



# MINUTES of Yate Town Council's Planning and Transportation Committee on 12<sup>th</sup> September 2023 from 7pm till 8:50pm

## **PRESENT:**

Councillors, Tony Davis, Sandra Emms, John Ford, Cheryl Kirby (Chair), Karl Tomasin and Chris Willmore  
Service Support Manager (JA) and Service Support Assistant (RE)

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

Apologies were received from Councillors, Aziz Chowdhry, Nicola Clarke, John Emms, Alan Monaghan, Ray Perry and Tony Sharp.

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

Councillor Chris Willmore advised that her previous continuing declaration '*Trustee of CPRE - All Planning Applications (non-pecuniary interest)*' is no longer applicable and can be removed.

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

No members of the public were in attendance.

## **Minute 4. APPOINTMENT OF VICE CHAIR OF PLANNING AND TRANSPORTATION COMMITTEE**

It was **RESOLVED** to appoint Councillor Tony Sharp as Vice Chair of the Planning and Transportation committee.

## **Minute 5. TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING AND TRANSPORTATION COMMITTEE MEETINGS HELD ON 20<sup>th</sup> JUNE 2023**

It was **RESOLVED** that the minutes of the Planning and Transportation meeting held on 20<sup>th</sup> June 2023 were received and approved and be signed as correct.

## Minute 6. PLANNING MATTERS

### 6/1 Planning Applications

- a) Planning applications were received and considered.

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

- b) Planning applications received after the circulation of the agenda.

No Planning applications were circulated after the circulation of the agenda.

- c) It was **NOTED** that the planning applications from 11<sup>th</sup> July 2023 and 8<sup>th</sup> August 2023 were reviewed and comments submitted under delegated powers. (Appendix 2)

### 6/2 COM/23/0014/UNTTHO : 113 Woodmancote

It was **NOTED** that the below update had been received from South Gloucestershire Council Planning enforcement officer.

*“Significant works have been undertaken to the front and to the rear of the address including the removal of one of the scrapped cars. The land is now in a condition where a Section 215 notice would be deemed inexpedient therefore, I have closed the case.”*

It was **RESOLVED** that no further action is required and this item removed from the agenda .

### 6/3 Planning Application P22/01300/O

It was **NOTED** Councillors attended a meeting on 3rd August 2023 for the Strategic Sites Delivery Committee to consider the application. Following this meeting the application has now gone to public enquiry.

It was further **NOTED** Yate Town Council had submitted comments on this application. (Appendix 3)

## Minute 7 HIGHWAYS AND TRANSPORTATION

### 7/1 ‘We Buy Any Car’ Pod in Morrisons, Yate

It was **NOTED that** further to minute number 8/1 of the Planning and Transportation meeting on 20th June 2023 the following updates have been

received from South Gloucestershire Council Planning Enforcement Officer:

8th August 2023: *“As per the below email I have contacted both WeBuyAnyCar and the Store Manager for Morrisons advising that the pod should be moved. There has still been no response and as such I set a final letter to the landowners ‘English Real Estates Limited’ on 26th July advising that we are preparing an enforcement notice with respect of the breach. I anticipate that this will be signed off and served within the coming weeks.”*

9th August 2023: *“Due to various annual leave and other cases / applications I’m aiming that a draft should be signed off before the end of the month. I’m hoping we would then be in a position to serve early to mid-September. It’s very much subject to the priority of other cases at the moment though so I can’t make any specific timescale guarantees at this exact point sorry. I will of course provide an update once we have served though or if anything changes regarding the case process as stated.”*

It was **RESOLVED** to Email South Gloucestershire Council to chase at the end of September if no further updates had been received.

## **7/2                      Speeding Cars**

It was **NOTED** that further to minute number 8/2 of the Planning and Transportation meeting held on 20<sup>th</sup> June 2023, A response had been received from Avon and Somerset Police on 25<sup>th</sup> July 2023.

*“Thanks for your email. Earlier this morning before your email a post was put onto our Facebook page in relation to community speedwatch so you’re email it times perfectly!*

*Please could I ask that you view the post and share this on your social media platforms.*

*Here is the link [South Gloucestershire Neighbourhood Policing | Facebook](#). Its also on Twitter/X*

*The Speed enforcement team are regularly in Yate and we are in the process of speaking with them about new enforcement sites that the councilors have*

*highlighted to us following contact from residents.”*

It was **RESOVLED** to keep posting to Yate Town Council Social media pages the methods that the public can use to become part of a Local Speed watch team and how they can report road offences to the police.

