



# Yate Town Council

## Planning and Transportation Committee

### Minutes of the meeting held on 16<sup>th</sup> January 2024 from 7.00pm until 8.55pm

#### **PRESENT:**

Councillors Nicola Clarke, Ben Nutland (ex-officio), Ray Perry, Tony Sharp, Karl Tomasin and Chris Willmore.

Deputy Town Clerk/Service Support Manager and Service Support Assistant (M.D.B).

#### **Minute 1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Aziz Chowdhry, Sandra Emms, John Emms, John Ford, Cheryl Kirby and Alan Monaghan.

#### **Minute 2. DECLARATIONS OF INTEREST UNDER THE LOCALISM ACT 2011**

Councillor Nicola Clarke                      Planning Application P23/03519 / Item 5.1a

#### **Minute 3. PUBLIC PARTICIPATION SESSION WITH RESPECT TO ITEMS ON THE AGENDA**

No members of the public were in attendance.

#### **Minute 4. MINUTES OF THE PLANNING AND TRANSPORTATION COMMITTEE MEETING HELD ON 31ST OCTOBER 2023**

It was **RESOLVED** that the minutes of the Planning and Transportation Committee meeting held on 31<sup>st</sup> October 2023 be approved and signed as a true and accurate record.

#### **Minute 5. PLANNING MATTERS**

##### **5.1                      Planning Applications**

a)        Planning applications were received and considered.

*(Councillor Nicola Clark left the meeting whilst application P23/03519/HH was considered)*

It was **RESOLVED** to submit comments to South Gloucestershire Council as detailed in Appendix 1.

- b) It was **NOTED** that planning applications from 21<sup>st</sup> November 2023 and 12<sup>th</sup> December 2023 were reviewed and comments submitted under delegated powers to the Clerk. (Appendix 2)
- c) It was **NOTED** that in relation to planning application P23/03386/HH (51A Melrose Avenue), comments were submitted under delegated powers to the Clerk. (Appendix 3)

## Minute 6. HIGHWAYS AND TRANSPORTATION

### 6.1 Street Names at Ladden Garden Village

Further to minute number 6.4 of the Planning and Transportation Committee meeting on 31<sup>st</sup> October 2023, it was **RESOLVED** that members would investigate the names of mining, quarrying and celestine (due to the historical link to Yate) and that these would be shared with the South Gloucestershire Council Technical Officer for Street Naming & Numbering.

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.

### 6.2 Randolph Avenue – Traffic Management

Further to minute number 6.6 of the Planning and Transportation Committee meeting on 31<sup>st</sup> October 2023, it was **RESOLVED** to submit a Traffic Management Scheme application in relation to requesting a pedestrian crossing on Randolph Avenue.

It was **NOTED** a Traffic Management Scheme (highway request) form was submitted on 21<sup>st</sup> November 2023. (Appendix 4)

It was further **NOTED** that the below response was received on 11<sup>th</sup> December 2023 from the Department for PLACE:

*“Many thanks for your completed highway request form.*

*This scheme request sounds fairly similar to another scheme request we have already received, please find details and location of the original scheme below:*

*Location - Randolph Avenue*

*Details - Investigate Pedestrian Improvements in Randolph Ave near the junction with Broad Lane and Churchill Gardens i.e. removing right turn lane in Randolph Ave; Remove island in Churchill Gardens, Install raised table with crossing; re-route existing footway*

*I have dropped a line to the engineer who is currently working on the original request to see if we can merge both your request and the original one together. “*

It was **RESOLVED** to move this item to the outstanding list whilst a response is awaited.

## Minute 7 CONSULTATIONS

### 7.1 Current Consultations

Consultation Name	Link / Appendix	Date circulated	Closing date	Notes
YATE - KELSTON CLOSE - Prohibition of Driving - Restricted Hours - STATUTORY NOTICE	<a href="#">Click here to view Consultation</a>	10.01.2024	27.01.2024	It was <b>RESOLVED</b> that no comments be submitted.

### 7.2 Consultation Responses

Consultation Name	Link / Appendix	Date circulated	Closing date	Notes
Westerleigh Road- Lyndale Rd Northbound bus stop	<a href="#">Click here to view Consultation</a>	22.12.2023	9.01.2024 extended to 5.2.24	It was <b>NOTED</b> that no comments were submitted.
Town and Country Planning Act 1990 - Section 257 South Gloucestershire Council (Footpath LYA 59 (part) and LYA 60 off Engine Common Lane, Yate) Public Path Diversion and Definitive Map and Statement Modification Order 2023	<a href="#">Click here to view consultation</a>	25.10.2023	24.11.23	It was <b>NOTED</b> that no comments were submitted.

### 7.3 Urgent Consultations

No urgent consultations were received.

## **Minute 8      JOINT CYCLEWAY GROUP**

### **8.1                      Meeting of Joint Cycleway Group**

It was **NOTED** that a meeting of the Joint Cycleway Group is due to take place on 22<sup>nd</sup> January 2024.

## **Minute 9      REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES**

### **9.1                      Green Community Travel (GCT)**

Councillor Chris Willmore advised that Green Community Travel were unable to pursue a WESTlocal travel bid via WECA due to the complicated nature of the application process; comments have been shared with WECA.

### **9.2                      Yate and District Transport Forum**

It was **NOTED** that the meeting due to take place on 15<sup>th</sup> January 2024 was cancelled, with the next meeting due to take place on Monday 15<sup>th</sup> April 2024 (6.30pm via Zoom).

