

MEETING of the members of Yate Town Council's Planning and Transportation Committee on 17th January 2023

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** comments on planning applications reported to the meeting on the 18th October 2022 were submitted to South Gloucestershire council [Click Here for Planning Application comments submitted](#)
- d) To **NOTE** the Planning and Transportation meeting on the 1st November 2022 was cancelled, Planning applications were reviewed and comments were submitted under delegated powers [Click Here for Planning Application comments submitted](#)
- e) To **NOTE** comments on planning applications reported to the meeting on the 22nd November 2022 were submitted to South Gloucestershire council [Click Here for Planning Application comments submitted](#)
- f) To **NOTE** the Planning meeting scheduled on 13th December 2022 was cancelled. Planning applications were reviewed, and comments were submitted under delegated powers. [Click Here for Planning Application comments submitted](#)
- g) To **NOTE** comments received from Tristan Fitzgerald Associates Limited, on behalf of Barratt Homes, following their meeting with Yate Town Council on 22nd November (prior to Planning and Transportation Committee). [Click Here for Comments received from TFA Limited](#)

1/2 Planning Enforcement Investigation

To **NOTE** Yate Town Council reported to South Gloucestershire Council (SGC) concerns

regarding a property within the parish. A planning enforcement investigation will be undertaken by SGC.

Yate Town Council to continue to monitor.

Item 2 Highways and Transportation

2/1 Highway Surface Repairs, Chatcombe

To **NOTE** the following correspondence was issued to South Gloucestershire Council on 29th September 2022 to follow up on previous requests for action.

“We have been chasing to get Chatcome repaired, for about 2 years now. The most recent chase was in May and the Town Council is not getting a reply. (See the email this morning from our town mayor)

Please could you check where it is in the queue?

We also want to raise:

- *the top of Greenways Road east of Goose Green Way - which has some deep holes apart from the bit resurfaced when the surface water issue was tackled*
- *the mini roundabout on Westerleigh Road at the Hollybrook Mews junction which is tight and there are now deep and dangerous ruts*
- *Station Road, west of B and Q which is in a poor state, again*
- *Link Road between the two roundabouts, where there are deep ruts*
- *The Westerleigh Road / Rodford Way roundabout.*

I suspect you have some of these in your queue - they all look to me to have holes which qualify under the emergency response criteria, so could you possibly get them looked at.”

To **NOTE** a reminder for a response was sent on 18th October 2022.

To receive any comments or updates

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

To **NOTE** email sent to South Gloucestershire Council on 6th October 2022:

“The junction at the top of Peg Hill on to the Wickwar road was again discussed at our Planning and Transport committee meeting on 27th September 2022.

Could you please provide the following information which has been requested by Councillors:

- *Latest copy of Traffic Management Plan for this junction*

- *Provide an explanation on how the increase in traffic is to be managed at this junction given the continued increase in housing surrounding this area, I.e.. Wickwar*
- *Councillors have requested that this junction is formally included on the list of highways schemes, and we would appreciate your confirmation of this.*

Should you require any further information from members of this committee please do not hesitate to contact us.”

To **NOTE** response received 19th October 2022 from South Gloucestershire Council:

“I have been sent a series of emails regarding your desire to see cycling and pedestrian measures introduced at the junction of Peg Hill and Wickwar Road.

May I therefore please encourage you to submit a formal request for a traffic management scheme ? This may be done via the following link which not only provides an application form but also gives guidance on the current scheme scoring and progress procedure as well as (to the right of the screen) searchable lists of those investigation and implementation schemes currently awaiting consideration for the allocation of resources and funding from the Capital Programme. Please be aware that any such request forwarded must show the clear support of an actively serving locally elected Member – no scheme is progressed without this.