It was further **NOTED** correspondence was received from the Lead Road Safety Officer – Collision Investigation and Prevention at South Gloucestershire Council regarding the request for the traffic light review report following the fatal accident in Yate on 29th March 2023 along Kennedy Way.

*"I have checked with our traffic signals team who have confirmed that the equipment at the crossing was inspected on the 28<sup>th</sup> March 2023. During the inspection it was confirmed that the traffic signals were working as expected. There was one minor fault reported with the illumination of a push button indicator ('Wait' light). This is provided to inform pedestrians that they have activated a call for the pedestrian phase at the crossing. It is not thought likely to have contributed to the collision. The pedestrian Red/Green pedestrian indicator at the crossing was in full working order.*

*At this time, any request for speed limits to be changed must follow the Highway Improvement procedure. This can be requested using the following link: [Request a highway improvement | BETA - South Gloucestershire Council \(southglos.gov.uk\)](#). The process involves the change being scored against set priorities, with the highest scoring schemes being allocated funding in future years capital programme."*

It was **RESOLVED** to submit a highway improvement form regarding pedestrian crossings around Yate Shopping Centre.

### **7/3                    967 School Bus**

It was **NOTED** further to minute number 10/2 of the Planning and Transportation meeting on 25<sup>th</sup> April 2023. A follow up email was sent to West of England Combined Authority requesting response to the original email sent on 8th June 2023.

No direct response has been received by Yate Town Council however, information from other sources indicate that WECA are going to fund Transpora to run a bus, which will be called '967' from Monday 4th until Friday 22nd September. This will fill the gap before the changes to service 525 come into effect on Monday 24th September.

The timetable will operate as follows:  
Westerleigh, War Memorial 0800 1545  
Yate, Brockworth 0803 1542  
Yate, Blaisdon 0810 1538  
Brimsham Green School 0830 1515

This will be a closed bus service and only available to staff and pupils of Brimsham Green School. It won't be on the old 967 route, it will only run along the 525 route,

Councillor Chris Willmore provided a verbal update:

- Initial issues which had been experienced with the service provided by Transpora at the start of the school year have now been resolved.
- The Y1 or 620 services are the recommended services to be used by students wishing to get from South Yate to Chipping Sodbury School and back.
- Hounds Road bus Stop is directly opposite Chipping Sodbury School

with an underpass under Cotswold Road allowing for safe access for students to the schools alternative entrance.

- A resolution still needs to be found for students from Chipping Sodbury area getting to Brimsham Green School.
- Randolph Avenue bus stops used by the 967/525 services for Students to get off are on a main access road for existing housing estates and building sites.
- There is no safe crossing point for students along Randolph Avenue,

It was **RESOLVED** to write to South Gloucestershire Council regarding the safety of children who use the provided buses to get to Brimsham Green School.

#### **7/4 Traffic Lights and Pedestrian crossing on Goose Green Way**

It was **NOTED** during July 2023, two serious incidents had taken place at the traffic lights on Goose Green Way and were reported to Yate Town Councillors.

Yate Town Council Members contacted South Gloucestershire Councils Principal Engineer - Traffic Signals for Department for Place - Operations (Streetcare) regard the incidents and a response was received.

*Incident 1: 11.30am a serious incident almost occurred at these traffic lights. 2 members of the public were crossing towards Rectory Close with the crossing lights on green and traffic lights on red, when an SUV almost hit them, screeching to a halt halfway over the crossing.*

*Incident 2: 9.00pm 20 July A lady was halfway across the road, traffic lights on red, crossing lights on green and sounder working, when a speeding car suddenly realised it had to stop and braked hard, stopping over the crossing, narrowly missing the pedestrian.*

*Response received from South Gloucestershire Councils Principal Engineer - Traffic Signals for Department for Place - Operations (Streetcare):*

*Incident 1: "Thank you for bringing to my attention.*

*I believe we have made all practical changes to the traffic signals; I have therefore forwarded your comments and request to our road safety team for a response."*