It was further **NOTED** that a meeting is due to take place with Severnside Rail Partnership on Thursday 18<sup>th</sup> January 2024 to discuss funding for an Active Travel Feasibility Study under Community Rail Network Funding.

## **Minute 10              OUTSTANDING ITEMS**

The outstanding log was received (Appendix 5).

It was **RESOLVED** that:

- Item 2.1 Highway Surface Repairs, Chatcombe & Yate Rocks & Item 2.4 Westlink, be removed from the outstanding list;
- Item 2.2 Wickwar/Peg Hill - South Gloucestershire Council be chased for a response enclosing detail of further deterioration on the B4060 (Wickwar Road-Southbound) at the junction between “ahead lane” and “right turn lane” and Northbound on the B4060, adjacent to “give way lines” exiting Southfield Way.
- Item 2.3 Flood Management Ladden Garden Village – Further correspondence to be sent to South Gloucestershire Council requesting details of actions taken and enquiring if drainage issues are now resolved.
- 2.5 Speeding Cars
  - Correspondence to be sent to Avon & Somerset Police Crime Commissioner, Mark Shelford, requesting details of when Yate speed enforcements are due to be actioned;
  - A marketing campaign for community speed watch volunteers to be actioned in spring 2024.

- 2.6 We Buy Any Car P23/072700
  - A further objection to be submitted to South Gloucestershire Council's Planning Department, advising Yate Town Council object to 'We Buy Any Car' articulated transporters:
    - using coach bays within the Leisure Centre car park to load vehicles (which is South Gloucestershire Council land being used without consent),
    - articulated lorries using this entrance;
    - articulated lorries exiting and manoeuvring within the car park which is a risk to other road users and pedestrians. There are more suitable industrial roads on the edge of town that could be used.
  - Correspondence to be sent to South Gloucestershire Council Property Services advising of the above use of South Gloucestershire Council land without consent.
- 2.9 A432 Bridge Works - Councillor Willmore gave an update relating to South Gloucestershire Council's possible arrangements for a shuttle bus from Coalpit Heath to Yate, works to Sodbury Lane and concerns for traffic along (now well-used) alternative routes. Correspondence to be 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).
- New Item, Heron Way Junction – Correspondence to be sent to South Gloucestershire Council advising of serious concerns about the number of ambulances seen attending the Heron Way junction following accidents. Some simple adjustments to the traffic lights could assist with the safety at this junction.

The following was **NOTED**;

- 2.7 Traffic Lights and Pedestrian crossing – Councillor Chris Willmore reported that the Kennedy Way and Morrisons crossing sequence delay for pedestrians remain outstanding.
- 2.8 Hybrid Traffic Lights at Traffic lights – Church Road cyclist recognition sequence change sensor has been completed. This item to remain on the outstanding list to monitor.

## **Minute 11            CONSIDERATION OF IMPACT OF DECISIONS ON CLIMATE, PLANET AND WASTE**

Consideration took place on impacts on climate, planet and waste following decisions taken and items discussed during the meeting:

- Cycling & pedestrian safety;
- Tree Protection Orders and preservation of trees;
- Parking issues.

**Minute 12 CONSIDERATION OF ITEMS TO BE PUBLICISED VIA SOCIAL MEDIA / PRESS RELEASES**

Items for social media / website / publicity following discussions and decisions taken during the meeting;

- Community Volunteers for Speedwatch to be launched in spring 2024.



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 Poole Court  
 Poole Court Drive  
 Yate, Bristol  
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**F.A.O: SGC Case Officer:** Simon Ford

With regards to the planning application received

**Planning Application Reference:** P23/03212/F

**Deadline Date:** Sun 31 Dec 2023 agreed extension to 22nd Jan 2024

**Location:** 23 Goose Green Yate Bristol South Gloucestershire BS37 5BL

**Description:** [Change of use from dwelling \(Class C3\) to residential childrens home \(Class C2\) as defined in the Town and Country Planning \(Use Classes\) Order 1987 \(as amended\).](#)

*Yate Town Councillors have reviewed and discussed the application agreeing the submission of the below comments:*

**Yate Town Council Comments:** Object ~ application is extremely limited in information supplied with no access/travel plan etc.  
 Limited supporting documentation claims 4 parking spaces but this is unlikely given the current layout.

It would seem likely that the proposal would increase traffic along Goose Green with staff working at the property 24/7, visitor/contact workers etc and deliveries associated which given the position of the property will impact all along this narrow access which is used by school children access school Pedestrian crossing.

Requires more detail on works proposed at the property. (Supplied "existing and proposed "plans do not adequately show works that may be undertaken ~ eg it would appear the existing garage is to be converted to a dining area but this isn't made clear on supplied plan).



