



MEETING of Yate Town Council's Planning and Transportation Committee on 27th February 2024

21st February 2024

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 27th February 2024** between **7.00pm - 8.30pm** 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 enhance and 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.

3. Public Participation Session with Respect to Items on the Agenda

4. To receive and approve the minutes of the Planning and Transportation Committee meeting held on 16th January 2024. [Click here to view.](#)

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

Item 1 Planning Matters

1/1 Planning Applications

Item 2 Highways and Transportation

2/1 Street Names Ladden Garden Village

2/2 Flood Management Ladden Garden Village

2/3 Speeding Cars

a. Yate Speed Enforcements

b. Community Speed Watch Volunteers

2/4 We Buy Any Car P23/02700

2/5 A432 Bridge Works

2/6 Heron Way Junction

Item 3 Consultations

3/1 Current Consultations

a) South Gloucestershire Council – Review of Planning Application Requirements

b) Mousewell Solar Farm

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

Item 7 Consideration of Impact of Decisions on Climate, Planet and Waste

Item 8 Consideration of Items to be Publicised via Social Media / Press Release

MEETING of Yate Town Council's Planning and Transportation Committee on 27th February 2024

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 30th January 2024 and 13th February 2024 were reviewed and comments submitted under delegated powers.

[Click here to view the planning applications received 30th January 2024](#)

[Click here to view the planning applications received 13th February 2024](#)

- d) To **NOTE** planning application P23/03339/HH (Half Acre Lodge Tanhouse Lane) was circulated prior to the agenda being sent out. Application was reviewed and comments submitted under delegated powers.
[- click here to view P23/03339/HH planning application comments.](#)
- e) To **NOTE** planning application P23/03383/HH (19 Highway Yate) was circulated prior to the agenda being sent out. Application was reviewed and comments submitted under delegated powers.
[- click here to view P23/03383/HH planning application comments.](#)

Item 2 Highways and Transportation

Item 2/1 Street Names Ladden Garden Village

Further to minute number 6.1 of the Planning and Transportation meeting on 16th January 2024 it was **RESOLVED** to ascertain how many street names are required from the South Gloucestershire Council Technical Officer and refer

response back to Councillor Chris Willmore, who is making further enquiries with the local mining group.

A list of names was provided by Councillor Chris Willmore. Correspondence was sent to South Gloucestershire Council who could not confirm the number of future street names required but were thankful for any suggestions. To **NOTE** the list of names provided by Councillor Willmore was forwarded to South Gloucestershire Council – [click here to view list of suggested street names for Ladden Garden Village.](#)

Item 2/2 Flood Management Ladden Garden Village

Further to minute number 10 item 2.3 of the Planning and Transportation Meeting on the 16th January 2024, it was **RESOLVED** correspondence be sent to South Gloucestershire Council requesting details of actions taken and enquiring if drainage issues are now resolved.

To **NOTE** the correspondence was sent to South Gloucestershire Council who recommended we contacted Barratt Homes for any updates. Correspondence was sent to Barratt Homes and the following update was received.

- 1) *Surface water running across Dowsell Way from Autumn Brook corner; -*

Response: I believe that this relates to the Bellway section of the site which is out of Barratts control and this enquiry will need to be directed at them. Bellway Homes copied in.

- 2) *Pumping stations opposite Marklove Way consist of “concrete boxes” in the middle of a river causing issues with children using them to climb on.*

Response: We have no pumping stations in this part of the site, but I am aware of the previous access being gained by children from the site into the Ladden Brook at this location. The construction area to the East of the brook is secure and inaccessible to the public, however the water course itself is classed as a public water course and is (if you persevere) accessible to the public, as it is outside of Barratts site ownership and whilst we would not promote any access into it, we also cannot prevent it fully and this will be the case when the site is completed. The physical head wall structures and piped culverts that discharge drainage from our site into that water course, are treated with handrails and grills to prevent access into the buried structures and where we have not completed those protection features, we would prevent public access with secure fencing. If there are any instances where this is not the case, then this can reported to our site team for immediate action. We will also make some pro-active inspections across the site.

To receive any comments.

Item 2/3 Speeding Cars

Item 2/3a Yate Speed Enforcements

Further to minute number 10 item 2.5 of the Planning and Transportation Committee

Meeting on the 16th January 2024, it was **RESOLVED** correspondence be sent to Avon & Somerset Police Crime Commissioner, Mark Shelford, requesting details of when Yate speed enforcements are due to be actioned. Correspondence was sent to PCC Mark Shelford and the following response was received from Speed Enforcement Officer:

I am the Speed Enforcement Motorcyclist that covers the Yate area along with two Enforcement van operatives. We have a few sites in Yate that are serviced by us on a regular basis. It is difficult for us to foresee when we will be there as we cover a large area including South Gloucestershire, North Bristol and North Somerset areas with a total of 145 sites to service every month.

I will be working the South Gloucestershire area over the next 2 weeks which includes the sites in Yate. I am sure my van colleagues will also be attending during this time. I hope this answers your query

To receive any comments.

Item 2/3b Community Speed Watch Volunteers

Further to minute number 10 item 2.5 of the Planning and Transportation Committee Meeting on the 16th January 2024, Avon and Somerset Police were contacted regarding promotional materials which Yate Town Council could use for a marketing campaign for community speed watch volunteers to be actioned in spring 2024. The following response was received from PCSO (Community Speed Watch)

I am not aware of any publicity materials, we normally direct people to the local Neighbourhood Policing Team.