*Incident 2: "I can confirm our road safety team have assessed the site and have made the following recommendations at this site:*

- 1. Request that the road markings are refreshed and the signs on the approach are removed/relocated.*
- 2. There would be benefits of splitting the crossing with an island, which would allow an additional signal head in the middle of the crossing. The diverge for the right turn lane into Peg Hill could start after the island.*

3. *Replacing the borders on the signal heads may also help highlight them.*

*Point 1 shall be programmed by highway maintenance.*

*Point 2 shall be considered as part of highway design procedures.*

*I shall action point 3 and replace the backing boards on the site once it has been upgraded to LED in the coming months.”*

Discussions took place and Councillor Chris Willmore provided a verbal update:

- The Traffic lights have been altered to use a different timing sequence. When the button at the traffic lights is pressed it no longer activates the process of changing the lights for the vehicle using the road from green to red, instead it waits (Approx 30seconds) for the traffic going through the lights to reduce in frequency and then activates the signal change.

It was **RESOLVED** to write to South Gloucestershire Council raising concerns over this new timing, Councillors would like to understand why this has been deemed as a safer way to control these lights on such a busy road.

## **7/5                    A432 Bridge Repairs and diversions**

It was **NOTED** that further to minute number 5.1B of the Environment and Community meeting on 18<sup>th</sup> July 2023, an email was sent to South Gloucestershire Council and a response was received from South Gloucestershire Council Asset and Infrastructure Service Manager.

*“Thank you for your enquiry.*

*We fully understand that displaced traffic will increase usage on parts of the network but the diversion route is the suitable road network to take this increased volume.*

*I have comments listed to hopefully address your concerns.”*

*The main concern being about the impact of the diversions along the routes, roads and junctions that aren't suitable for the volume of traffic that is using them.*

*“Traffic routes are being monitored and suitable action will be taken if found to be essential. (with regards parts of the network not on the official diversion- Unless there is a specific current restriction, unfortunately traffic is able to use these roads)”*

*Given that the end date for these bridge repairs is not expected until December 2023 at the earliest, this is going to cause a lot of usage on the diversions roads and impact those surrounding areas, which may lead to further highways work needing to take place causing more*

*traffic disruption. "Throughout the network, normal works effect the volumes and traffic movements and sections of network experience varying usage.*

*While we understand that the diversion route and others will have increased usage, we will continue to monitor areas of concern and prioritise repairs accordingly.*

*Safety inspections will be increased in known areas of stress and as and when larger sections require maintenance night-time works will be arranged."*

*As this bridge is one of a few which get heavy usage for commuter traffic have structure checks taken place on the other bridges which are now part of the diversion routes as they are going to be experiencing a large increase in vehicles crossing them and most likely vehicles which are not suitable for those bridges but have no other option.*

*"For the bridges on the signed diversion route no specific inspections or assessments have been undertaken. The normal inspection regime will continue with general inspections being carried out every 2 years and principal inspections being carried out every 6 years. The increase in volume of traffic on the signed diversion route will not increase the vehicle loads carried by the bridges."*

*Please can you advise on what measures have been put in to place to maintain the upkeep of the diversion route to ensure no further disruption to the road users.*

Discussions took place and it was **RESOLVED** to write to South Gloucestershire Council and First Bus asking them to promote public transport especially the new bus routes to hopefully reduce traffic on the diversion routes.

## **7/6 Electric Scooter Trial - Temporary Traffic Regulation Order 2023**

It was **NOTED** that notice had been received regarding an Electric Scooter trial in South Gloucestershire. (Appendix 4)

Discussions took place and Councillor Chris Willmore advised:

- E-Scooters are still illegal to ride in Yate,
- Yate is not going to be part of the E-scooter Trial.
- E-Bikes will be trialed in Yate,

It was **RESOLVED** to write to South Gloucestershire Council confirming Yate as a part of the E-Bike trial and to suggest the following locations for charging stations.