<https://www.southglos.gov.uk/transport-and-streets/streets/road-and-traffic-management-information/local-transport-priority-list/>

You may already be aware of the following requested Investigation Schemes in this area which may be of interest to you, all of which may be viewed under the above link and the further link to the left of the screen entitled “LTPL competing investigation schemes 2022-2023” :

- *Reference FV50 - submitted to South Gloucestershire Council by Yate Town Council in October 2011 for the B4059 Frith Lane to Peg Hill to “request for the provision of a 2 way cycle track (3m) facility plus 0.5m buffer from motor traffic - estimated distance 2.2 miles (3.5km). Land acquisition required. A previous request was made to remove pedestrian and horse riding facility previously requested in January 2021 from the scheme.”*
- *Reference FV189 – submitted to South Gloucestershire Council by a local resident and the locally elected Member in June 2019 for Gravel Hill North in the vicinity of Peg Hill which is a “request for a pedestrian footway extending from Peg Hill to Yate Rocks by removing the existing verge and changing to a narrow footway. There will be drainage implications as there is a small ditch which will require piping.”*
- *Reference FV210 – for Peg Hill, Eastfield Drive & Coopers Drive as an “investigation scheme to review traffic management on accesses to North Yate New Neighbourhood (16 x speed tables).”*

In the meantime, please do not hesitate to contact me further should you have any further need for assistance in this or any other matter or if you wish to provide further clarification as to any measures you would wish to see at this location”

To **NOTE** response received from South Gloucestershire Council on 27 October 2022,
Department for PLACE

I have been sent a copy of your email dated the 6th of October 2022 – please accept my sincere apologies for the delay in responding.

I am afraid that there are currently no ongoing proposals for any traffic management schemes at Peg Hill at this present moment. Any such scheme requires the submission of a traffic management scheme request form which can be accessed and downloaded from the following link. This link also contains much in the way of clarification and guidance as to how the current scheme scoring and scheme progression works together with searchable lists (to the right of the screen) of those investigation and implementation schemes currently awaiting consideration for the allocation of resources and funding from the Capital Programme : <https://www.southglos.gov.uk/transport-and-streets/streets/road-and-traffic-management-information/local-transport-priority-list/>

Please bear in mind that any scheme request submitted must show the clear support by any active and currently serving local Member for that Ward. No scheme request can be progressed without it and if there is any doubt, the local Member will be approached to verify.

I hope that the above goes some way to responding to your enquiry but please do let me know if I can help further with this or any other matter.

To receive any comments or feedback

2/3 Bike Detectors at Traffic Lights

Further to minute number 12/C of the Planning and Transportation Meeting held on the 27th September 2022, to **NOTE** an email requesting an update on hybrid detection was sent to South Gloucestershire Council on 6th October 2022

Could you please provide the following information,

- *Has hybrid detection been installed at the Heron Way junction?*
- *Please can you confirm that it is now standard practice to include hybrid detection at all new junctions.*

To further **NOTE** response received on 11th October 2022 from South Gloucestershire Council:

“Apologies for the delay in my response.

Yes, Hybrid detection is being installed at Heron Way (specifically for the right turning cycle lane). Please note this is considered a ‘pilot’ and will be reviewed and validated in due course.

Hybrid detection will be considered at each installation and replacement; however, it will depend on the site layout and potential use of the site at this stage.”

To receive any comments or updates

2/4 A432 Updates

Yate Town Council received correspondence from South Gloucestershire Council (SGC) regarding the completion of the Yate master plan and SGC intent to work closely with local business and residents under their co-design approach. A subsequent meeting with SGC officers and local councillors and the following update was received from SGC Principal Project Manager.

“Following discussions, we have agreed an alternative approach to commence the co-design process which seeks to ensure inclusivity given Station Road’s strategic importance.

At this stage, we will be arranging initial ‘conversation’ event at the local Parish Hall and opening this up for anyone to attend negating the need to proceed with a large letter drop.

Giving the challenges highlighted in the attached presentation, these co-design workshops will now start as early as possible in February.

We will continue to develop suitable co-design approaches to ensure that we are facilitating productive discussions with the community.

If you have any queries at all then please do get in touch directly.”

2/5 McDonalds Drive Thru

To **NOTE** correspondence sent to Yate McDonalds Operator

“Following the installation of the new drive-thru order point, please could you provide an update on how this has impacted the queuing issues which we previously raised as we are still receiving comments from the public that there are still problems.”

