

Yate Town Council Planning and Transportation Committee

7th April 2021

You are invited to attend a meeting of the **Planning and Transportation Committee** of **Yate Town Council** to be held remotely via Zoom on **Tuesday 13th April 2021** between 6.30pm – 8.00pm for the purpose of transacting the business set out in the agenda below.

Join Zoom Meeting

<https://zoom.us/j/93766431663?pwd=amNXdk9sZGwrekRhY055VER2QzlkUT09>

Meeting ID: 937 6643 1663 - Passcode: 735328 - or telephone 0131 4601196
(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. 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.

3. To Receive Any Requests for Dispensations
4. Public Participation Session with Respect to Items on the Agenda

5. To Receive and Approve the Minutes of the Planning and Transportation Committee Meeting Held on 2nd March 2021 (copy herewith).

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

Item 1

Planning Matters

1/1 Planning Applications

Yate Town Council

Planning and Transportation Committee

13th April 2021

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 YTC 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** that the Planning and Transportation Committee meeting scheduled for 23rd March 2021 was cancelled and therefore no meeting took place on this date. The planning applications due to be considered at this meeting were discussed via email and the subsequent responses agreed by members and submitted to SGC Planning Portal under delegated powers to the Town Clerk (Appendix 2).

YATE TOWN COUNCIL

Planning Applications Received for Review and Comment

Ref. Number	P21/01698/F
Description	Erection of a single storey rear extension to form additional living accommodation.
Location	20 Sturmer Close Yate South Gloucestershire BS37 5UR
Expiry Date	13 th April 2021
YTC Comments	

Ref. Number	P21/02040/PNH
Description	LARGER HOME EXTENSIONS – NEIGHBOUR CONSULTATION Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4, for which the maximum height would be 2.4m, and for which the height of the eaves would be 2.4m
Location	67 Long Croft Yate South Gloucestershire BS37 7YN
Expiry Date	17 th April 2021
YTC Comments	

Ref. Number	P21/02098/PN1
Description	TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 – PRIOR NOTIFICATION Prior notification of the intention to install an 18m Phase 8 Monopole, wrapround cabinet at base and associated ancillary works.
Location	Rodford Way Yate South Gloucestershire BS37 4PA
Expiry Date	18 th April 2021
YTC Comments	

Ref. Number	(Re-submission of P20/16803/F) REFERENCE NO: P21/01977/F
Description	Demolition of existing outbuilding. Erection of 1 no. outbuilding with new gated pedestrian access
Location	1 Carmarthen Close Yate South Gloucestershire BS37 7RR
Expiry Date	19 th April 2021
YTC Comments	

Ref. Number	P21/02246/PNH
Description	LARGER HOME EXTENSIONS – NEIGHBOUR CONSULTATION The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.8 metres, for which the maximum height would be 3.57 metres, and for which the height of the eaves would be 2.40 metres.
Location	31 Whitley Close Yate South Gloucestershire BS37 5XX
Expiry Date	22nd April 2021
YTC Comments	

Ref. Number	Withdrawn REFERENCE NO: P20/24128/F
Description	With reference to the above application, I would inform you that this application has now been withdrawn and no further action will be taken on it.
Location	24 Ridgeway Yate South Gloucestershire BS37 7AF DESCRIPTION: Erection of single storey side/rear extension to provide additional living accommodation.
Expiry Date	N/A
YTC Comments	

Ref. Number	P21/02342/F
Description	Erection of two storey side extension to provide additional living accommodation.
Location	87 Rectory Close Yate South Gloucestershire BS37 5SE
Expiry Date	23 rd April 2021
YTC Comments	

Ref. Number	P21/02400/TRE
Description	Works to fell no.2 Oak trees covered by South Gloucestershire Tree Preservation Order SGTPO16/04.
Location	58 Lower Moor Road Yate South Gloucestershire BS37 7PQ
Expiry Date	23 rd April 2021
YTC Comments	

Ref. Number	P21/01145/F
Description	Erection of first floor rear extension over existing extension to form additional living accommodation.
Location	18 Turnpike Close Yate South Gloucestershire BS37 4JF
Expiry Date	27th April 2021
YTC Comments	

Ref. Number	P21/02399/PDR
Description	Erection of single storey rear extension to provide additional living accommodation.
Location	14 Hampshire Way Yate South Gloucestershire BS37 7RS
Expiry Date	27 th April 2021
YTC Comments	

YATE TOWN COUNCIL

Planning Applications Received for Review and Comment

Ref. Number	P21/00562/F Standard Reconsultation
Description	Erection of single storey rear and side extension to form additional living accommodation and the moving of the existing boundary wall which will include the change of use of land from amenity land to residential curtilage.
Location	56 Hampden Close Yate South Gloucestershire BS37 5UP
Expiry Date	10th March 2021(circulated via email 11 th March 2021)
YTC Comments	<i>No objection providing the highway authority is satisfied the two proposed parking spaces are not too close to the corner.</i>

Ref. Number	P20/22276/F Standard Reconsultation
Description	Erection of temporary building to form sales office for Bellway area of Ladden Garden Village. Plans amended to alter layout and size of sales building, with minor alteration to sales area layout also. New plans marked as revised, received 1st March 2021
Location	Clayhill Drive West Of Bellway Site North Yate New Neighbourhood
Expiry Date	17 th March 2021 (circulated via email 11 th March 2021)
YTC Comments	<i>This reconsultation does not in any way alter our concerns, which were about access.</i>

Ref. Number	P21/01098/F
Description	Erection of a single storey rear extension to provide storage, fridge and freezer space and staff facilities.
Location	29 -31 Cranleigh Court Road Yate South Glos BS375DQ
Expiry Date	25 th March 2021
YTC Comments	COMMENT <i>We do not understand the claim that one room is indicated to provide a "children's playroom", as it is not located appropriately for that use. We would worry if this were to be used for additional accommodation.</i>

Ref. Number	P21/01401/CLP
Description	Erection of a single storey rear extension
Location	24 Sunningdale Yate South Gloucestershire BS37 4HD
Expiry Date	8 th April 2021

YTC Comments	<i>No Comment</i>
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Ref. Number	P21/01272/RVC
Description	Variation of condition 20 attached to permission P20/15724/RVC (superseding permission P19/11377/RM) as added by P21/00190/NMA, to amend the approved plans to reposition 1 no. electricity pylon and to relocate the middle sports pitch. Amendment to original permission (P19/11377/RM) for the erection of 247 no. dwellings, creation of play areas and 3 no. sports pitches with associated works with appearance, landscaping, layout and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission PK12/1913/O as amended by P19/6296/RVC).
Location	PI24, PI25, PI26 & 27 North Yate New Neighbourhood
Expiry Date	4 th April 2021
YTC Comments	<i>OBJECT</i> <i>We object to the idea of blocked pavioir carriageway construction in the residential roads that are going to be adopted.</i>

Ref. Number	P21/01373/F
Description	Erection of two storey side extension, two storey and single storey rear extension and single storey front extension to form additional living accommodation. Conversion of existing garage to studio.
Location	Fordbank Cottage 18 Yate Rocks Yate South Glos. BS37 7BU
Expiry Date	10 th April 2021
YTC Comments	No comment