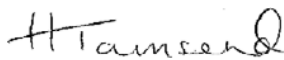


MEETING of Yate Town Council's Planning and Transportation Committee on 20th June 2023

14th June 2023

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 20th June 2023 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. Apologies for Absence
2. 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.

Councillor Chris Willmore
(non-pecuniary interest)

Trustee of CPRE

All Planning Applications

3. Public Participation Session with Respect to Items on the Agenda
4. Further to Minute 7 of the Annual Town Council Meeting of 16th May 2023, to NOTE that the election of the Chair of the Planning and Transportation Committee will be held in abeyance until the Planning and Transportation Committee meeting of 12th September 2023, once Full Council on 5th September 2023 has reviewed chairs of committees, to allow newly elected councillors the opportunity to be inducted into the workings of the council before the review takes place. To confirm way forward regarding election of Vice-Chair of the Planning and Transportation Committee.
5. To receive and approve the minutes of the Planning and Transportation Committee meetings held on 25th April 2023 – insert link

[Click here to view : Planning and Transportation Committee Meeting 25th April 2023](#)

6. To consider the following Items on the Clerk's Report:

Item 1 Planning and Transportation meetings

1/1 Review scheduled P&T meetings

Item 2 Planning Matters

2/1 Planning Applications

2/2 Brimsham West Quarry – Quarry Expansion

Item 3 Highways and Transportation Matters

3/1 We Buy Any Car – Pod in Morrisons car park

3/2 Speeding Cars

Item 4 Consultations

4/1 Current Consultations

4/2 Consultation Responses

4/3 Urgent Consultations

Item 5 Joint Cycleway Group

5/1 Meeting of Joint Cycleway Group

Item 6 Reports from Representatives of Outside Bodies

6/1 Green Community Travel

6/2 Yate & District Transport Forum

Item 7 Outstanding Items



MEETING of the members of Yate Town Council's Planning and Transportation Committee on 20th June 2023

Item 1 Planning and Transportation meetings

Item 1/1 Review of scheduled Planning & Transportation Meetings

To receive recommendation regarding the format of future 'Planning Only' and 'Planning and Transportation' meetings following consultation with the Chair. (Appendix 1)

Item 2 Planning Matters

Item 2/1 Planning Applications

- a) To receive and consider planning applications (Appendix 2).
- b) To comment on planning applications received after the circulation of the agenda (to be circulated).
- c) To **NOTE** that the planning applications from 23rd May 2023 and 6th June 2023 were reviewed and comments submitted under delegated powers.

[Click here to view : Planning Applications 23rd May 2023](#)

[Click here to view : Planning Applications 6th June 2023](#)

- d) To **NOTE** letters received from South Gloucestershire Council and circulated on 14th June 2023, stating that there will be site inspections at the following locations :

[Click here to view : P22/05330/RVC – Land North of Brimsham Park Site Inspection Letter](#)

[Click here to view : P22/04365/RM – Parcels PL2, PL4A, PL4B & PL5B Land at New North Yate Neighborhood Site Inspection Letter](#)

To nominate member of committee to attend site inspections.

Item 2/2 **Brimsham West Quarry – Quarry Expansion**

To **NOTE** revised planning application received P22/02019/F - Construction of Temporary Haul Road to link Southfields and Brinsham West Quarries with subsequent restoration.

To receive comments to be submitted for this revised planning application (appendix 3)

Item 3 **Highways and Transportation**

Item 3/1 **‘We Buy Any Car’ Pod in Morrisons, Yate**

Further to minute 7/2 of Planning and Transportation meeting 25th April 2023
Correspondence received from South Gloucestershire Council Planning Enforcement Officer:

*“I can advise that we have requested the pod be moved the position approved under application **P22/01744/F** and specified an initial one-month compliance period for this to be completed.*

I will review the case next month and continue to monitor any correspondence we received. You will receive any further updates relevant to the case.”

To receive comments.

Item 3/2 **Speeding Cars**

To **NOTE** correspondence received from Avon and Somerset Police regarding the concerns raised during the Planning and Transportation meeting on 25th April 2023.

[Click here to view : Correspondence from Avon and Somerset Police](#)

To further **NOTE** correspondence received from Lead Road Safety Officer – Collision Investigation and Prevention regarding the request for the traffic light review report following the fatal accident in Yate on 29th March 2023 along Kennedy Way.

“In order to answer any questions that the Town Council have, please could you let me know what information was requested? There may be some information that has still not been released/investigated by Avon and Somerset Police. To understand whether there were any highway related contributory factors we have to work from what we know to have happened from evidence. If you could elaborate on concerns we may be able to assist with providing more information.”

To receive comments.

Item 4 Consultations

Item 4/1 Current Consultations

Consultation Name	Link / Appendix	Date circulated	Closing date	Notes
WESTlocal Idea	Click here to view Consultation - WESTLocal	28.03.23	30.04.24	It was NOTED on 25 th April 2023 this consultation will be discussed further after the elections in terms of engagement and bid.