- Yate Train Station

- One at each end of Yate Shopping Centre
- Abbotswood
- Ladden Garden Village

## Minute 8 CONSULTATIONS

### 8/1 Current Consultations

Consultation Name	Link / Appendix	Date circulated	Closing date	Notes
WESTlocal Idea	<a href="#">Click here to view Consultation - WESTLocal</a>	28.03.23	30.04.24	<p>"It was <b>NOTED</b> consultation was originally brought to the Planning and Transportation Committee Meeting on 25th April where it was resolved to bring this consultation, to be discussed further, to a future meeting following the local elections."</p> <p>Discussions took place and Councillors advised Green Community Travel had put in 2 bids.</p> <p>It was <b>RESOLVED</b> to support Green Community Travel in their bids</p>



## 8/2 Consultation Responses

Consultation Name	Link / Appendix	Date circulated	Closing date	Notes
The Ridge Junior School Proposed Footway Improvements	<a href="#">Click here to view consultation</a>	30.05.23	11.06.23	It was <b>NOTED</b> that further to minute number 45/3 of the Full Council on 27th June 2023, initial comments were submitted for this consultation. Responses to comments raised were received from South Gloucestershire Council, (Appendix 5)
GWR - consultation on changes to ticket offices	<a href="#">Click here to view consultation</a>	05.07.23	26.07.23 Extended to 01.09.23	It was <b>NOTED</b> that the consultation was circulated to members 5 <sup>th</sup> July 2023 with Planning Only documents and comments were received and submitted. (Appendix 6)

## 8/3 Urgent Consultations

It was **NOTED** there were no urgent consultations to report.

## MINUTE 9 JOINT CYCLEWAY GROUP

### 9/1 Meeting of Joint Cycleway Group

The notes of the meeting the meeting of the Joint Cycleways Group held on Thursday 6<sup>th</sup> July 2023 were received and NOTED. (Appendix 7)

### 9/2 Request from the Joint Cycleways Group

A request from the Joint Cycleways Group that Yate Town Council look into providing a large map for the Community Bike Hub to use to mark out desired cycling routes and to mark out locations where there are issues with existing routes was considered.

(Map was previously purchased by Yate Town Council at a cost of £52.95 for A1 size from Standbrook Guides Limited.)

A discussion took place and it was **RESOLVED** that maps should be purchased for Yate Town Council offices and a copy supplied to the Community Bike Hub.

## Minute 10 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

### 10/1 Green Community Travel (GCT)

The Chair of Green Community Travel (Councillor Tony Davis) was present at the meeting and provided an update.

- Despite the current difficult climate they are still providing safe travel for those that need it.
- New Electric Bus has been purchased.
- GCT are still experiencing issues with storage.
- New cabin has been sourced to update their office facilities.

### 10/2 Yate and District Transport Forum

It was **NOTED** that Yate Town Council are awaiting confirmation of availability of key members before a meeting date is set.

## Minute 11 OUTSTANDING ITEMS

The outstanding item log was received (Appendix 8).

It was **RESOLVED** that:

The following outstanding items be revisited in January 2023

- 2:1 Highway Surface Repairs, Chatcombe & Yate Rocks

The following outstanding Items be chased and escalated where necessary,

- 2.2 Wickwar Road / Peg Hill (Southfield Way) Junction Safety
- 2.3 Bike Detectors at Traffic Lights
- 2.4 A432 Updates
- 2.7 Flood Management – Ladden Garden Village
- 2.8 Westlink Travel buses
- 2.9 Street Names Ladden Garden Village

The following outstanding items be closed items can be put back on the agenda if further issues are reported.

- 2.5 McDonalds Drive Thru
- 2.6 Kennedy Way and Heron Way, revocation of right turn out of Heron Way

## YATE TOWN COUNCIL

### Planning Applications Received for Review and Comment 12<sup>th</sup> September 2023

<b>Planning Application Reference</b>	P23/02288/HH
<b>Deadline Date</b>	24.08.2023
<b>Extension Deadline Date</b>	15.09.2023
<b>Location</b>	101 Woodmancote Yate South Gloucestershire BS37 4LH
<b>Description</b>	<a href="#">Raising of garage roofline.</a>
<b>SGC Case Officer</b>	James Reynolds
<b>YTC Comments</b>	<p>Yate Town Council Members would like confirmation that the neighbours have been consulted as they are concerned about the impact the 50% extra height of the new garage roof could have on them and wish to know their views.</p> <p>This information is required prior to determination. Once received, please re-consult</p>