To further **NOTE** an e-mail was received from resident through Yate Town Council website.

“Planning & Transport Committee -Re McDonalds drive thru - I frequent Yate town shopping centre and leisure centre every Monday and its become apparent that there is a regular problem caused by the drive thru. This is resulting in vehicles having to queue and obstruct the main entrance to the car park. It appears there are long delays in McDonalds serving the drive thru and this having a knock on effect. Despite recent upgrades to drive thru this it is still resulting in queuing traffic out onto the main road. The consequence of this, is that vehicles trying to access the main car park are having to overtake queuing vehicles in order to park. Another entrance or route needs to be sought before a serious accident happens. “

To Further **NOTE** a response received from Yate McDonalds Operator

“The construction of our two order points does, we feel, improve the situation of queuing on to Station Road, but has not totally stopped this happening. We are certainly putting many more cars thru our Drive Thru lane and so better meeting local customer demand.

However, we have obviously been under pressure through the December period when demand is highest, so hearing you have had some recent comments is not a surprise.

Through December we have been very busy, but we feel we provide a useful service for the local people in Yate. We do aim to be good neighbours and apologise to any very local people who have experienced disruption.

The restaurant team work hard to avoid any disruption, unfortunately we are not in control of arrival rates in the restaurant and so constantly needs to react to demand.

But overall, the local restaurant team have reported a much-improved position. “

To receive any comments

2/6 Kennedy Way and Heron Way, revocation of right turn out of Heron Way

It was **RESOLVED** at Planning & Transport Committee meeting on 27th September 2022 to write to Mark King to request Stage 3 Safety Audit.

To **NOTE** correspondence sent to South Gloucestershire Council, by Councillor Chris Willmore, on 14th October 2022

“Trying to tie up some loose ends. I have not yet seen the Stage 3 Safety Audits on the A432 cycling scheme or the Wickwar Speed Humps. I was at a funeral on Tuesday and unfortunately was cross examined by worried residents about both schemes (and about the traffic island that has been added to the design of the Heron Way junction left hand slip road after initial consultation).

On the A432, I am getting a lot of complaints from motorists and cyclists about it. And from my own experience driving along there on a wet evening, it is impossible to see the change from road to cycleway and hence the kerb. I know in some places the kerb looks high enough, but in other places it really does look as if the tarmac has been laid higher than planned, so the kerb is not high enough. And without the yellow lines or coloured surface of the cycleway there is really no visible distinction. At night on a damp night, where it had been raining but was not currently raining, the join the tarmac in the carriageway was actually much more prominent in the car lights than the kerb.

ON the Wickward Rd, it is a continuing worry about the adequacy of signage and whether the humps have been installed as they should be given the road.

On Heron Way junction, there is a list of issues, of course, including

** where we have got to in relation to the timetable for completion,*

** the issue of pedestrian use going forward,*

As responded to previously there is no evidence of a desire to cross at road level at this location, however the design has included future proofing for Officer Response: in the form of ducting and traffic signal loops boxes should the concerns arise and a pedestrian crossing scheme be approved and funded.

** the safety of cyclists as the turning lane feels too short and cyclists have expressed concerns,*

** and the island that was introduced after consultation, during detailed design to split the cycling left filter and the car left filter. This island is causing a lot of issues. I have looked at the plans, and the as built island seems to match the plans, but I think from the plans, the island and the build out of the road, and the size of the original triangular island do not work together. Was the triangular island supposed to be reduced in size to ease that corner? If not, what is causing the problem. I have had so many people telling me about how they have struggled to get round the island, nearly hit it, and now we are getting regular reports of the Y1 bus having to mount the kerbs and drive across the new island, as it cannot turn to go down the left turn filter. Nor can any lorry or large vehicle. Can you get someone to look at the design of that so we can get it resolved before the contract is completed.”*

