



MEETING of Yate Town Council's Planning and Transportation Committee on 31st October 2023

24th October 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 31st October 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 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 12th September 2023. [Click here to view.](#)

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

Item 1 Planning Matters

- 1/1 Planning Applications
- 1/2 Planning Application P22/01300/O, Land at Sodbury Road Wickwar South Gloucestershire GL12 8PG
- 1/3 COM/23/0750/OD The Railway Inn

Item 2 Highways and Transportation

- 2/1 We Buy Any Car – Pod in Morrisons car park
- 2/2 Traffic Lights and Pedestrian crossing on Goose Green Way
- 2/3 A432 Bridge Repairs and diversions
- 2/4 Street Names Ladden Garden Village
- 2/5 Hybrid bike detectors at traffic lights
- 2/6 Randolph Avenue – Traffic management

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 6 Reports from Representatives of Outside Bodies

- 5/1 Green Community Travel
- 5/2 Yate & District Transport Forum

Item 6 Outstanding Items



MEETING of Yate Town Council's Planning and Transportation Committee on 31st October 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 26th September 2023 and 17th October 2023 were reviewed and comments submitted under delegated powers.

[Planning applications received 26th September 2023 – click here.](#)

[Planning applications received 17th October 2023 – click here.](#)

Item 1/2 Planning Application P22/01300/O Land at Sodbury Road Wickwar South Gloucestershire GL12 8PG

To **NOTE** public enquiry is due to take place on Tuesday 31st October at 10am at the Council Offices, Badminton Road, Yate BS37 5AF.

To receive any updates

Item 1/3 COM/23/0750/OD The Railway Inn

To **NOTE** the below response has been received following an enquiry raised by Councillor Chris Willmore.

"I am writing regarding your enquiry into works being carried out at the aforementioned site.

Having reviewed the applications for the site I have found that the recent revision of condition application, ref P23/01548/RVC, has been withdrawn which means the extant permission for the works are represented through application P20/19213/O and the reserved matters application P21/07653/RM. The reserved matters application conditioned the plans through condition 9 and I have examined them with respect to your query.

The 'Site Layout Plan 001 B' shows the principal elevation of the building facing onto the pavement and identifies the railing through a dashed blue line. Following the investigator visit on 27th September 2023 it was confirmed the gap between the pavement and the railing sits at a distance of 28cm which appears to be in accordance with the plans. Additionally, the pavement is shown to be retained at a width of 2.5m, which was also found to be correct with regard to the investigator's findings.

Regarding the doors on this elevation, it has been confirmed that they are 'False' doors for aesthetic purpose and, having reviewed the 'Block A Plans and Elevations 21.038-020' It does not appear that there is any requirement to create a step into the street. Essentially the plans demonstrate that the elevation will be flush with its connection to the pavement when view sideways on. I have attached these elevation drawings below for further reference.



(Block A Plans and Elevations 21.038-020 - P21/07653/RM)

In summary, it does appear that the development is in accordance with the approved plans and the works subject to your enquiry do not appear to represent a breach of planning control. At this stage we will proceed to close the enquiry and no further action will be taken (subject to the ongoing works at the site). If you have any questions regarding this though, please do not hesitate to contact me further.”

To receive any comments.

Item 2 Highways and Transportation

Item 2/1 'We Buy Any Car' Pod in Morrisons, Yate

To **NOTE** that further to minute number 7/1 of the Planning and Transportation meeting on 12th September 2023 the following updates have been received.

27.09.2023 – Update from South Gloucestershire Council Planning enforcement team,

“Following our final warning and drafting of an enforcement notice I was contacted, on the 4th September, by a planning agent representing the land. They have been asked to prepare an application for the pod in its current position. As such, the case is currently on hold pending this.”

3rd October 2023 - Planning application received P23/02700/F and considered under planning only meeting on 17th October 2023.

20th October 2023 – Yate Town Council objections submitted to South Gloucestershire Council Planning Portal.

To receive any updates.

Item 2/2 Traffic Lights and Pedestrian crossing on Goose Green Way

To **NOTE** further to minute number 7/4 of the Planning and Transportation meeting on 12th September 2023 an update was received before the letter was sent to South Gloucestershire council.

“South Gloucestershire Council have agreed to review the previous setting on the lights, which is what the pedestrians and cyclists wanted.

They are now going to step back and develop a policy on traffic lights, working with active travel and road safety colleagues, to try to avoid this sort of problem.”

To receive comments.

Item 2/3 A432 Bridge Repairs and diversions

To **NOTE** further to minute number 7/5 of the Planning and Transportation meeting held on 12th September 2023, an email was sent to South Gloucestershire Council asking for information on how they plan to promote public Transport.