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**F.A.O: SGC Case Officer:** Thomas Servini

With regards to the planning application received

**Planning Application Reference:** P23/03443/HH

**Deadline Date:** Wed 31 Jan 2024

**Location:** 82 Glenfall Yate South Gloucestershire BS37 4LZ

**Description:** [Erection of rear conservatory.](#)

*Yate Town Councillors have reviewed and discussed the application agreeing the submission of the below comments:*

**Yate Town Council Comments:** No objection.





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**F.A.O: SGC Case Officer:** Ben France

With regards to the planning application received

**Planning Application Reference:** P23/03453/ADV

**Deadline Date:** Fri 26 Jan 2024

**Location:** 10 North Walk Yate South Gloucestershire BS37 4AP

**Description:** [Display of 1no. Illuminated Hanging sign, 1no. Illuminated Fascia sign, and 1no. Illuminated ATM Facia sign.](#)

*Yate Town Councillors have reviewed and discussed the application agreeing the submission of the below comments:*

**Yate Town Council Comments:** No objection.



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**F.A.O: SGC Case Officer:** Chloe Summerill

With regards to the planning application received

**Planning Application Reference:** P23/03460/ADV

**Deadline Date:** 13th Jan 2024 agreed extension to 22nd Jan 2024

**Location:** Land South Of Dowsell Way North Yate New Neighbourhood South Gloucestershire

**Description:** [Display of 1no. internally illuminated Fascia Sign, 1no. internally illuminated projecting sign, 1no. Totem sign, 1no. ATM sign and 4no. car park signs.](#)

*Yate Town Councillors have reviewed and discussed the application agreeing the submission of the below comments:*

**Yate Town Council Comments:** No objection.



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F.A.O: SGC Case Officer: Lea Bending

With regards to the planning application received

Planning Application Reference: P23/03508/TRE

Deadline Date: 16th Jan 2024 agreed extension to 22nd Jan 2024

Location: 2 Long Croft Yate South Gloucestershire BS37 7YW

Description:

[Works to fell 1no. Oak covered by Tree Preservation Order TPO 383 dated 16/09/1987 1. The tree works are proposed to stop the influence of the tree on the soil below building foundation level and provide long term stability to 2 Long Croft Bristol BS37 7YW. 2. Estimated costs of repair to the building are a minimum of ?50,000 if the trees remain and ?11,875.60 if the proposed tree works are allowed to proceed. Granting permission will limit these costs. In the event of refusal we, or our clients, will seek to secure compensation for the additional costs incurred through Section 202\(e\). 3. Should the tree remain the cost of repairs will be the superstructure repairs + alternative method of repairs \(minimum\) = ?61,875.60. 4. it is the expert opinion of both the case engineer and arboriculturalist that on the balance of probabilities the supporting information demonstrates the influence of the tree. 5. Note: further monitoring results may be submitted if these become available during the course of the application](#)

Yate Town Councillors have reviewed and discussed the application agreeing the submission of the below comments:

Yate Town Council Comments:

Object ~ Yate Town Council have resolved to object to any tree works and in particular those with TPO's in absence of report from South Gloucestershire Council tree officer. Once received we can respond further.



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**F.A.O: SGC Case Officer:** Helen Turner

With regards to the planning application received

**Planning Application Reference:** P23/03519/HH

**Deadline Date:** 23rd Jan 2024

**Location:** 34 Cornwall Crescent Yate South Gloucestershire BS37 7RX

**Description:** [Erection of single storey side and rear extensions to form additional living accommodation.](#)

*Yate Town Councillors have reviewed and discussed the application agreeing the submission of the below comments:*

**Yate Town Council Comments:** Object ~ Footprint on the extensions too large, and would appear to be in excess of 50% covered area of existing property and not in keeping with adjacent properties. Possible loss of light for neighbours.



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**F.A.O: SGC Case Officer:** Charmian Eyre-Walker

With regards to the planning application received

**Planning Application Reference:** P23/03529/RVC

**Deadline Date:** 23rd Jan 2024

**Location:** Land North Of Brimsham Park Yate

**Description:** [Removal of condition 44 \(Traffic Impact\) of planning permission P22/05330/RVC. Variation of Condition 39 of P19/6296/RVC to amend the Land Use Parameter Plan to allow a mix of B1/B2 to come forward on the northern parcel of employment land \(2.4ha\) in respect to consented outline application PK12/1913/O \(as amended under applications PK15/5230/RVC, PK16/2449/RVC, PK17/00039/NMA, PK17/4826/RVC and P/19/6296/RVC\) for mixed use development across 100.76 hectares of land comprising up to 2,450 new dwellings \(Use Class C3\), residential care home or extra care housing \(Use Class C2\), 4.63 hectares of employment land \(Use Class B1, B2\), provision of a local centre, two primary schools, together with the supporting infrastructure and facilities including: new vehicular and pedestrian accesses, public open space and landscaping and proposal to underground the electricity powerlines. Outline application including access with all other matters reserved.](#)

*Yate Town Councillors have reviewed and discussed the application agreeing the submission of the below comments:*

**Yate Town Council Comments:** Object ~ Yate Town Council originally opposed the change of B1 to B2 use because of the potential impact on residential properties. The hours of operation restricting access was a mitigation measure to try and address some of those concerns.

The applicants seek to justify the removal of clause in part by citing continued use of "home deliveries, fire tenders, dust cards[sic], servicing school/local centre etc." But it is extremely rare for such home deliveries to operate outside of the proposed prescribed hours; Fire Tender access is (fortunately) very rare and would be exempt from any prohibition as emergency vehicles; refuge vehicles in South Gloucestershire Council operate after 07:00 and finish before 18:00 and servicing of schools and local centre would again be extremely rare.



