



Yate Town Council

Planning and Transportation Committee

Minutes of the meeting held on 27th February 2024 from 7.00pm until 8.55pm

PRESENT:

Councillors Nicola Clarke, John Emms, Alan Monaghan, Tony Sharp, Karl Tomasin and Chris Willmore.

Service Support Assistants (R.E & M.D.B).

Minute 1. APOLOGIES FOR ABSENCE

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

Minute 2. DECLARATIONS OF INTEREST UNDER THE LOCALISM ACT 2011

Councillor Nicola Clarke Planning Application P23/03519 / Item 1.1B

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 16th JANUARY 2024

It was **RESOLVED** that the minutes of the Planning and Transportation Committee meeting held on 16th January 2024 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 the planning applications from the 30th January 2024 and 13th February 2024 were reviewed and comments submitted under delegated powers (Appendix 2).
- c) It was **NOTED** 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 (Appendix 3).
- d) It was **NOTED** 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 (Appendix 4).

Minute 6. HIGHWAYS AND TRANSPORTATION

6.1 Street Names at Ladden Garden Village

Further to minute number 6.1 of the Planning and Transportation Committee meeting on 16th January 2024, 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 **NOTED** a list of names was provided by Councillor Chris Willmore who forwarded to South Gloucestershire Council (Appendix 5).

It was further **NOTED** correspondence was received by South Gloucestershire Council who could not confirm the number of future street names required but were thankful for any suggestions.

6.2 Flood Management Ladden Garden Village

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

It was **NOTED** the correspondence was sent to South Gloucestershire Council who recommended we contacted Barratt Homes for any updates.

It was further **NOTED** the following response was received from Barratt Homes.

- 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 be reported to our site team for immediate action. We will also make some pro-active inspections across the site.

Councillor Chris Willmore advised that Barratt Homes do have pumping stations for the flood management situation and will continue correspondence with Barratt Homes for further consultations and investigations and will report back to committee members.

6.3 Speeding Cars

6.3a Yate Speed Enforcements

Further to minute number 10 item 2.5 of the Planning and Transportation Committee meeting held on 16th January 2024, it was **RESOLVED** correspondence was sent to Avon & Somerset Police Crime Commissioner requesting details of when Yate speed enforcements are due to be actioned.

It was **NOTED** the correspondence was received by the Avon & Somerset Police on the actions they will enforce and have been working in partnership with South Gloucestershire Council by installing speed monitors in areas where a number of cars have been repeatedly speeding.

Members raised their concerns that speeding vehicles are becoming quieter due to modern automotive technology and will need to be raised with the Avon & Somerset Police Crime Commissioner.

Councillor Tony Sharp confirmed that discussions are underway with South Gloucestershire Council to reduce speed limits to 20mph in areas that are high risk for speeding cars.

6.3b Community Speed Watch Volunteers

Further to minute 10 item 2.5 of the Planning and Transportation Committee meeting held on 16th January 2024, it was **NOTED** correspondence was sent to Avon and Somerset Police Community Speed Watch team regarding promotional materials which can be used for a marketing campaign for community speed watch volunteers. 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*

It was **RESOLVED** to email South Gloucestershire Council requesting the dates in which they will be publishing their speed watch advertisements so Yate Town Council can share these on our social media platforms.

6.4 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 the previous objection and correspondence sent to South Gloucestershire Council Property Services was **NOTED**.

Councillor Chris Willmore confirmed that a condition has been placed on 'We Buy Any Car' by South Gloucestershire Council which states vehicles are to be loaded on and off the transporter carrier in the Morrisons Service Yard and not to use any other facilities. Should other facilities be used, South Gloucestershire Council will involve traffic enforcement to take action.

6.5 A4323 Bridge Works

Further to minute 10 item 2.9 for the Planning and Transportation Committee meeting on 16th January 2024, it was **NOTED** further 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.

No comments were received.

6.6 Heron Way Junction

Further to minute number 10 of the Planning and Transportation Committee meeting on 16th January 2024, it was **NOTED** 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.