To **NOTE** response received from South Gloucestershire on 25th October 2022

Yate Town Council Queries	South Gloucestershire Council Response
A432	<i>From review on site the tarmac has been laid to provide the intended upstand of 50mm,</i>
	<i>the 45 degree splay of the kerb is intended for the occasional overrunning, which is particularly helpful in this case if general traffic has to move aside to allow an emergency vehicle to pass. With regard to the visibility at night I will refer to the road safety auditors for comment as I understand the audit was undertaken during the day in which case they will need to attend site when it is dark.</i>
Wickwar Road – Signage and speed humps	<i>The Development Implementation Team has confirmed the rectification work by the developer on this issue is complete.</i>

<p>Heron Way Junction</p> <p>1 - Timetable for completion</p> <p>2 - Issues of Pedestrian use</p> <p>3 - Safety of Cyclists</p> <p>4 - Island Design following consultation</p>	<p><i>1 - The traffic signals are now in operation, a Stage 3 Road Safety Audit is now required, a request has been issued to the Road Safety Team.</i></p> <p><i>2 - In the form of ducting and traffic signal loops boxes should the concerns arise and a pedestrian crossing scheme be approved and funded.</i></p> <p><i>3 - The right turn lane is over 25m long, even with a reasonable gap between cyclists it should comfortably fit 8-10 cyclists in this length.</i></p> <p><i>4 - We have been to site and observed the Y1 bus negotiate the island without striking it. This supports the vehicle swept path analysis undertaken during the design process.</i></p> <p><i>Should any of the items above be raised by the Road Safety Team in the Heron Way Junction Stage 3 Audit the Design Team will consider further and take action if necessary.”</i></p>
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To receive any updates

Item 3 Consultations

3/1 Current Consultations

Consultation Name	Link / Appendix	Date circulated	Closing date	Notes
Addressing of properties off Station Road	Email request	20 th December 2022	Feb 2023	
Morrisons and Petrol Station, Station Road Licencing Application	Click Here to view Licencing application	10 th January 2023	2 nd February 2023	

3/2 Consultation Responses

Consultation Name	Link / Appendix	Date circulated	Closing date	Notes
Frome Valley Walkway Survey	Click Here to view Frome Valley Walkway Survey Map	20 th December 2022	6 th January 2023	Councillor Chris Willmore submitted comments 4 th January 2023 Thanks to Chris Willmore for providing comments
West of England Combined Authority Parish Council Bus Survey	Email Request	27 th September 2022	4 th October 2022	Councillor Chris Willmore submitted comments 12 th October 2022 Click Here to view comments submitted for the Yate Parish Bus Survey Thanks to Chris Willmore for providing comments

3/3 Urgent Consultations

To receive any urgent consultations.

Item 4 Joint Cycleway Group

4/1 Meeting of Joint Cycleway Group

To **NOTE** minutes from meeting on 23rd November 2022 [Click Here for Joint Cycleways Meeting Minutes](#)

To **NOTE** minutes from the annual general meeting on 23rd November 2022 [Click Here for Joint Cycleways AGM Minutes](#)

Item 5 Reports from Representatives on Outside Bodies

5/1 Green Community Travel –

To **NOTE** request for updates was sent to Green Community Travel on 9th January 2023

Awaiting response

5/2 Yate and District Transport Forum

To **NOTE** minutes from meeting held on 21st November 2022 [Click Here for Yate and District Transport Forum Meeting minutes](#)

Item 6 Outstanding Items

To **NOTE** items shown on the pending list. [Click Here for Details of the Outstanding Items](#)

YATE TOWN COUNCIL

Planning Applications Received for Review and Comment – 17th January 2023

Ref. Number	P22/06745/RM
Description	Construction of infrastructure road and associated works with access, appearance, layout, and scale. Approval of Reserved Matters to be read in conjunction with outline permission PK12/1913/O as amended by P19/6296/RVC.
Location	Land West Of The Taylor Wimpey Parcel And The North Of Barratt Phase 7 North Yate New Neighbourhood Yate
Expiry Date	20.1.2023 (Extension given)
YTC Comments	