Below response was received from Department of Place, Operations service manager – Transport and Procurement

“We have supported National Highways to introduce the shuttle service between the P&R and closure point, at this time we don’t have any further plans, mainly because we do not hold a budget for this type of activity, we will be following this up with our colleagues at the West of England Combined Authority, who are the transport authority for the region, as we agree this does provide an opportunity to encourage more use of public transport.

I think it would also be worth you writing to them separately on this matter, please email Transport Operations transport.operations@westofengland-ca.gov.uk”

To receive comments and agree to write to WECA Transport Operations.

Item 2/4 Street Names Ladden Garden Village

To **NOTE** further to minute number 11/2.9 an email was sent to South Gloucestershire Council Technical Officer for Street Naming & Numbering, requesting information regarding the naming of streets in Ladden Garden Village the following list was received and a request for further street names. (Lych Gate names have been exhausted, list shows Parnall names not yet used (unhighlighted).

[Click here to view list](#)

To receive comments and agree additional names to be considered.

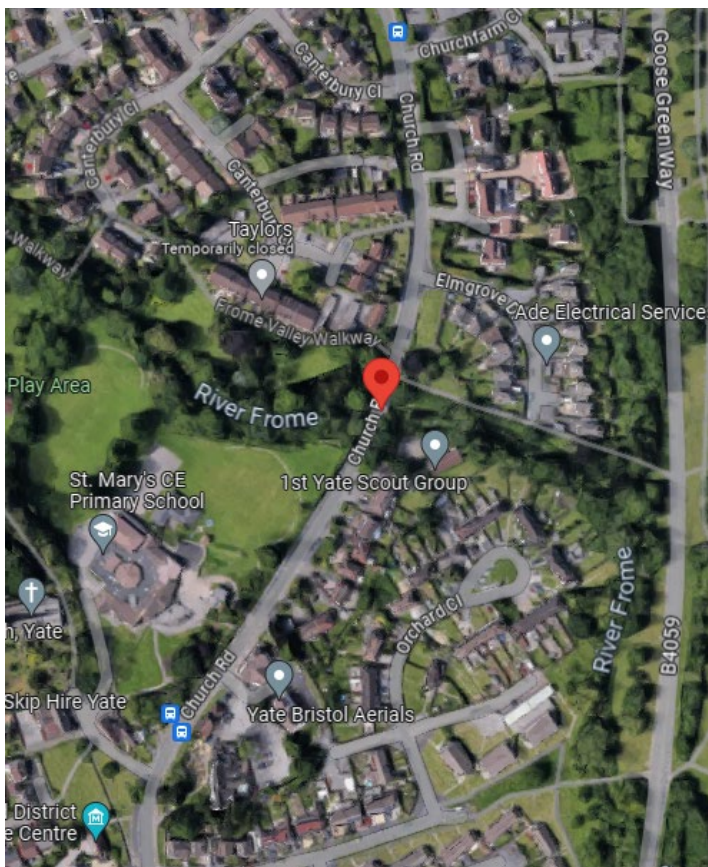
Item 2/5 Hybrid bike detectors at traffic lights

To **NOTE** further to minute number 11/2.3 of the Planning and Transportation meeting held on 12th September 2023, an email was sent to Traffic Signals team at South Gloucestershire Council requesting an update of implementing hybrid detectors.

The following response was received:

“Thank you for your email and please accept my apologies for the lack of update.

However, I can confirm the works to replace the traffic signals at the Church Road, Yate, are now programmed to begin on the 6th of November.



I can confirm we shall be installing the hybrid detection (above and below ground) at this site as a pilot.

Please let me know if you have any questions.”

To receive comments.

Item 2.6 Randolph Avenue – Traffic management

To **NOTE** further to minute number 7/3 (967 School Bus) of the Planning and Transportation meeting on 12th September 2023 an email was sent to Transport services at South Gloucestershire Council,

The following response was received:

“Many thanks for your email.

Requesting any pedestrian crossings will require a formal traffic management scheme. Please find the link to our webpage below –

[Request a highway improvement | BETA - South Gloucestershire Council \(southglos.gov.uk\)](#)”

To agree to submit Traffic Management Scheme application.

Item 3 Consultations

Item 3/1 Current Consultations

There are no consultations to review.

Item 3/2 Consultation Responses

There are no consultation responses to receive.

Item 3/3 Urgent Consultations

To receive any urgent consultations.

Item 4 Joint Cycleway Group

Item 4/1 Meeting of Joint Cycleway Group

To receive any update.

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 further doodle will be circulated to arrange the next meeting.

Item 6 Outstanding Items

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