Item 4/2 Consultation Responses

No consultation responses to report.

Item 4/3 Urgent Consultations

To receive any urgent consultations.

Item 5 Joint Cycleway Group

Item 5/1 Meeting of Joint Cycleway Group

To **NOTE** the next meeting of the joint cycleways group will take place on Thursday 6th July 2023 at 6:30pm at Poole Court.

Item 6 Reports from Representatives on Outside Bodies

Item 6/1 Green Community Travel (GCT)

To receive any update

Item 6/2 Yate and District Transport Forum

To **NOTE** a doodle will be circulated to arrange the next meeting.

Item 7 Outstanding Items

To **NOTE** items shown on the pending list.

[Click here to view : Outstanding Items](#)

RECOMMENDATION PAPER REGARDING PLANNING & TRANSPORTATION COMMITTEE MEETINGS

Yate Town Council has agreed a calendar of meeting dates for the Planning & Transportation Committee (P&T) up to May 2024. This is on the basis of 'planning-only' meetings (eg meetings to discuss planning applications only) taking place more regularly than full P&T meetings (when previous planning-only meeting and/or P&T minutes are approved, as well as wider discussion on planning, highways and transportation issues).

Custom and practice is currently that planning-only meetings rarely take place physically; instead, comments are sought from members digitally and submitted to SGC using delegated powers in place to the clerk. This happens routinely albeit within days of the scheduled meeting. We therefore seek formalisation of the current ad-hoc arrangement so that :

- (a) The process we most often follow is transparent to the public;
- (b) Efficiencies are improved behind the scenes (as currently time is spent on admin for meetings that don't take place).

It is **RECOMMENDED** to Full Council on 27th June 2023 that :

1. **Planning-only meetings will only take place if the Chair of P&T Committee convenes a meeting.**

Rather than the default option of convening a meeting and then cancelling it, the new default will be that no meeting will be called and will only be convened if the Chair of P&T directs.

The dates will remain on the calendar of meetings, but will be asterisked to say they will take place only if convened by the Chair of P&T (eg if a member of the public wishes to speak on an application for example).

Notices to be posted on noticeboards/website of planning applications under consideration.

Any consultations which will not make the date of the next P&T meeting will also be circulated to the committee for comment/response.

2. **The advertisement of the calendar of meetings scheduled up to May 2024 to be amended to state that planning-only meetings will be convened physically if required.**
3. **The frequency of full P&T meetings will be changed to quarterly to coincide with the frequency of Cycleways and Transportation Forum groups.**

This means that the full P&T meetings scheduled to take place on 31st October

2023 and 27th February 2023, will no longer take place.

Full P&T meetings continue to be convened and held as face to face meetings, so that there is a formal record of all the planning application comments, consultation responses and approval of the previous P&T meeting minutes.

However, if there is no urgent business to be discussed, full P&T meetings can be cancelled on the Chair's instruction.

Conversely, the Chair can also convene additional full P&T meetings, should the need dictate more than quarterly.

YATE TOWN COUNCIL

Planning Applications Received for Review and Comment 20th June 2023

Planning Application Reference	P23/01758/TRE
Deadline Date	23.06.2023
Location	14 Pear Tree Hey Yate South Gloucestershire BS37 7JT
Description	Works to 1no. English oak to crown reduce west portion of canopy over garden by a maximum of 2 meters covered by Tree Preservation Order TPO383 dated 16/09/1987
SGC Case Officer	Kate Tate
YTC Comments	

Planning Application Reference	P23/01103/ADV - revised proposal
Deadline Date	19.06.2023
Extension Deadline Date	22.06.2023
Location	North Yate New Neighbourhood Yate South Gloucestershire
Description	Display of 1no. illuminated fascia sign, 1no. illuminated hanging sign, 1no. non-illuminated totem sign, and 8no. non-illuminated totem car park signs.
SGC Case Officer	Lee Burnman
YTC Comments	

Planning Application Reference	P23/01688/F
Deadline Date	26.06.2023
Extension Deadline Date	
Location	Land at 53 Oak Close Yate South Gloucestershire BS37 5TW
Description	Demolition of garage. Erection of 1no. detached dwelling with associated works.
SGC Case Officer	Chloe Summerill
YTC Comments	

Planning Application Reference	P23/01763/HH - retrospective
Deadline Date	26.06.2023
Extension Deadline Date	
Location	16 Hudson Close Yate South Gloucestershire BS37 4NP
Description	Demolition of existing post and rail fence. Erection of 1.67m high feather board fence and gate to front of property (retrospective)
SGC Case Officer	Helen Turner
YTC Comments	

Planning Application Reference	P23/01738/HH
Deadline Date	26.06.2023
Location	8 Hampden Close Yate South Gloucestershire BS37 5UW
Description	Demolition of existing conservatory. Erection of single storey rear extension to form additional living accommodation
SGC Case Officer	Lucie Rozsos
YTC Comments	