Councillor John Emms commented that he has sent correspondence to South Gloucestershire Council on safer ways to use the Heron Way Junction for example, by removing the slip road as this will reduce near misses. Councillor Emms confirmed no response has been received.

Minute 7 CONSULTATIONS

7.1 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	It was RESOLVED that no comments be submitted.
Mousewell Solar Farm	Click here to view Mousewell Solar Farm Consultation	16.02.2024	05.03.2024	It was RESOLVED that delegated powers be given to the Clerk to respond to this consultation with the following points included: <ul style="list-style-type: none"> • Support the initiative of solar farms on the

				<p>Mousewell Farm site, but are concerned that the focus of this development is located by Besom Lane and Sergeant's Bridge.</p> <ul style="list-style-type: none"> • The houses at the front of Shire Way will be able to see the solar units therefore reducing privacy for the residents. • We note the funding of this project is sourced from an international company as opposed to a local developer.
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7.2 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	It was NOTED 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 Monday 27th May 2024.

It was further **NOTED** that an informal Joint Cycleway Group meeting will be held in March 2024 (Date to be confirmed).

Minute 9 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

9.1 Green Community Travel (GCT)

No updates were received.

9.2 Yate and District Transport Forum

It was **NOTED** that the meeting is due to take place on Monday 15th April 2024 (6.30pm via Zoom).

It was further **NOTED** that South Gloucestershire Council will be setting up their own Transport Forum in due course.

Minute 10 OUTSTANDING ITEMS

The outstanding log was received and **NOTED** (Appendix 6).

It was **RESOLVED** that:

- Item 1.1 Planning Application P22/01300/O Land at Sodbury Road Wickwar South Gloucestershire GL12 8PG – to be removed from the outstanding list.
- Item 2.1 Wickwar/Peg Hill - South Gloucestershire Council be chased for a response enclosing detail of further proposals of costs.
- Item 2.2 Speeding Cars – no comments were received.
- Item 2.3 'We Buy Any Car' Pod in Morrisons, Yate - to be removed from the outstanding list.
- Item 2.4 Traffic Lights and Pedestrian crossing on Goose Green – no comments were received.
- Item 2.5 Hybrid Bike Detectors at Traffic Lights – update was received from Councillor Chris Willmore that the Church Road cyclist recognition sequence change sensor has been completed. Item to be removed from the outstanding list.
- Item 2.6 A432 Bridge Repairs and diversions – update was received from Councillor Chris Willmore confirming they have requested South Gloucestershire Council Highways to investigate alternative routes for cyclists

and pedestrians in preparation for the demolition of the bridge. Follow-up correspondence to be sent to South Gloucestershire Council regarding promoting public transport during the bridge works.

- Item 2.7 Randolph Avenue Traffic Management – to keep on pending list and revisit in October 2024.

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.
- Solar Panels.
- Reduction in cars, speed management and encouraging community travel.
- Green spaces, biodiversity on the planning applications.

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.
- Councillors John Emms and Chris Willmore mentioned the Coalpit Heath Miners Institute Cycling event on the 29th February 2024

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	<p>Objection-</p> <p>There are no open space provisions for these houses. This is something we would expect as this site was due to be a primary school, including sports pitches. In addition to this, there is a loss of trees from the site due to no open spaces being provided.</p> <p>The plans show a poor layout in relation to the western boundary and important wildlife area. There is also inadequate wildlife and biodiversity / amenity corridor along the southern edge of the site.</p> <p>In light of the issues which have occurred on Dowsell Way, with fence heights and locations in terms of the safety audit, we want assurance that the wall and fence proposals will be safety audited before consent is given.</p> <p>There are no separate spaces for pedestrians or cyclists causing safety concerns, especially on blind corners such as at 59 and 60.</p> <p>Parking on the site :</p> <ul style="list-style-type: none"> • In light of previous issues experiences with Marklove, where people park either side of the parking bays has resulted in occupants unable to get their vehicles on and off their drives, the all roadways, including drives to only a few houses, must be laid out so that there is parking along one side so occupants can get out of their drives. • Visitor parking outside Plot 60 is too close to the corner, particularly as the house itself is also close to

