

Yate Town Council Planning and Transportation Committee

24th February 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 2nd March 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/95974609015?pwd=YIFMK0diclFsajNqbHVXV2VYQTBNZz09>

Meeting ID: 959 7460 9015 - Passcode: 667726 - 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 16th February 2021 (copy herewith).

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

Item 1 Planning Matters

- 1/1 Planning Applications
- 1/2 Planning ref P20/07452/F B&Q Site
- 1/3 Yate Town Improvement Masterplan

Item 2 Highways and Transportation

- 2/1 Station Road Cycleways Experimental Traffic Order
- 2/3 Yate Shopping Centre

Item 3 Consultations

- 3/1 Current Consultations
- 3/2 Consultation Responses
- 3/3 Urgent Consultations

Item 4 Reports from Representatives on Outside Bodies

Item 5 Outstanding Items

Yate Town Council

Planning and Transportation Committee

2nd March 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).

1/2 Proposals for a new Aldi food store and additional retail unit on Station Road, Yate - Planning ref: P20/07452/F B&Q Site

To **NOTE** a meeting was on held on Friday 5th February with the developers to receive details of their proposal for this site (Appendix 2).

To receive comments.

1/3 Yate Town Improvement Masterplan

To **NOTE** members and officers have attended a workshop on the “Future Vision for Yate” provided by South Gloucestershire Council Yate Town Improvement Masterplan Engagement Team.

A dedicated masterplan website is available. Click here: YateFuture.com

A copy of the presentation is attached for reference (Appendix 3). Also attached are frequently asked questions at the pop up events (Appendix 4).

To receive comments.

Item 2. Highways and Transportation

2/1 Station Road Cycleways Experimental Traffic Order

To **NOTE** an internal meeting was held to discuss the Sustrans critical friend report received, together with queries outstanding with South Gloucestershire Council officers.

Following the meeting the Town Clerk sent the following correspondence to South Gloucestershire Council attaching summarised comments as shown in (Appendix 5).

“Members of the Town Council met this week and make comments as shown highlighted green on the attached document. I hope by keeping it in tabulated format, it will show each side which points are still under discussion.

Since the Town Councillors met earlier this week, we have been advised that South Gloucestershire Council held a Zoom consultation with residents of Station Road recently. The demographics show that many of the residents of this area of Yate are elderly; some of those residents could not participate in the Zoom. We have received a summary of comments via a former Town Councillor, from some of those residents who were unable to take part in the Zoom, and bring the comments below to your attention:

Parking

13 of the residents in Sunnyside Lane are retired and elderly. It was formerly a small toll road and there are no footpaths. Many of the houses are cottages which do not have either drives or garages. The residents there rely on shopping deliveries, visits from relatives, carers and medical

support staff (including ambulances) and community transport. Often the dust carts can't get up the Lane, and taxis sometimes as residents walk to the end of the Lane to be picked up. These residents are concerned that South Gloucestershire Council is advising residents in Station Road to park there.

Residents in Station Road are concerned about the loss of parking and reduced access to their homes and are having to park down Longs Drive; already one vehicle has been damaged. Rightly so, these residents have worries about the potential impact on car insurance.

Many flats in Westleigh Close are rented and again, house elderly residents. The landlords have sold some of the garages to Ronson (formerly Heron) who own and intend to develop the Esso petrol station, which would mean a further loss of parking. When our economy gets back to normal although some people will still work from home, many will go into Bristol on the train and the station car park is often full with commuters who have parked in the area - where will they go? Also there are 40 flats to be built on the railway site. The Methodist church have also had parking difficulties particularly during funerals.

Shops and Businesses

The local residents say they rarely use the local businesses which tend to be for one-off purchases like the hairdressers, cycle repairs and sales, dress alterations, printers - all the majority of customers drive there. The cafe also caters for passing trade, opening early to serve workers and commuters. It is closed in the afternoon - it's not a tea room. Since the parking has been removed it only opens 2 days a week, instead of 6. The take away aspect has dried up and takings have dropped to just £30 a day. At a time when neighbourhood shops are thriving, Tesco reports that it has lost 20% of its customers since the removal of parking. Loss of passing trade and parking has impacted negatively on the traders and will change the character of the area; pedestrianisation would be the final nail in the coffin.

Future of Station Road

The suggestion of pedestrianising the Station Road is not supported. Users of the community halls on Station Road are mainly bookings such as Choirs, Brownies, Kickboxing etc, with most of those users driving to the venues. There are not drop-in activities and very little parking. B&Q and Morrisons have introduced parking restrictions. The elderly residents are worried that pedestrianisation would further isolate them and deter visitors and services to Station Road.

Currently the mainly elderly people living in the community enjoy being able to access the bus to go to the shops in Yate, Chipping Sodbury or Bristol and to use the train station, which maintains their independence. Pedestrianising would be an enormous threat and has

caused great anxiety and fear. Station Road does not have the type of shops that people stroll to; it relies mainly on customers who drive there. Residents would like the uneven footpath to be improved . There was a suggestion of planters which would make the road more attractive. If they were to be put in, could there be a long term maintenance plan as currently South Gloucestershire Council has a limited budget for maintaining roundabouts and planters.

Cycleway

At the meeting the cycle shop owner was the first to speak and condemn the cycleway followed by users and residents. Cyclists do not like it, do not feel safe so continue to use the footpaths particularly with the section from the Coop to Terry’s Cycle Shop which is not separately defined. Young cyclists and most adults still use the footpaths. It is rare to see a cyclist in the cycle lane . The loss of the 3 filters has slowed traffic down and created tail backs and increased pollution - there is a worry that since the filter lanes have gone, drivers turning will cut across the cycle lane; cyclists feel safer on the footpath.

I look forward to receiving your further comments.”

To receive any further updates.

2/2 Yate Shopping Centre – Yate Town Improvement Masterplan

A meeting was held on Monday 15th February with Yate Shopping Centre Manager, and representatives from Ellandi and the investors in the shopping centre to share thoughts regarding the future of Yate Shopping Centre.

To receive comments.

Item 3. Consultations

3/1 Current Consultations

Consultation Name	Link/Appendix	Date Circulated	Closing Date	Notes
Local Plan Phase 1 Consultation	Click Here for Local Plan Phase 1 Consultation https://beta.southgloucs.gov.uk/new-local-plan/	01.12.20	01.3.21	Cllr. Chris Willmore to prepare response in discussion with Dodington Parish Council and other councils

3/2 Consultation Responses

No consultation responses to report.

3/3 Urgent Consultations

To receive any urgent consultations.

Item 4 Reports from Representatives on Outside Bodies

*(To **NOTE** minutes from outside bodies were previously circulated to Members with a request to advise if they wish to discuss matters contained therein. No matters have been raised).*

Name of Outside Body	<i>Green Community Travel</i>
Meeting Date	<i>None to report</i>
Notes	<i>No comments raised (Minutes received directly by YTC representatives)</i>

Name of Outside Body	<i>Yate and District Transport Forum</i>
Meeting Date	<i>Date of next meeting to be confirmed</i>
Notes	

Name of Outside Body	<i>Joint Cycleway Group (JCG)</i>
Meeting Date	<i>Date of next meeting to be confirmed</i>
Notes	

Item 5 Outstanding Items

To **NOTE** items shown on the pending list (Appendix 6).