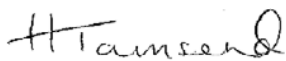


MEETING of Yate Town Council's Planning and Transportation Committee on 28th February 2023

22nd February 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 28th FEBRUARY 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. To receive and approve the minutes of the Planning and Transportation Committee meetings held on 17th January 2023.

[Click here for the minutes of the Planning and Transportation Committee held on 17th January 2023](#)

5. To Consider the Following Items on the Clerk's Report:

Item 1 Planning Matters

1/1 Planning Applications

Item 2 Highways and Transportation Matters

2/1 Flood Management – Ladden Garden Village

2/2 We Buy Any Car – Pod in Morrisons car park

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 28th February 2023

Item 1. Planning Matters

Item 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** that the planning applications from 31st January and 14th February 2023 were reviewed and comments submitted under delegated powers.
[Click here for planning application comments submitted from 31st January 2023.](#)
[Click here for planning application comments submitted from 14th February 2023](#)

Item 2 Highways and Transportation

Item 2/1 Flood Management – Ladden Garden Village

To receive update following meeting at South Gloucestershire Council regarding flood management plan in the Ladden Garden Village area of Yate.

Item 2/2 'We Buy Any Car' Pod in Morrisons, Yate

Comments have been raised by members of the committee that the 'We Buy Any Car' pod, currently located in Morrisons, Yate, is not in the planned location as detailed in the planning application submitted, and subsequently granted, last year.

Correspondence is to be sent to South Gloucestershire Council to ask for further information and to confirm if the change of location was approved.

To receive any update.

Item 3 Consultations

Item 3/1 Current Consultations

Consultation Name	Link / Appendix	Date circulated	Closing date	Notes
South Gloucestershire Council - YTL Arena Bristol parking and travel information sharing	Click here to view consultation		06.03.23	
South Gloucestershire Council -New Premises Licence Application - White Lion, Church Road, Yate BS37 5BG	Click here to view consultation	07.02.23	02.03.23	Consultation was circulated prior to meeting and comments been received (Appendix 2). To agree comments to submit to South Gloucestershire Council and to give prior notice of these comments to the owner of the White Lion.
South Gloucestershire Council -Thornbury to North Bristol Sustainable Transport Corridor improvements	Click here to view consultation		19.03.23	

Item 3/2 Consultation Responses

Consultation Name	Link / Appendix	Date circulated	Closing date	Notes
South Gloucestershire Council - Addressing of properties off Station Road	Email request	20.12.22	Feb 2023	To NOTE that the name 'Railway Court' was submitted to South Gloucestershire Council.

<p>South Gloucestershire Council - Morrisons and Petrol Station, Station Road</p> <p>Licensing application</p>	<p>Click here to view consultation</p>	<p>17.01.23</p>	<p>02.02.23</p>	<p>To NOTE correspondence was sent to South Gloucestershire Council (SGC) to confirm that previous conditions were still being met under this renewal application.</p> <p>To NOTE response received from SGC</p> <p><i>“Morrisons have requested the same conditions to be carried over onto this new licence and so these will be in place if/when the new licence is granted.”</i></p> <p>To further NOTE that under delegated powers, it was agreed to submit no objection to the application.</p>
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Item 3/3 Urgent Consultations

To receive any urgent consultations.

Item 4 Joint Cycleway Group

Item 4/1 Meeting of Joint Cycleway Group

Further to minute number 8/1 of the Planning and Transportation meeting held on 17th January 2023, **RESOLVED** to write to West of England Combined Authority (WECA) requesting a meeting with the Yate and District Transport Forum and Joint Cycleways Group to discuss the plans for Yate Station, correspondence was sent to WECA.

Awaiting response.

Item 5 Reports from Representatives on Outside Bodies

Item 5/1 Green Community Travel (GCT)

To **NOTE** that further to minute number 9/1 of the Planning and Transportation meeting held on 17th January 2023, **RESOLVED** to contact Green Community Travel (GCT) requesting they write to South Gloucestershire Council regarding the traffic issues they experience in January 2023 and how it affected them, correspondence was sent to GCT.

To receive any update.

Item 5/2 Yate and District Transport Forum

To **NOTE** the next meeting of the Yate and District Transport Forum will take place on Thursday 9th March 2023.

Item 6 Outstanding Items

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

[Click here for details of outstanding items.](#)

YATE TOWN COUNCIL

Planning Applications Received for Review and Comment 28th February 2023

Planning Application Reference	P23/00567/HH
Deadline Date	Friday 10th March 2023
Extension Deadline Date	
Location	70 Somerset Avenue Yate South Gloucestershire BS37 7SQ
Description	Erection of front porch and single storey extension to provide additional living accommodation
SGC Case Officer	Simon Ford
YTC Comments	

Planning Application Reference	P23/00619/TRE
Deadline Date	Thursday 9th March 2023
Extension Deadline Date	
Location	18 Pear Tree Hey Yate South Gloucestershire BS37 7JT
Description	Works to crown reduce 1 no. oak by 2m and to crown reduce western canopy of 1 no. oak by 1m, as covered by Tree Preservation Order TP0383 dated 16th September 1987
SGC Case Officer	Kate Tate
YTC Comments	

Planning Application Reference	P23/00646/TRE
Deadline Date	Friday 10th March 2023
Extension Deadline Date	
Location	13 Brookthorpe Yate South Gloucestershire BS37 4HX
Description	Works to 1 no. oak tree to reduce crown by 2m in height and lateral spread. Leaving approx 15m in height and 9.5m in spread covered by SGTPO 11/14 dated 22/07/2014
SGC Case Officer	Kate Tate
YTC Comments	

YATE TOWN COUNCIL

Consultation : New Premise Licence Application - White Lion Comments Received to Date (22nd February 2023)

Sales Hours

Licence requests sales from 11am to midnight, 7 days a week with half hour after leeway for finishing drinks. Neighbouring pub has this condition Friday and Saturday but last sales at 11pm Sunday to Thursday.

Noise Conditions

The noise conditions on this application are vague given the plans for an outdoor garden and the proximity to neighbouring houses. Request for more precise site boundary noise condition at the rear with the same hours as the neighbouring pub.