	<p>the corner of the boundary.</p> <ul style="list-style-type: none"> The block of lays on plots 67, 70 and 72 do not comply with 'Residential Parking Standards'. Currently, only one space is provided per flat but there are two 2 bed flats, meaning there should be an extra parking space. These are not compensated for by the additional private parking spaces on some of the individual house plots. There is insufficient visitor parking. The parking matrix submitted by the developers states there are 13 visitor parking bays. Using residential parking standards of 0.2 per dwelling, visitor parking needs to be 15. The plans only show 11 spaces, one of which is in an unsafe location. <p>We have concerns about Plot 59. The plans show that the house will come right to the corner of the plot resulting in zero visibility. This plot requires a safety audit before consent is given.</p> <p>There is inadequate street lighting which will result in dark, unsafe areas, for example along plots 30 – 33 particularly in the vicinity of SUDS. They are also badly located on the pinch points of plots 59 and 60.</p>
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Planning Application Reference	P24/00384/TRE
Deadline Date	08.03.2024
Extension Deadline Date	
Location	Rockwood House Gravel Hill Road Yate South Gloucestershire
Description	<u>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.</u>
SGC Case Officer	Lea Bending
YTC Comments	No objection towards this application provided South Gloucestershire Tree Officer has no objection. Await response from the South Gloucestershire Council Tree Officer.

Planning Application Reference	P23/03519/HH
Deadline Date	15.03.2024
Extension Deadline Date	
Location	34 Cornwall Crescent Yate South Gloucestershire BS37 7RX
Description	Erection of single storey side and rear extensions to form additional living accommodation
SGC Case Officer	Helen Turner
YTC Comments	<p>Objection-</p> <p>We are resubmitting our previous objections as there has been no significant change.</p> <p>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.</p>

Planning Application Reference	P24/00417/HH
Deadline Date	15.03.2024
Extension Deadline Date	
Location	128 Sundridge Park Yate South Gloucestershire BS37 4DH
Description	Erection of first floor rear extension and erection of side porch to side to form ancillary annexe
SGC Case Officer	Alex Hemming
YTC Comments	<p>No objection towards this application, however members have raised concerns over it becoming a separate registered dwelling.</p> <p>A condition will need to be made that the accommodation cannot be used as a separated living area (sub-divided), parking will remain the same and have no increase in bedrooms.</p>

Planning Application Reference	P24/00257/F
Deadline Date	18.03.2024
Extension Deadline Date	
Location	Land Off Tanhouse Lane Yate South Gloucestershire BS37 7QL
Description	Erection of 1no. self-build dwellinghouse with car parking and associated works.
SGC Case Officer	Simon Ford
YTC Comments	<p>Objection-</p> <p>We are concerned about the cumulative impact of all the residential conversions and constructions on this site. This proposal extends the housing from the farmyard westward into what is currently a field. There was previous consent to extend the existing dwelling onto this land, but this proposal is for a separate dwelling in addition to that extension.</p> <p>We are also concerned that historically there was a pond on the site of the proposed dwelling. Therefore, there needs to be an assessment of the impact of local water flow and levels.</p> <p>We ask that a cumulative assessment of the total impact of all the extensions, conversions etc. within the site, as a whole, is considered to assess the overall highways impact and the impact upon the Grade II listed building.</p>

YATE TOWN COUNCIL

**Planning Applications Received for Review and Comment
30th January 2024**

Planning Application Reference	P24/00071/HH
Deadline Date	Fri 02 Feb 2024
Extension Deadline Date	
Location	64 Rectory Close Yate South Gloucestershire BS37 5SE
Description	Installation of side door and raised decking.
SGC Case Officer	Helen Turner
YTC Comments	No comment

Planning Application Reference	P24/00016/HH
Deadline Date	Wed 07 Feb 2024
Extension Deadline Date	
Location	54 Cranleigh Court Road Yate South Gloucestershire BS37 5DJ
Description	Erection of front canopy. Erection of a single storey rear extension to form additional living accommodation.
SGC Case Officer	Helen Turner
YTC Comments	<p>Objection</p> <p>This application is a significant extension. It will add an addition bedroom to the property with a second primary entrance, making it suitable for separate occupation or commercial use. It will also result in one of the existing habitable rooms without any external windows. Neighbours have raised the comment that it used for an AirBNB, therefore confitions are needed about the use of the building and controlling non-severance or commercial use (such as an AirBNB).</p> <p>We ask that officers investigate the appropriateness of the removal of the external windows to the existing habitable room.</p>