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**F.A.O: SGC Case Officer:** Steffan Thomas

With regards to the planning application received

**Planning Application Reference:** P23/03544/HH

**Deadline Date:** 23rd Jan 2024

**Location:** 11 Melrose Avenue Yate South Gloucestershire BS37 7AU

**Description:** [Erection of front porch. Installation of 1no. rear dormer to facilitate loft conversion.](#)

*Yate Town Councillors have reviewed and discussed the application agreeing the submission of the below comments:*

**Yate Town Council Comments:** No objection.



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**F.A.O: SGC Case Officer:** Ben France

With regards to the planning application received

**Planning Application Reference:** P24/00041/F

**Deadline Date:** Tue 30 Jan 2024

**Location:** 10 Colesborne Close Yate South Gloucestershire BS37 4HH

**Description:** [Demolition of side extension. Erection of 1 no. attached dwelling with new access and associated works](#)

*Yate Town Councillors have reviewed and discussed the application agreeing the submission of the below comments:*

**Yate Town Council Comments:** Object ~ insufficient parking provision. Parking access will require loss of existing on street parking to provide drop kerb access.



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**F.A.O: SGC Case Officer:** Lea Bending

With regards to the planning application received

**Planning Application Reference:** P24/00068/TRE

**Deadline Date:** Thu 01 Feb 2024

**Location:** 6 The Brake Yate South Gloucestershire BS37 7QW

**Description:** [Works to fell 1no. Oak \(T3\), as covered by Tree Preservation Order TPO 383 dated 16th September 1987.](#)

*Yate Town Councillors have reviewed and discussed the application agreeing the submission of the below comments:*

**Yate Town Council Comments:** Object ~ Yate Town Council have resolved to object to any tree works and in particular those with TPO's in absence of report from South Gloucestershire Council tree officer. Once received we can respond further.



## YATE TOWN COUNCIL

### Planning Applications Received for Review and Comment 21st November 2023

<b>Planning Application Reference</b>	P23/03031/RVC
<b>Deadline Date</b>	23rd November 2023
<b>Location</b>	Former Railway Inn Station Road Yate BS37 5HT
<b>Description</b>	<a href="#">Variation of condition 9 attached to P21/07653/RM to substitute Block A plans and elevations. Erection of 40no. residential units with associated parking and hard/soft landscape works with appearance and landscaping to be determined (Approval of Reserved Matters to be read in conjunction with outline permission P20/19213/O).</a>
<b>SGC Case Officer</b>	Rae Mepham
<b>YTC Comments</b>	<p>Objection :</p> <ol style="list-style-type: none"> <li>1.     <b><u>Parking Provisions</u></b>  <p>With the conversion of 3 of the 9 flats from a 1 to 2 bed dwelling, this will require 1.5 parking spaces. There is no reference in the plan as to how this will be achieved. The limited size of the site and lack of street parking will result in the applicant not being able to achieve the required parking standards for the increase in bedrooms.</p> </li> <li>2.     <b><u>Living Space</u></b>  <p>We are concerned about the dimensions shown for flats 3, 6 and 9. We request that the Council check the space standards as the flats appear to meet the minimum national space standard (61sqm) if the en suite is included.</p> <p>We are also concerned about flat 1 in terms of the space and parking facilities. If the 'study' is converted into a second bedroom, it will fall below the minimum space standard for a 2 bedroom flat.</p> </li> <li>3.     <b><u>Front Elevation</u></b>  <p>This application changes the front elevation from the original plan which was designed to break up the massing and introduce some character to the building (to reflect the other buildings along the road). This new design increases the massing impact which we have already raised concerns about.</p> <p>We would also like to raise that the comments we submitted previously for this application are not on the South Gloucestershire Planning Portal.</p> </li> </ol>

<b>Planning Application Reference</b>	P23/02615/ADV
<b>Deadline Date</b>	Thu 23 Nov 2023
<b>Location</b>	Ladden View Fletcher Road Yate Bristol South Gloucestershire BS37 7ER
<b>Description</b>	<a href="#">Display of 1 no. externally illuminated fascia sign, 10 no. non illuminated fascia signs and 2 no. totem signs.</a>
<b>SGC Case Officer</b>	Eileen Medlin
<b>YTC Comments</b>	No comment.

<b>Planning Application Reference</b>	P23/03015/RM
<b>Deadline Date</b>	24th November 2023
<b>Location</b>	Land North Of Brimsham Park Yate
<b>Description</b>	<p><a href="#">Proposed play equipment and design and layout of play area. Reserved matters with appearance and layout to be approved. To be read in conjunction with P22/05330/RVC (Variation of Condition 39 of P/19/6296/RVC</a></p> <p><a href="#">to amend the Land Use Parameter Plan to allow a mix of B1/B2 to come forward on the northern parcel of employment land (2.4ha) in respect to consented outline application PK12/1913/O (as amended under applications PK15/5230/RVC, PK16/2449/RVC, PK17/0039/NMA, PK17/4826/RVC and 19/6296/RVC) for Mixed use development across 100.76 hectares of land comprising up to 2,450 new dwellings (Use Class C3), residential care home or extra care housing (Use Class C2), 4.63 hectares of employment land (Use Class B1,B2), provision of a local centre, two primary schools, together with the supporting infrastructure and facilities including: new vehicular and pedestrian accesses, public open space and landscaping and proposal to underground the electricity powerlines. Outline application including access with all other matters reserved.)</a></p>
<b>SGC Case Officer</b>	Lee Burman
<b>YTC Comments</b>	<p>Objections :</p> <ol style="list-style-type: none"> <li>1. There needs to be more trees along the southern edge to provide sun shelter.</li> <li>2. This play area is the 4<sup>th</sup> to be built in Ladden Garden Village which has a limited number of play items for people with disabilities, such as mobility or sensory. Whilst some of the items are wheelchair friendly, main play equipment, such as the roundabout and climbing frame, are not accessible for all. Additionally, there is no provision for wheelchair movements between the areas of play eg a wheelchair friendly path.</li> <li>3. We ask that planning officers review the provisions across the whole Ladden Garden Village development play areas to ensure there is at least one play area which is fully accessible for all users – this could be excellent for inclusive play.</li> <li>4. The location of the goal end/basketball is likely to result in a lot of balls going out onto the path and would benefit from being inset further to reduce this problem.</li> </ol> <p>The introduction of the play area next to the nursery dramatically increases the urgency of implementing the TROs to create a 20mph speed limit along this section of the road.</p>

