confirmation and a condition that the whole section of the substation is underground, it extends to Chipping Sodbury and that the pylon, on the application site adjoining to Pear Tree Hay, is removed, we object.</p> <p>It is premature to discharge the under grounding condition, as the pylons are still in place. If the work is carried out so that all pylons are removed from the site including there not being any uprisers on the site (ie so that the three pylons going to the substation have also gone), then it will be appropriate to confirm the condition can be discharged.</p>

Tabled Items

Ref. Number	P22/00620/HH
Description	Erection of a single storey rear extension to form additional living accommodation.
Location	6 York Close Yate South Gloucestershire BS37 5XA
Expiry Date	3 rd March 2022
YTC Comments	<p>Submitted 21/2/22</p> <p>No Comment</p>

Ref. Number	P21/02473/RM
Description	Description: Erection of 157 no. dwellings with new roads, drainage, parking, garaging and works with appearance, layout, scale, and landscaping to be approved (Approval of reserved matters to be read in conjunction with outline permission PK17/4826/RVC formerly PK12/1913/O).
Location	PI5c And PI6, North Yate New Neighbourhood North Yate New Neighbourhood Yate
Expiry Date	18 th February (received 11 th February 2022) – extension granted to 23 rd February 2022 (Case Officer Jonathan Ryan)
YTC Comments	<p>Submitted 21/2/22 via email to Case Officer & Portal</p> <p>"Objection"</p> <p>Our comments on the earlier version of this application have not been addressed. We note also that the transportation officer has also highlighted concerns over the layout and traffic calming.</p> <ol style="list-style-type: none"> 1. The overhead power cables across the site be underground as far as the Chipping Sodbury Substation (south Eastfield Drive). The proximity of houses on PL6 needs to be raised - the northern section on this application to the proposed line of the undergrounding. The developers have consent for the sites the other side of the line but those were separated by the lake, and now are applying for consent for this site and the undergrounding is not mentioned. This is of concern. Without conditioning, the future of the pylons or underground cables means it is impossible to know whether we think the housing is to close to the cables. As things stand, unless the cables are underground, we need to object. We would like confirmation that WPD have been consulted regarding the undergrounding proposals and the proposed development works. 2. That ALL adopted roads should have pavements, that is segregated routes for pedestrians, streetlights and sufficient space between front doors and places vehicles can drive. In light of events in Francis Road, it is of grave concern that the developer would apply for consent to build PI6, with roads through the phase with no pavements at all. 3. The main road off Dowsell Way will become the northern access to Yate Outdoor Sports Complex (YOSC), so particularly important we dont get on street parking or drives reversing out in this area. 4. Plots 89 - 92 have parking bays that will involve reversing out onto a double-blind corner, combined with visitor parking spaces right on that corner. This is a serious highways problem. 5. Given the problems we have experienced with earlier phases, having layouts which refuse vehicles can just about use but other delivery vehicles cannot, the vehicle tracking for fire engines, large delivery vehicles, removal vans, furniture delivery etc needs to be completed, not just for Dennis Eagle refuse vans. The vehicle tracking layout, which is for refuse vehicles, not the larger delivery vehicles which you get regularly eg removal vans, furniture delivery, and parcel delivery. It shows that this same location is extremely tight for getting into the parking and delivery area for the flats on the corner of Dowsell Way – 88 – 99. This is particularly important as the frontage is onto a corner on the junction that will form the entrance to the industrial area, and there will be no possibility of on street delivery at the front. The refuse collection point is at the rear so rear

	<p>access will be vital, but is shown as only just being possible if the visitor bay is parked in carefully. This entire corner of Dowsell Way and the internal corner at plots 89- 92 needs to be considered again.</p> <p>6. Across the entire development, the parking layouts are unacceptable. There is insufficient visitor parking and it is poorly located. The relationship between allocated spaces and the carriageway is not acceptable. We have had serious disputes in neighbouring roads where this sort of layout is simply not working. The tragic events at North Fitzwarren mean that we have to fundamentally rethink how parking is being laid out on these developments. For example, only allocating one parking space for a 2 bed flat, when the flats are on a corner of the main road and there is no visitor parking space nearby is a recipe for problems.</p> <p>7. The northern section ie PL6, is immediately opposite what is allocated for employment uses, so it is crucial that the site is well screened from the land opposite along its western boundary. There are no proposals for landscaping areas.</p> <p>8. Object to end to end parking which will result in vehicles reversing on or off Dowsell Way including, some over close to a corner, on what will be the route to the employment zone.</p> <p>9. We are particularly concerned about turning in the courtyard area P3 20 and the tightness where the visitor parking spaces are shown adjoining plot 84 and plot 95 - we have seen how elsewhere the visitor parking spaces inhibit large vehicles. This, combined with the failure to include most of the visitor parking space within PL6, is indicative that the plan is trying to get too many properties into the space and needs a redesign to widen roads, provide pavements and provide for visitor parking spaces close to houses.</p> <p>10. Plots 130 /131 have a pinch point which, judging by similar pinch points on other phases, will result in vehicles driving onto the grass of neighbouring properties. As this narrow pinchpoint is identified as refuse vehicle turning area, larger vehicles will certainly go onto the grass.</p> <p>11. The proposed layout will cause issues for SITA to collect from with bins likely to be left on roadways for the duration of the day which could further complicate access.</p> <p>12. Finally, we want to strongly endorse the concerns raised by the SGC open space and Tree Officer."</p>
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Ref. Number	P22/00714/HH
Description	Erection of a single storey rear extension to form additional living accommodation.
Location	26 Stirling Close Yate South Gloucestershire BS37 5UH
Expiry Date	7 th March 2022
YTC Comments	Submitted 21/2/22 No Comment