Planning Application Reference	P23/03236/RM
Deadline Date	Mon 12 Feb 2024
Extension Deadline Date	
Location	Parcel 33 Land At North Yate New Neighbourhood South Gloucestershire
Description	Erection of 75no. general industrial units (Class B2) 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 under applications PK15/5230/RVC, PK16/2449/RVC, PK17/0039/NMA, PK17/4826/RVC, P19/6296/RVC, P21/02991/NMA and P22/05330/RVC))
SGC Case Officer	Eileen Medlin

<p>YTC Comments</p>	<p>Objection</p> <p>There are a number of concerns regarding this planning application :</p> <ol style="list-style-type: none"> 1.Can the levels be confirmed as the inclusion of ‘retaining walls’ suggests the las is being raised. It is important given issues elsewhere within the Ladden Garden Village development where land is not raised as it affects water flows to neighbouring properties. 2.There is insufficient boundary protection and the South and South-West edges of the site.... 3.The structures are too close to the landscaped areas and will affect the retained canopy. For example, putting parking into the root area of the hedge at Dowsell Way end of the site the access road – a boundary which the highways access has been at pains to protect. 4.The massing of structures on the South East and East boundaries will have a harmful effect on the neighbouring residential amenities. 5.The units on the East side, immediately adjoin the boundary and will have an unacceptable impact on neighbouring properties. 6.We fail to see how the highways proposals align with the previous applications for the junction to Dowsell Way from the employment area. There are no provisions for dropped kerbs or cycle routes through the site or connecting access to other routes when there is an emphasis on pedestrian and cycling approach. 7.The current design will prevent any future arrangement with Yate Outdoor Sports Complex eg to use parking at weekends, which is contrary to the long history of seeking to build connections between neighbours. 8.We are not satisfied there is sufficient on-site parking for staff, which will result in displacing parking onto residential streets. Disabled parking is at extremities of the site resulting in disabled users having to access properties over some distance via carriageways. 9.We are note that the application is proposal to be all B2 with no proposal to restrict HGV traffic and no provision for deliveries and large vehicles. 10.Clause 44 removal – South Gloucestershire Council sent letters to the while of Ladden Garden Village and Brinsham resulting in over 200+ objects. We are concerned that residents have not been notified by letter regarding this application. Please can you clarify as to why no postal notices have been sent? 11.The existing proposal for B1/B2 site North plus the proposal for redevelopment of the Victoria Recovery site would result in a large number of B1/B2 units within the town. Due to the developers having issues sourcing tenants for these units, please can there be some clarity as to whether there is a high demand for this type of unit? We also request that there are no occupation of units until access is available from Randolph Avenue and a 20mph speed limit is in place.
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Planning Application Reference	P24/00136/HH
Deadline Date	Mon 12 Feb 2024
Extension Deadline Date	
Location	49 Firgrove Crescent Yate South Gloucestershire BS37 7AH
Description	Erection of single storey rear and front extensions to provide additional living accommodation.
SGC Case Officer	Helen Turner
YTC Comments	No Comment

YATE TOWN COUNCIL
Tuesday 13TH February 2024
Planning Applications Received for Review and Comment

Planning Application Reference	P24/00161/CLP
Deadline Date	14.02.2024
Extension Deadline Date	16.02.2024
Location	119 Westerleigh Road Yate South Gloucestershire BS37 4GA
Description	Installation of side dormer to facilitate loft conversion
SGC Case Officer	Helen Turner
YTC Comments	<p>Objection-</p> <p>The increase in bedrooms requires the provision of three off-street parking spaces. This planning application does not address how this additional requirement will be accommodated and the condition is needed to show there will be three off street parking spaces at all times.</p>