<b>Planning Application Reference</b>	P23/03057/RVC
<b>Deadline Date</b>	Wed 29 Nov 2023
<b>Location</b>	Adjoining Parish - Boarding Kennels The Chase Mapleridge Lane Yate Bristol South Gloucestershire BS37 6PW
<b>Description</b>	<a href="#">P23/03057/RVC   Removal of condition 2 attached to permission P.388, to allow the use of the dwelling unrestricted by agricultural occupancy condition.</a> <a href="#">Erection for farm house and agricultural buildings. Vehicular access.   Boarding Kennels The Chase Mapleridge Lane Yate Bristol South Gloucestershire BS37 6PW (southglos.gov.uk)</a>
<b>SGC Case Officer</b>	Rae Mepham
<b>YTC Comments</b>	No comment.



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**F.A.O: SGC Case Officer:** Lee Burman  
With regards to the planning application received  
**Planning Application Reference:** P21/07677/RM  
**Deadline Date** Fri 15 Dec 2023  
**Extension Deadline Date** Mon 18 Dec 2023  
**Location:** Land To West Of Brimsham Green School And To North Of Broad Lane Yate South Gloucestershire

**Description:**

[Installation of 1 no. senior turf football pitch with accesses \(maintenance bridge and emergency vehicles\), appearance, layout, scale, drainage and landscaping to be approved \(Approval of Reserved Matters to be read in conjunction with outline permission PK12/1913/O \(as amended under applications PK15/5230/RVC, PK16/2449/RVC, PK17/0039/NMA, PK17/4826/RVC, P19/6296/RVC, P21/02991/NMA and P22/05330/RVC\)\).](#)

*Yate Town Councillors have reviewed and discussed the application agreeing the submission of the below comments:*

**Yate Town Council Comments:**

Object - Happy to review our objection if the following concerns are dealt with.

1. A condition dealing with parking to ensure parking for all use of the site is off road in a suitable location ie the school so that out of school use is via Parking on the school premises are there is no suitable on street parking with safe walking to the site, and there can be no access to evening use via parking at YOSC. We notice the only access to the site is to be via a timber bridge to the north of the site. It is unclear how this will provide access for use out of school hours, as there is no access to the school parking area, and no suitable parking on Watery Lane. The only other parking is private parking at YOSC, which is only available to YOSC outside of School hours.
2. The drainage arrangements are not clear, whilst the pitch drainage is shown it is unclear where the water goes, and there is already a significant problem with flooding on Watery Lane so additional surface water run off must be taken away by pipe not flowing out onto the lane or other fields.
3. The mining report works on the basis of a shaft diameter of 1.5. That has not been our experience of the shafts in the immediate locality, where the shaft widths have been greater. The shafts need to be checked and not merely fenced by proper protective covering put in place. This should be carried out before the works (as any future collapse will involve ingress into the football area given the remediation methods used by the Coal Authority).
4. The gated access to Watery Lane is marked for emergency vehicles only, but with gated access there and then onto the pitch, how will the site prevent parking on Watery Lane verges or the corner, the very thing that highways were originally concerned about.
5. We note the comments of the Landscape Officer about th height of the fence 2.8m. We can see the school want it securely fenced from informal use. Whilst the conservation officer expresses concern, he concludes that the hedge along Watery Lane will stop it being too obstructive. There will not be a similar hedge line along the rear of the Broad Lane houses, which will be very close to the fence line.



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**F.A.O: SGC Case Officer:** James Reynolds

With regards to the planning application received

**Planning Application Reference:** P23/03237/HH  
**Deadline Date** Sun 17 Dec 2023  
**Extension Deadline Date** Mon 18 Dec 2023

**Location:** 60 Hampden Close Yate Bristol South Gloucestershire BS37 5UP

**Description:** [Erection of first floor side and single storey rear extensions to form additional living accommodation.](#)

*Yate Town Councillors have reviewed and discussed the application agreeing the submission of the below comments:*

**Yate Town Council Comments:** This is a large extension request, please can South Gloucestershire council confirm that this extension does not exceed 50% of the property foot print.  
The proposal also does not seem to be in keeping with the adjacent properties.



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**F.A.O: SGC Case Officer:** Steffan Thomas

With regards to the planning application received

**Planning Application Reference:** P23/03239/HH

**Deadline Date:** Mon 18 Dec 2023

**Location:** 42B Somerset Avenue Yate Bristol South Gloucestershire BS37 7SR

**Description:** [Erection of single storey rear extension to provide additional living accommodation.](#)

*Yate Town Councillors have reviewed and discussed the application agreeing the submission of the below comments:*

**Yate Town Council Comments:** No Objection



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**F.A.O: SGC Case Officer:** Chloe Summerill

With regards to the planning application received

**Planning Application Reference:** P23/03255/HH  
**Deadline Date:** Wed 20 Dec 2023  
**Location:** 15 Orchard Close Yate Bristol South Gloucestershire BS37 5BE  
**Description:** [Erection of a two storey side extension to form additional living accommodation.](#)

*Yate Town Councillors have reviewed and discussed the application agreeing the submission of the below comments:*

**Yate Town Council Comments:**

Object - Please can South Gloucestershire council confirm if this planning request exceeds 50% of the existing property footprint.