Planning Application Reference	P23/01126/F - revised proposal
Deadline Date	19.06.2023
Extension Deadline Date	22.06.2023
Location	North Yate New Neighbourhood South Gloucestershire Yate
Description	Installation of 1 no. ATM and associated works.
SGC Case Officer	Lee Burnman
YTC Comments	

Planning Application Reference	P23/01110/ADV - revised proposal
Deadline Date	19.06.2023
Extension Deadline Date	22.06.2023
Location	North Yate New Neighbourhood South Gloucestershire Yate
Description	Display of 1 no. non-illuminated ATM customer information sign.
SGC Case Officer	Lee Burnman
YTC Comments	

Planning Application Reference	P23/01756/TRE
Deadline Date	27.06.2023
Location	Morrisons Station Road Yate South Gloucestershire BS37 5PW
Description	Works to 3no. Sycamore to be crown lifted to 5.2m and the lower limbs to be removed covered by TPO 222 dated 24/07/2009.
SGC Case Officer	Kate Tate
YTC Comments	

Planning Application Reference	P23/01824/HH
Deadline Date	03.07.2023
Location	106 Highworth Crescent Yate South Gloucestershire BS37 4HL
Description	Erection of single storey side extension to form WC.
SGC Case Officer	Thomas Servini
YTC Comments	

Planning Application Reference	P23/01812/TRE
Deadline Date	03.07.2023
Location	Land To The Front Of 12 Stanshawes Drive Yate South Gloucestershire BS37 4ET
Description	Works to 1no. Field Maple to remove branches overhanging no. 12 Stanshawes Drive covered by SGTPO 29/14 dated 02/12/2014.
SGC Case Officer	Kate Tate
YTC Comments	

Planning Application Reference	P23/01826/HH
Deadline Date	03.07.2023
Location	Braeburn House Amberley Gardens Yate South Gloucestershire BS37 7DP
Description	Erection of two storey side extension to form additional living accommodation.
SGC Case Officer	Helen Turner
YTC Comments	

P22/02019/F | Construction of Temporary Haul Road to link Southfields and Brinsham West Quarries with subsequent restoration. | Land between Gravel Hill Road And Brinsham Lane Yate South Gloucestershire BS37 7BT

Object:

Our original objection from April 2022 still stands and that should be read in conjunction with this objection.

Our original concerns in regard to the impact of the proposed change to the access to Brinsham West Quarry northeast of Yate Rocks from the consented route have not been addressed with the revised proposals.

Whilst the applicant has made limited reductions in the proposed haul road width, reducing it to 6.5m but with 12m plus passing places the SNCI identified will still be destroyed by the works and an area of high heritage importance will be significantly affected (if not destroyed)

And whilst the applicant seeks to mitigate for these works the proposed 1.4 hectares of 'new' woodland, with no details of where that might be accomplished, cannot replace the mature trees and hedgerows providing as they do a varied environment within the SNCI when so much is under threat locally and nationally being removed as part of such a proposal

The proposal seems to be counter to South Gloucestershire Core Strategy policy PSP2 & in particular PSP3

Development proposals should minimise the loss of existing vegetation on a site that is of importance in terms of ecological, recreational, historical or landscape value. Development proposals which would result in the loss of, or damage (directly or indirectly) to, existing mature or ancient woodland, veteran trees, ancient or species-rich hedgerows will only be acceptable where the need for, and benefits of, the development in that location clearly outweigh the loss or damage a point very clearly noted by South Glos Tree officer

We support the residents of Yate Rocks and those that use the routes for recreational use who have expressed their significant concerns about the proposal. It is disappointing that the existing consent, approved only in 2011, which would leave the SNCI untouched is dismissed under the guise of carbon reduction.

The applicants' calculations, used to justify the proposals, by way of reduced journeys, are made on the use of existing Diesel plant. Irrespective of the application, what for example, are the applicants proposals to phase out the use of such vehicles in its operations in favour of more environmentally friendly plant (by way of example the German manufacture Kuhn Schweitz produce a "eDumper" modelled on the Komatsu HB 605 cited in the applicants report) Indeed If carbon reduction is such a significant an aspiration of the applicants then perhaps they should include appropriate figures, calculations etc. for the WHOLE of their operation of the quarry (including the current and likely increased number of lorries in and out of the site) and how they will reduce them

We also note that the applicants supporting documentation has continued to use varied figures for the use of the proposed haul route ranging from 126 to 360 vehicles per day. Such a variance in

fundamental data is of concern and they should review their figures and base their calculations on a firm (and possibly binding) upper number of movements.

Currently run off from Brinsham Lane discharges into the stream but there would appear to be little in the way of mitigation for run off from the proposed Haul route into the adjacent stream. (Where a recent fish die back occurred due to mismanagement by the applicants currently under review by the Environment Agency.)