Planning Application Reference	P23/02460/F
Deadline Date	16.02.2024
Extension Deadline Date	
Location	Site of Former Railway Inn Station Road Yate South Gloucestershire
Description	Changer of use of proposed cycle store to general storage / plant and external alterations to building and provision of new cycle storage (Part retrospective)
SGC Case Officer	Rae Mepham
YTC Comments	<p>Objection –</p> <ul style="list-style-type: none"> - Our previous objections have not been addressed and therefore re-submitting these objections. <ul style="list-style-type: none"> • Is not an internal, lockable space, this does not promote strong bike security which will be a deterrent for people wishing to use it. • The Easi Riser mechanism it uses will require servicing and maintenance, has consideration been taken on the upkeep of this mechanism. • Personal safety of the residents hasn't been considered with the new location of the bike store. • It's right on the boundary of the Whirlpool factory soldering and repair shop, there is also a gas store nearby. • In making these changes there has been a reduction in open space for residents. • The new location is within a couple of feet of balconies and living room windows allowing no privacy for residents. <p>In addition to our previous objections:</p> <ul style="list-style-type: none"> • The proposed cycle provision doesn't consider 'non-standard' bicycles, i.e. Cargo bikes, tag along trailers or adult tricycles. • The proposed layout does not take into account the needs for less able residents. • The justification for this application is due to concerns over fire risk associated with Electric bicycles or scooters. There are no provisions for charging ports/areas in the proposed cycle stores. As a result it is likely residents will demount batteries to charge in their accommodation transferring the perceived risk into the main building, including those with mobility scooters.

Planning Application Reference	P24/00127/F
Deadline Date	19.02.2024
Extension Deadline Date	
Location	Buildings And Land At Goosegreen Farm Broad Lane Yate South Gloucestershire BS37 7LA
Description	Demolition of modern barns. Erection of 3no dwellings, with the replacement of existing hardstanding with landscaping and associated works.
SGC Case Officer	Oliver Phippen
YTC Comments	<p>Objection–</p> <p>This application falls within the curtilage of an important local listed building (Millard’s Tenement, one of the first 16th century enclosure farmsteads locally).</p> <p>Whilst we recognise that some residential development might be appropriate on parts of the site it needs an integrated masterplan showing how the site as a whole will be used to respect and reflect the significance heritage, and its relationship to the adjoining parks.</p> <p>The layout of the proposal and its relationship to the current listed building will significantly adversely affect the context, setting and interpretation of the historic buildings. It removes the traditional farm courtyard, present from the earliest maps, and bisects it with a large stone wall/ timber fence rather than creating a courtyard setting.</p> <p>The proposed designs for the three dwellings show no understanding of the historical significance of the site, and the relationship of that part of the site to the park behind. Historically there were buildings where the proposed car park is shown and there is insufficient evidence that we can base support of the use of the redundant farm building land being used for housing. There is no supporting information for parking provisions, landscaping for each plot and therefore we are unable to comment further on this at this time.</p> <p>Piecemeal developments (below 10 dwellings) precludes proper contributions to the consequential costs of development. It will also remove the ability to resolve the highway issues associated with further turning movements at an already complicated junction, Randolph Avenue, which is very heavily used by school children. It will further remove the ability to sensitively plan the relationship of any development to the park, existing properties and the listed site.</p> <p>The eastern side of the site has a high bund, within the public park. There is a public path along the top of the bund looking over to the current outbuildings. Residential development of the proposed design will provide gardens which will be severely overlooked and will lack privacy. It will produce a parking court yard with associated fumes and noise immediately adjoining the park.</p> <p>We note there are a significant number of trees which are likely to be affected. As there is no report from South Gloucestershire Council Tree Officer, at this time, we are objecting to this application until a report is received.</p>

Planning Application Reference	P24/00243/HH
Deadline Date	21.02.2024
Extension Deadline Date	
Location	189 Glenfall Yate South Gloucestershire BS37 4ND
Description	Erection of a single storey rear extension to form additional living accommodation.
SGC Case Officer	Lucie Rozsos
YTC Comments	No Comment.