Appears there are 2 stair cases, the existing and a new one just the other side of the wall. A bathroom in the existing and then a bathroom in the new bit. The existing from door and then door at the Sid into the new bit. . Is this a second property being built alongside?

Request that a condition given against severance as the location is unsuited to the formation of a separate dwelling and no appropriate off street parking has been shown to accommodate such severance.





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**F.A.O: SGC Case Officer:** Steffan Thomas

With regards to the planning application received

**Planning Application Reference:** P23/03386/HH

**Deadline Date:** Sun 31 Dec 2023

**Location:** 51A Melrose Avenue Yate Bristol South Gloucestershire BS37 7AU

**Description:** [Raising of roofline to facilitate garage conversion.](#)

*Yate Town Councillors have reviewed and discussed the application agreeing the submission of the below comments:*

**Yate Town Council Comments:** No comment



Email: [transportservices@southglos.gov.uk](mailto:transportservices@southglos.gov.uk)  
 Department for Place,  
 PO Box 1954, Bristol, BS37 0DD  
 Tel: (01454) 868000

## Highways Investigation Scheme Request Form

- **Forms will only be accepted, if the proposal has been discussed with [the local ward councillor\(s\)](#) and they have provided their support to the proposal**
- **Without support from a local councillor(s) we cannot accept or progress the form request**
- **The councillor(s) who have given their support to the proposal must be copied into the email to the Transport Services department along with evidence showing they have provided support**
- **Submit the completed highways request form to [transportservices@southglos.gov.uk](mailto:transportservices@southglos.gov.uk)**
- **Applicants may be contacted by South Gloucestershire Council for further information**

<b>Brief description of request:</b> (i.e. traffic calming / pedestrian crossing / speed limit change etc)	Pedestrian crossing needed to allow for safe crossing of a busy road.
<b>Road name(s) / location:</b>	Randolph Avenue
<b>Submission date:</b>	Initial request made by email on: Friday, September 29, 2023

### APPLICANT DETAILS

<b>Applicant name(s):</b>	Yate Town Council
<b>Address:</b>  <b>Postcode:</b>	Poole Court, Poole Court Drive, Yate, South Gloucestershire BS37 5PP
<b>Telephone:</b>	01454 866506
<b>E-mail:</b>	<a href="mailto:info@yatetowncouncil.gov.uk">info@yatetowncouncil.gov.uk</a>

## WARD DETAILS

<b>Ward:</b>	North Yate
<b>Supporting local member(s):</b>	Councillors Nicola Clarke, Cheryl Kirby, Alan Monaghan, Tony Sharp, Karl Tomasin and Chris Willmore

### Description of the problem or issue:

**Description of the problem(s):**  
**What is the problem? Who does it affect?**

It has come to the attention of Yate Town Council that the bus services now used by students going to and from Brimsham Green School have highlighted a safety concern with regards to the bus stops on Randolph Avenue and their location allowing for a safe route across the road to get to and from them.

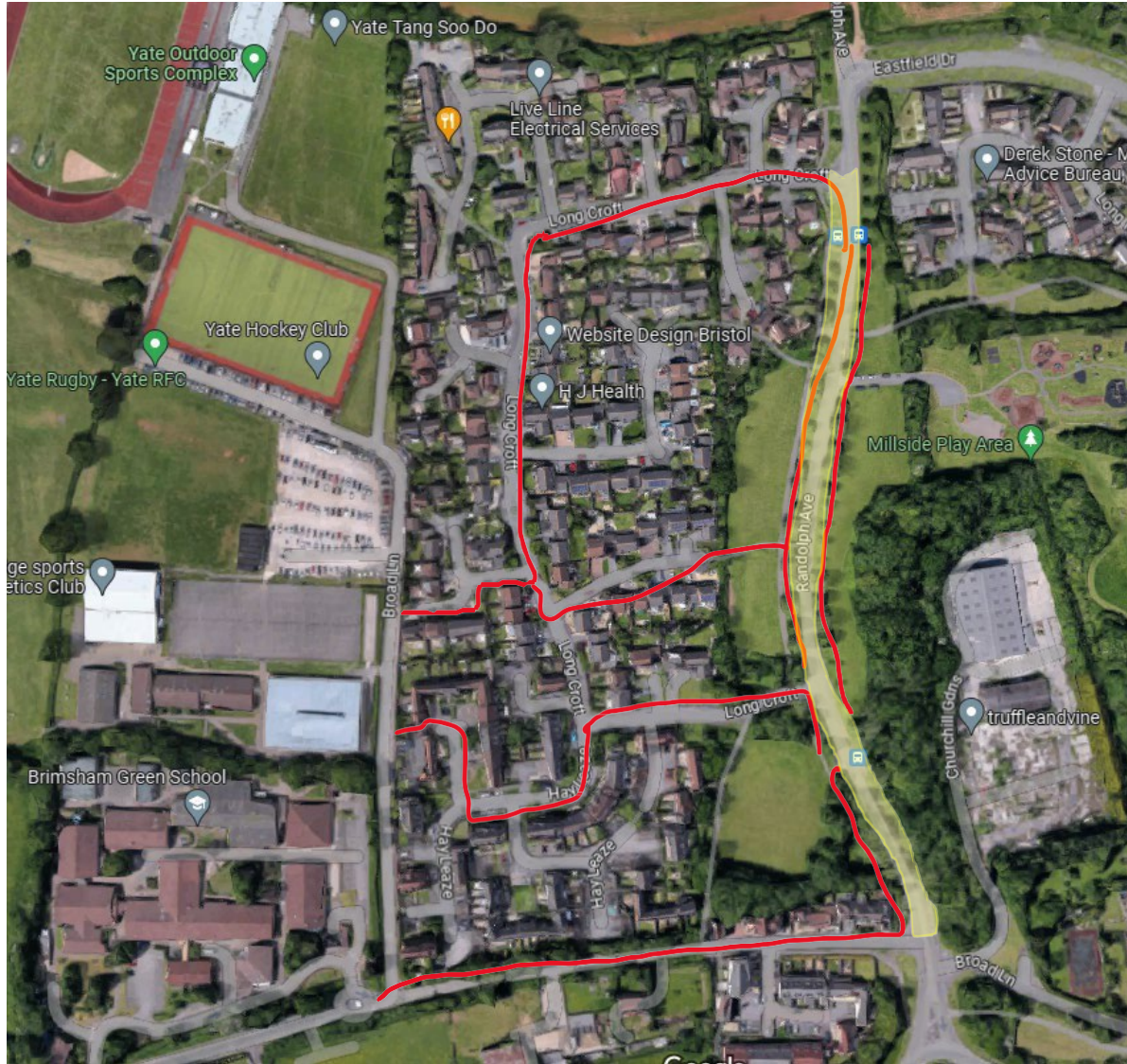
These stops on Randolph Avenue are the stops used by students taking the 525 bus route to and from school following the removal of the 967 bus service which took the students direct in to the school grounds.