Ref. Number	P22/00717/HH
Description	Erection of two storey and single storey rear extension, and first floor front extension over existing garage to form additional living accommodation and erection of front porch.
Location	17 Carmarthen Close Yate South Gloucestershire BS37 7RR
Expiry Date	7th March 2022
YTC Comments	Submitted 21/2/22 No Comment

SOUTH GLOUCESTERSHIRE COUNCIL
(Electric Scooter Trial) Temporary Traffic Regulation Order 2022

Notice is hereby given that South Gloucestershire District Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984 as amended, The Electric Scooter Trials and Traffic Signs (Coronavirus) Regulations and General Directions 2020, and pursuant to the Order made by the Department of Transport, under s44 and s63(5) of the Road Traffic Act 1988, intends to make an order the effect of which will enable electric scooters (as defined in The Traffic Signs Regulations and General Directions 2016) being used in a trial, to use any road or length of road in South Gloucestershire which is currently used by pedal cycles. This applies only to electric scooters hired from a company authorised and in accordance with the regulations made by the Department of Transport.

South Gloucestershire Council is satisfied that electric scooters being used in the trial in the said roads should be permitted in connection with the likelihood of danger to the public; (1) to reduce ambiguity as to where the aforementioned electric scooters can be ridden, and (2) to allow the aforementioned electric scooters to be ridden in safer areas of the highway. The order will be operative from 20 March 2022 for a maximum period of eighteen months.

PO Box 1953,
Bristol,
BS37 0DB

John McCormack
Monitoring Officer and Head of Legal,
Governance and Democratic Services

Planning and Transportation

Pending Log as of 18th January 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.

2. Pedestrian Safety, Traffic Lights Crossing Station Road

To **NOTE** correspondence received from South Gloucestershire Council Traffic Management (Assess & Decide) officer relating to the light controlled crossing in Station Road, (left turn at the end of Church Road).

"I have visited the site to assess the road markings for the crossing which are visible and have forwarded the concerns raised to the council's Community Engagement team so that they can alert the local Police to the fact that reports have been received of vehicle drivers ignoring the red traffic signal which allows pedestrians to cross on a green signal.

When out on site I have made several stops in this location to view and gain a 'snap shot' view of traffic manoeuvres of vehicles turning left out of Church Road into Station Road but have not witnessed anything untoward. I will continue to monitor this location. The Council's record of injury accidents for the last 5 years shows that there has been no pedestrian injury accidents recorded in this location of the light controlled crossing in Station Road."

To **NOTE** further correspondence received from the South Gloucestershire Transport and Environmental Policy Manager.

Your correspondence has been passed to me to ensure that the current issues experienced at the junction of Church Road and Station Road are considered and addressed as part of any future town centre changes.

I have noted the issue and we will feed this in to the evidence to inform the Yate Master plan work that is soon to be started. We will be in touch with further details of this project as it develops.

To continue to monitor

3. Flooding on Link Road Pedestrian Crossing - Bus Station/ Riverside Carpark

To **NOTE** latest correspondence received from South Gloucestershire Council on 5th May 2021, following request that this area needed attention.

"Reference Number: 1633706

In regards to the flooding I have logged this to be inspected to see if the drains/gullies need to be jetted to allow for the rainwater to drain away. This will be inspected within the next 10 workings days and prioritise the work required into our schedule.

If you require further information please quote your reference number above when contacting us".

To **NOTE** further email communication issued to SGC Streetcare 8 June 2021
“Further to your email of 5th May, could you please give me any further updates on your inspection of the area mentioned above.”

No reply received.

To **NOTE** further email communication issued to SGC Streetcare 15 September 2021

“Further to your email of 5th May, could you please give me any further updates on your inspection of the area mentioned above.”

To **NOTE** further email communication received from Streetcare SGC 17th September 2021

“Thank you for your email.