Planning Application Reference	P23/03519/HH - Revised
Deadline Date	16.02.2024
Extension Deadline Date	
Location	34 Cornwall Crescent Yate South Gloucestershire BS37 7RX
Description	Erection of single storey side and rear extensions to form additional living accommodation.
SGC Case Officer	Helen Turner
YTC Comments	<p>Objection –</p> <p>Our previous objections have not been addressed and we are therefore re-submitting these objections.</p> <p>Footprint of the extension is 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.</p>

Planning Application Reference	P24/00254/HH
Deadline Date	25.02.2024
Extension Deadline Date	
Location	82 Melrose Avenue Yate South Gloucestershire BS37 7AW
Description	Erection of single storey rear extension to provide additional living accommodation. Erection of rear hydrotherapy pool building.
SGC Case Officer	Chloe Summerill
YTC Comments	<p>Object-</p> <p>The cumulative effect of previous extensions means the ground floor footprint of the build would be twice the original amount. This proposed additional building adds the same floor space again as the original building resulting in the total footprint of this building becoming three times the original (prior to any extensions that have taken place).</p> <p>We note that one adjoining property has a small extension on the same building line.</p> <p>Whilst we are supportive of proposals to assist people with adaptations to live their lives, the scale and size of the stand alone building is such that we consider it essential there is a condition attached that it is solely for the use of the hydrotherapy pool, in light of particular circumstances of a resident. Before consent is granted the LPA should be provided with appropriate evidence to demonstrate this purpose (we do not expect this evidence to be put in the public domain).</p> <p>We would also ask for appropriate conditions so the building is not used for commercial purposes, any way severed main building or used as ancillary accommodation.</p> <p>Planning and Transportation 27 February 2024</p>

Planning Application Reference	P24/00167/RVC
Deadline Date	27.02.2024
Extension Deadline Date	
Location	Land to the Rear of 5 St Marys Way Yate South Gloucestershire BS37 7AR
Description	Variation of condition 3 attached to P23/02105/F to read "Prior to the use or occupation of the proposed development hereby permitted, and at all times thereafter, the proposed window on the side (west) elevation serving 'bedroom 1' shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being restricted for fire escape purposes only". Erection of 1no. detached dwelling with access, parking, screening and associated works (amendment to previously approved scheme P21/04019/F).
SGC Case Officer	Chloe Summerill
YTC Comments	<p>Comments.</p> <p>We are still concerned that this window will not deliver on privacy protection. The window directly overlooks the neighbour's garden and can be opened undermining the use of obscure glass.</p>



Yate Town Council
Poole Court
Poole Court Drive
Yate, Bristol
BS37 5PP

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

With regards to the planning application received

Planning Application Reference: P23/03383/HH

Deadline Date: Extension granted - 29th January 2024

Location: 19 Highway Yate Bristol South Gloucestershire BS37 7AB

Description: [Demolition of existing garage and erection of a two storey side and single storey rear 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: This planning applications looks to cover more than 50% of the footprint. The revision to the parking will require South Gloucestershire Council to approve a dropped kerb which will remove some on street parking and we therefore support the transport officer's request for a parking condition. There will also be a loss of drainage / surcharge onto existing drainage.



Yate Town Council
Poole Court
Poole Court Drive
Yate, Bristol
BS37 5PP

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

With regards to the planning application received

Planning Application Reference: P23/03339/HH

Deadline Date: Wed 24th Jan 2024

Location: Half Acre Lodge Tanhouse Lane Yate Bristol South Gloucestershire BS37 7QL

Description: [P23/03339/HH | Erection of a detached outbuilding to form double garage with store above. | Half Acre Lodge Tanhouse Lane Yate Bristol South Gloucestershire BS37 7QL \(southglos.gov.uk\)](#)

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

Objection

Yate Town Council Comments:

This is a large two storey building with roof lights and upper floor windows on all sides. It has almost 2/3rds of the capacity of the existing dwelling and therefore not subservient to it.

Given the location and layout, this could easily be converted and used for separate rather than ancillary occupation and extends beyond the ancillary nature required of secondary buildings.