Students get off or on at the beginning and end of the school day, which is also peak traffic times. With the current housing and new/future developments this road is only going to get busier with commuters and heavy good vehicles accessing the new developments in Ladden Garden Village. There is also a play park just off the road which is used by local families.

**Location:**

**Where is the problem? Define the extent or boundary (provide a location plan) and state the length of road between; 2 road junction names or use house numbers depicting start/finish**

As shown in the attached image you can see that this road is long and is the main road in and out of housing estates. (Yellow highlight – Randolph Avenue, Red Lines – routes students have been taking to get to school).



**Duration / frequency:**

**How long has this been a problem? When during the day is it a problem?**

There has always been an issue with no suitable pedestrian crossings in this location. The issue has just been highlighted more with the bus services now being used by school children getting to and from Brimsham Green School.

**The proposed solution:**

**The proposed solution or improvement:**

**What do you think will help and why?**

Yate Town Council request that 2 suitable pedestrian crossings are to be installed near the bus stops at each end of Randolph Avenue, giving the option for a safe way to cross the road.

**Council transport goals:**

The Joint Local Transport Plan (2011 – 2026) is based around five key transport goals: **(see guidance sheet for an explanation of how these might be relevant)**

- Reduce carbon emissions
- Support economic growth
- Promote accessibility
- Contribute to better safety, security and health
- Improve quality of life and benefit a healthy natural environment

**How will your proposed solution help us contribute to our strategic goals?**

<b>How and why would it reduce carbon emissions?</b>	With traffic lights along this road, it would be a deterrent for speeding drivers. It may also encourage more people to walk to local amenities rather than drive.
<b>How and why would the proposal support economic growth?</b>	Installing a crossing point will allow local residents the option of walking to local amenities such as pubs, restaurants and shops, which would have a positive impact on the businesses.
<b>How and why would it promote accessibility?</b>	Children will be able to safely cross the road to school. Other users, such as those in wheelchairs, mobility scooters or use prams will also have a safe space to cross. This will also enable them to access local outdoor amenities such as the local play area and sports complex.
<b>In what context would this contribute towards better safety, security or health benefits?</b>	This would provide a safe space for all users to cross a main road and would encourage local residents to walk rather than drive a short distance.

<p><b>How would this help to improve quality of life and benefit a healthy natural environment?</b></p>	<p>Would encourage more people to walk rather than drive short distances. This would impact the local environment by fewer people choosing to drive.</p>
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**Local consultation:**  
**Please present any evidence of support for the proposal.**

**CHECKLIST**

	Please tick
Councillor(s) have been contacted for either support prior to submitting the form	<input type="checkbox"/>
Supporting evidence of support from councillor(s) has been provided	<input type="checkbox"/>

**PLEASE NOTE**

**Forms that are submitted without support and evidence from the local ward councillor(s) will not be accepted or progressed.**

# Planning and Transportation

Pending Log as of 16<sup>th</sup> January 2024

To **NOTE** the status of the following:

## 1. Planning

### 1.1 Planning Application P22/01300/O Land at Sodbury Road Wickwar South Gloucestershire GL12 8PG

Meeting Reported To	Update Received
Planning & Transportation Meeting  31 <sup>st</sup> October 2023	<i>It was <b>NOTED</b> the public enquiry opened on Tuesday 31st October at 10am at South Gloucestershire Council Offices, Badminton Road. It is estimated the public enquiry will last approximately 2 weeks.</i>  <i>Awaiting updates from South Gloucestershire planning department</i>