Any potential volunteers can be directed to the Community SpeedWatch page on our public facing website where they can email:-

CommunitySpeedwatch@avonandsomerset.police.uk

To receive any comments.

Item 2/4 We Buy Any Car P23/02700

Further to minute number 10 item 2.6 of the Planning and Transportation Committee meeting on 16th January 2024, to **NOTE** the following :

- a) An objection was submitted to South Gloucestershire Council's Planning Department, advising Yate Town Council object to 'We Buy Any Car' articulated transporters.
[- click here to view objection comments submitted to South Gloucestershire Council regarding 'We Buy Any Car'.](#)

- b) Correspondence was sent to South Gloucestershire Council (SGC) Property Services advising of the use of SGC land without consent in relation to the articulated transporters.
[- click here to view correspondence sent to South Gloucestershire Council Property Services regarding 'We Buy Any Car'.](#)

Item 2/5 A432 Bridge Works

Further to minute 10 item 2.9 for the Planning and Transportation Committee meeting on 16th January 2024, correspondence was sent to South Gloucestershire Council advising deep concern at the number of near misses and traffic chaos at the Nibley Lane junction with Westerleigh Road (at Rodford Bridge). The follow response was received from Head of StreetCare :

This has been a highlighted as an issue, but options are limited. We are considering this with members with a view to trial a solution.

To receive any comments.

Item 2/6 Heron Way Junction

Further to minute number 10 of the Planning and Transportation Committee meeting on 16th January 2024, to **NOTE** correspondence was sent to South Gloucestershire Council advising of serious concerns about the number of ambulances seen attending the Heron Way junction following accidents and that some simple adjustments to the traffic lights could assist with the safety at this junction. The following response was received from Head of StreetCare:

This was last raised back in December and we looked at it then. We are not in any better position in terms of collision delay I'm afraid, so whilst we haven't had any injury collisions reported at the junction, that's not to say there haven't been any. We also asked A&S to share all data with us back at the start of January, but haven't had a response.

Sorry, but we will continue to seek data from our partners, but without such we can't justify changes at the junction.

To receive any comments.

Item 3 Consultations

Item 3/1 Current Consultations

Consultation Name	Link / Appendix	Date circulated	Closing date	Notes
Review of Local Planning Application Requirements	Click here to view Review of Local Planning Application Requirements	21.02.2024	05.04.2024	
Mousewell Solar Farm	Click here to view Mousewell Solar Farm Consultation	16.02.2024	05.03.2024	

Item 3/2 Consultation Responses

Consultation Name	Link / Appendix	Date circulated	Closing date	Notes
Yate Kelston Close – Prohibition of Driving – Restricted Hours – Statutory Notice	Click here to view Yate Kelston Close Consultation.	10.01.2024	27.01.2024	To NOTE no comments were submitted.

Item 3/3 Urgent Consultations

To receive any urgent consultations.

Item 4 Joint Cycleway Group

Item 4/1 Meeting of Joint Cycleway Group

To **NOTE** a meeting of the Joint Cycleway Group took place on 22nd January 2024

[– click here to view the minutes of the Annual General Meeting of the Joint Cycleway Group.](#)

[- click here to view the minutes of the Management Meeting of the Joint Cycleway Group.](#)

To **NOTE** the next meeting of the Joint Cycleway Group will take place on 3rd June 2024.

Item 5 Reports from Representatives on Outside Bodies

Item 5/1 Green Community Travel (GCT)

To receive any update.

Item 5/2 Yate and District Transport Forum

To **NOTE** a meeting of the meeting of the Yate and District Transport Forum is due to take place 15th April 2024.

Item 6 Outstanding Items

To **NOTE** items shown on the pending list [– click here to view the pending items list.](#)

Item 7 Consideration of Impact of Decisions on Climate, Planet and Waste

To consider if there are any impacts on climate, planet and waste following discussions and decisions taken during the meeting.

(YTC has adopted UN 17 Sustainable Development Goals, The Sustainable Development Goals are a call for action by all countries – poor, rich and middle-income – to promote prosperity while protecting the planet. [click here](#) to find out more).

Item 8 Consideration of Items to be Publicised via Social Media / Press Release

To consider items for social media / website / publicity following discussions and decisions taken during the meeting.

YATE TOWN COUNCIL
Tuesday 27TH February 2024
Planning Applications Received for Review and Comment

Planning Application Reference	P23/03310/RM
Deadline Date	29.02.2024
Extension Deadline Date	05.03.2024
Location	Phase 7 Ladden Garden Village (Parcels PL34A and PL34B) Land at North Yate New Neighbourhood Yate BS37 7YX
Description	Application for approval of reserved matters for 75 no dwellings and associated works pursuant to outline planning permission P22/05330/RVC
SGC Case Officer	Lee Burman
YTC Comments	

Planning Application Reference	P24/00384/TRE
Deadline Date	08.03.2024
Extension Deadline Date	
Location	Rockwood House Gravel Hill Road Yate South Gloucestershire
Description	Works to crown reduce 1no Common Lime by 1.5m, works to crown lift 3no. Common Lime by 5m, and works to crown lift 1no. Ash by 4m. Trees covered by SGTPO 07/07 dated 23rd November 2007 and TPO 385 dated 16th September 1987.
SGC Case Officer	Lea Bending
YTC Comments	