Street Names for Ladden Garden Village

PROPOSED STREET NAMES :

- Pauley
- Scannel
- Lunskey
- Dudley
- Matcham (for the south side of Yate)
- Lindrea (for the south side of Yate)
- Fedden
- Perrett
- Butt
- Townsend
- Farr
- Burnell
- Hudson
- Giffin
- Bennett
- Greenaway
- Gleed

BACKGROUND OF NAMES SUGGESTED :

Celestine Names :

- Fedden
- Baker
- Pauli
- Perrett
- Butt

- celestine merchants (Fedden and Pauli were sugar brokers, but celestine was used to refine the sugar) *A lot was dug by the local land owners as a cottage industry and then sold to these merchants who sold it on.*

Raysfield Strontium Works

- Thomas Lindrea
- Charles Matcham

- Lindrea then Matcham owned the Raysfield Strontium Works.

When the small outfits were merged in 1912 to form the Bristol Mineral and Land Ltd, who did most of the extraction, the directors were Carl Pauli, Charles Matcham, Mr Young and one other.

The manager of the site was Harry Hendy.

The manager of the Bristol Mineral Co. at the end of the war was Kenneth Pauley and then his son was running it in the 1970's, Roger Pauley (the son and grandson of Carl Pauli).

Workers

Some of the last workers, extractors, who were doing the northern end (where Ladden Garden Village is) were :

- Paddy, Martin and Michael Scannel,
- Tom Lynskey
- Bob Dudley

From the census the following workers appear to have been involved in quarrying (unsure whether celestine or limestone).

- Joseph Townsend
- Henry Farr
- Richard Burnell
- John Hudson (Thorns farm so south side, owned celestine pit)
- William Griffin
- Joseph Bennett (celestine)
- Charles Greenaway
- Edward Gleed

Planning and Transportation

Pending Log as of 27th February 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 st October 2023	<i>It was NOTED 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 Wickwar Road / Peg Hill (Southfield Way) Junction Safety

Meeting Reported To	Update Received
Planning & Transportation Meeting 17 th January 2022	<i>Further to minute number 6/2 of the Planning and Transportation meeting held on 17th January 2023, RESOLVED 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>

Item 2.2 Speeding Cars

Meeting Reported To	Update Received
Planning & Transportation Meeting 12 th September 2023	Further to minute number 7/2 of the Planning and Transportation meeting held on 12 th September 2023, A Highways Inspection Scheme Request form has been completed and sent to transport services at South Gloucestershire Council Further to minute number 10.7.2 of the Planning and Transportation Meeting held on 31 st October 2023,

	<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>
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Item 2.3 ‘We Buy Any Car’ Pod in Morrisons, Yate

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

Item 2.4 Traffic Lights and Pedestrian crossing on Goose Green Way

Meeting Reported To	Update Received
Planning & Transportation Meeting 12 th September 2023	It was NOTED that further to minute number 7/4 of the Planning and Transportation Committee meeting on 12 th September 2023, an update had been 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.” It was RESOLVED to write to South Gloucestershire Council advising that Yate Town Council welcome the review and policy development and are happy to work with them and with local cycling groups to ensure a suitable policy for all is developed. <i>Awaiting response.</i>

Item 2.5 Hybrid Bike Detectors at Traffic Lights

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

Item 2.6 A432 Bridge Repairs and diversions

Meeting Reported To	Update Received
Planning & Transportation Meeting 12 th September 2023	To NOTE further to minute number 6/3 of the Planning and Transportation meeting held on 31 st 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. <i>Awaiting response.</i>

Item 2.7 Randolph Avenue – Traffic Management

Meeting Reported To	Update Received
Planning & Transportation Meeting 16 th January 2024	Further to minute number 6.6 of the Planning and Transportation Committee meeting on 31 st 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 st November 2023. (Appendix 4) It was further NOTED that the below response was received on 11 th 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, <u>Randolph Avenue</u>

	<p>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</p> <p>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. “</p> <p>It was RESOLVED to move this item to the outstanding list whilst a response is awaited.</p> <p><i>Response is awaited</i></p>
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To receive any further updates and to consider if these items are to be removed from agenda.