## 2. Highways and Transportation

### 2.1 Highway Surface Repairs, Chatcombe & Yate Rocks

Meeting Reported To	Update Received
Planning & Transportation Meeting  17 <sup>th</sup> January 2022	<i>Further to minute number 6/1 of the Planning and Transportation meeting held on 17th January 2023, <b>RESOLVED</b> to write to South Gloucestershire Council (SGC) to raise further concerns about roads in the Yate Rocks area, correspondence was sent to SGC.</i>  <i>Awaiting response. (12.09.2023 – agreed to chase in January 2024)</i>

### 2.2 Wickwar Road / Peg Hill (Southfield Way) Junction Safety

Meeting Reported To	Update Received
Planning & Transportation Meeting  17 <sup>th</sup> January 2022	<i>Further to minute number 6/2 of the Planning and Transportation meeting held on 17th January 2023, <b>RESOLVED</b> to send a letter to South Gloucestershire Council (SGC) regarding traffic issues experienced in Yate in January 2023, the traffic lights at Peg Hill and the lack of funding available for cycling at this junction, correspondence was sent to SGC.</i>  <i>Awaiting response.</i>

### 2.3 Flood Management – Ladden Garden Village

<p>Planning &amp; Transportation Meeting</p> <p>25<sup>th</sup> April 2023</p>	<p>It was <b>NOTED</b> that Cllrs Karl Tomasin and Chris Willmore recently attended a meeting with Barratt Homes.</p> <p>An update was received and whilst the meeting was helpful, a few issues have not been resolved and a response is awaited:</p> <ul style="list-style-type: none"> <li>1) Surface water running across Dowsell Way from Autumn Brook corner;</li> <li>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.</li> </ul> <p>Awaiting response</p>
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### 2.4 Westlink Travel buses

<p><b>Meeting Reported To</b></p>	<p><b>Update Received</b></p>
<p>Planning &amp; Transportation Meeting</p> <p>25<sup>th</sup> April 2023</p>	<p>To <b>NOTE</b> correspondence was sent to West of England Combined Authority further to minute number 8/1 of the Planning and Transportation meeting held on 25<sup>th</sup> April 2023.</p> <p><i>“<b>RESOLVED</b> to write to West of England Combined Authority stating concerns that key areas are excluded, for example:</i></p> <ul style="list-style-type: none"> <li>• <i>Travel to Filton but not The University of the West of England;</i></li> <li>• <i>Residents who are members of the Abbotswood Surgery are unable to get to the parent surgery in Downend;</i></li> <li>• <i>Yate residents do not have a link to Southmead Hospital.”</i></li> </ul> <p>Update received 31st October 2023 that the 3-month review had yet to be received and that members are aware changes are being looked into with boundaries.</p> <p>Awaiting response.</p>



## Item 2.5 Speeding Cars

Meeting Reported To	Update Received
Planning & Transportation Meeting  12 <sup>th</sup> September 2023	<p>Further to minute number 7/2 of the Planning and Transportation meeting held on 12<sup>th</sup> September 2023, A Highways Inspection Scheme Request form has been completed and sent to transport services at South Gloucestershire Council</p> <p>Further to minute number 10.7.2 of the Planning and Transportation Meeting held on 31<sup>st</sup> October 2023,</p> <p>Yate Town Council have scheduled regular posts on their social media channels with regards to the need for volunteers to become members of speed watch teams in the area again.</p> <p><i>Awaiting response.</i></p>

## Item 2.6 ‘We Buy Any Car’ Pod in Morrisons, Yate

Meeting Reported To	Update Received
Planning & Transportation Meeting  25 <sup>th</sup> April 2023	<p>20<sup>th</sup> October 2023 – Yate Town Council objections submitted to South Gloucestershire Council Planning Portal.</p> <p>It was <b>RESOLVED</b> to wait on the planning application outcome and review at next Planning and Transportation Committee meeting.</p> <p><i>To receive any updates</i></p>

## Item 2.7 Traffic Lights and Pedestrian crossing on Goose Green Way

Meeting Reported To	Update Received
Planning & Transportation Meeting  12 <sup>th</sup> September 2023	<p>It was <b>NOTED</b> that further to minute number 7/4 of the Planning and Transportation Committee meeting on 12<sup>th</sup> September 2023, an update had been received before the letter was sent to South Gloucestershire Council:</p> <p>“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.”</p> <p>It was <b>RESOLVED</b> to write to South Gloucestershire Council advising that Yate Town Council welcome the review and policy</p>

	<p>development and are happy to work with them and with local cycling groups to ensure a suitable policy for all is developed.</p> <p><i>Awaiting response.</i></p>
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**Item 2.8          Hybrid Bike Detectors at Traffic Lights**

<b>Meeting Reported To</b>	<b>Update Received</b>
<p>Planning &amp; Transportation Meeting</p> <p>12<sup>th</sup> September 2023</p>	<p>To <b>NOTE</b> the new Hybrid system has been installed, (November 2023)</p> <p>Pilot scheme now active,</p> <p><i>Awaiting updates and results</i></p>

**Item 2.9          A432 Bridge Repairs and diversions**

<b>Meeting Reported To</b>	<b>Update Received</b>
<p>Planning &amp; Transportation Meeting</p> <p>12<sup>th</sup> September 2023</p>	<p>To <b>NOTE</b> further to minute number 6/3 of the Planning and Transportation meeting held on 31<sup>st</sup> October 2023, an email was sent to West of England Combined Authority (WECA) asking for information on how they plan to promote public Transport now it has been confirm that the bridge needs to be replaced.</p> <p><i>Awaiting response.</i></p>

To receive any further updates and to consider if these items are to be removed from agenda.