This is another case which is with the Area Maintenance Team, therefore I have asked the Inspector to update you on this request as well.”

Awaiting Response

4. Flooded Parking (Disabled) Bay between the Library and Kennedy Way Surgery

To **NOTE** latest correspondence received from South Gloucestershire Council (Assistant Engineer, Asset Management) on 13th May 2021, following our request that this area needed attention.

“I’ve checked our records and can see that this section of car park is indeed owned by South Gloucestershire Council. However, it does not form part of the adopted highway or maintained grounds areas managed by Streetcare and therefore appears to be owned and managed by our Property Services department (copied into this email). You will need to contact our Property Services department to discuss this issue and get it resolved.

In the meantime I will arrange for someone to attend site with a view to identifying what can be done to resolve the ponding of water in the disabled parking bays. However, Property Services will need to agree to and fund any remedial works carried out.

I trust the above is of help, although appreciate it is not the quick fix you may have been hoping for.”

To **NOTE** further communication received 18th May 2021

“Thank you for enquiring about this flooding issue. This has been logged under reference: 1640990

We will look into your request within 10 working days. If you would like further information, please quote your reference number above when contacting us.”

To **NOTE** further email communication issued to Streetcare SGC on 8th June 2021

“Would it be possible to have an update on the flooding disable bay referred to in our earlier email of 30th April”

No reply received

To **NOTE** further email communication issued to Streetcare SGC on 15th September 2021

“Can you please give us an update on our reference number 1640990 – see email trail below”

To **NOTE** further email communication received from Streetcare SGC 17th September 2021

“Thank you for your email.

I have checked the original request which has been passed through to the Area Maintenance Team to clear the gullies. I have asked the Inspector to advise you with an update.”

Awaiting response.

5. **Bike Detectors at Traffic Lights**

Councillor Willmore to follow up the progress of traffic light junctions works to in 6 months time (June 2022).

7. Land between 13 and 9 Station Road, Yate

To NOTE the following correspondence from South Gloucestershire Council, and correspondence sent by the Town Council regarding the land between 13 and 9 Station Road, Yate.

- Correspondence has been received from South Gloucestershire Council on 5th May 2021

“As you have pointed out the Coronavirus lockdowns has delayed the case, and the investigation is still held in abeyance. However, we are always reviewing our position regarding compliance with the requirements of the notice and the restrictions in force. We are hoping that with the latest easing of restrictions we will be able to revisit the requirements of the notice again in the near future.

With regards to the notice in place, this permanently remains on the land so we can revisit it’s compliance when it is considered suitable to do so. We will then set a reasonable timeframe for compliance at this time. When this has been set we will notify you.”

- A chronological sequence of events has been prepared and correspondence to be sent to South Gloucestershire Council advising that local residents are on the verge of submitting a formal complaint due to the length of time it has taken for enforcement action to be taken (Planning Meeting 15th June 2021).
- Correspondence has been received from South Gloucestershire Council on 13th July 2021

“ Due to the ongoing Covid-19 situation the case has been held in abeyance until the restrictions are lifted. We have made Yate Town Council aware of this, as you have hopefully seen as chair of the Planning and Transportation committee for the town council. Despite holding the case in abeyance we had instructed the occupier to make all possible efforts to achieve compliance during the period of restrictions.

As you may be aware the Council had taken a stance that we were not making people homeless via prosecution during the pandemic. This case fell within the parameters of that stance, and was thus held in abeyance. However, the notice requiring the removal of the caravans remained on the land.

As the restrictions are being lifted imminently, following the announcement yesterday afternoon confirming this, I have been in contact with both the owners and the occupier of the site. This was to set a new deadline for the caravans to be removed, by 13th October 2021, before we consider referring the matters back to the courts, unless a reasonable and valid justification for non-compliance by that time is provided. In order for a successful prosecution should we return the matters to court, we have to demonstrate that we have set a reasonable timeframe for compliance given the period of ‘abeyance’ the case has been in. This is also a similar timeframe to that previously set after our last prosecution in February 2020.

I will add your details to the case to keep you updated on its progress. An officer will visit the site on, or just after 13th October to check compliance with our requirements and we will determine our next steps with the investigation after the site visit. If you become aware of compliance before the 13th October please let us know.

We will update you with the progress of the investigation after we have conducted the site visit outlined above, or if the time for compliance has been amended.”

- Correspondence sent to South Gloucestershire Council on 19th July 2021

“Many thanks for your reply.

Obviously we are concerned with the timeline extending for another 3 months (which could again result in us being in a lock down by that time) - allowing this to drift would not be acceptable when neighbours are being directly affected.

We really do need to reiterate that this is having a really serious impact on the ability of adjoining occupiers to use their property safely “