<b>Planning Application Reference</b>	P23/02294/HH resubmission of P23 01480 HH
<b>Deadline Date</b>	26.08.2023
<b>Extension Deadline Date</b>	15.09.2023
<b>Location</b>	50 Templar Road Yate South Gloucestershire BS37 5TG
<b>Description</b>	<a href="#">Erection of rear incidental outbuilding (resubmission of planning application (P23/01480/HH))</a>
<b>SGC Case Officer</b>	Mr & Mrs Hayden
<b>YTC Comments</b>	<p>Object – We support the South Gloucestershire Councils tree officer comments. Submitted on the 9<sup>th</sup> August 2023.</p> <p>The information required by the tree officer needs to be present prior to determination. Once received, please re-consult</p>

<b>Planning Application Reference</b>	P23/02356/ADV
<b>Deadline Date</b>	03.09.2023
<b>Extension Deadline Date</b>	15.09.2023
<b>Location</b>	Farmhouse Inn Wellington Road Yate South Gloucestershire BS37 5UY
<b>Description</b>	<a href="#">Display of 1no. externally illuminated free standing totem sign, 3no. externally illuminated fascia signs, 1no. double sided externally illuminated totem sign, 1no. non illuminated car park sign, and 2no. non illuminated wall mounted directional signs.</a>
<b>SGC Case Officer</b>	Chloe Summerill
<b>YTC Comments</b>	<p>Yate Town Council accept the signage has to be replaced but have concerns with regards to the new signage size and illumination mainly with regards to the signs closest to the houses in the residential area opposite.</p> <p>Please can consideration be taking in to how the signs are illuminated and for how long on an evening.</p> <p>This information is required prior to determination. Once received, please re-consult</p>

<b>Planning Application Reference</b>	P23/02460/F
<b>Deadline Date</b>	14.09.2023
<b>Location</b>	Site Of Former Railway Inn Station Road Yate Bristol South
<b>Description</b>	<a href="#">Change of use of proposed cycle store to a dwelling including external alterations to building and provision of new cycle storage (Retrospective)</a>
<b>SGC Case Officer</b>	Lucie Rozsos
<b>YTC Comments</b>	<p>Object – The original application should have been adhered to.</p> <p>The changes that have been made and now require retrospective approval have raises several risk factors.</p> <p>The new bike store:</p> <ul style="list-style-type: none"> <li>• Is not an internal, lockable space, this does not promote strong bike security which will be a deterrent for people wishing to use it.</li> </ul>

	<ul style="list-style-type: none"><li>• The Easi Riser mechanism it uses will require servicing and maintenance, has consideration been taken on the upkeep of this mechanism.</li><li>• 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.</li><li>• In making these changes there has been a reduction in open space for residents.</li><li>• The new location is within a couple of feet of balconies and living room windows allowing no privacy for residents.</li></ul>
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<b>Planning Application Reference</b>	P23/02341/F
<b>Deadline Date</b>	15.09.2023
<b>Location</b>	35 Cranleigh Court Road Yate South Gloucestershire BS37 5DQ
<b>Description</b>	<a href="#">Erection of a gazebo to facilitate a change of use of land from residential (C3) to car wash (Use Class E ciii).</a>
<b>SGC Case Officer</b>	Lucie Rozsos
<b>YTC Comments</b>	<p>Object – Yate Town Councils previous objection of original planning application P23/00510/F submitted on 19<sup>th</sup> April 2023 still stand, and are resubmitted those comments alongside the addition objections below:</p> <p>Erection of signage on entrance to car park  Parking spaces shown are not on land in the applicant’s control and will restrict access to the rear delivery areas for other shops.</p> <p>It will introduce public customer vehicles into the narrow access road immediately behind the shops will affect the safety of those legitimately using that rear area for delivery, and for access to the staff part of the premises.</p> <p>The drainage scheme is not properly show.</p> <p>It proposes erecting a sturdy structure with polycarbonate roofing , not just a temporary awning over the proposed area,</p> <p>The proposed stores do not seem to have any door or lock, so will be exposed to weather, will be right outside windows, and will enable potential thieves to see what is there,</p> <p>They proposed sheds are only 2.1m deep, so will give very little weather protection.</p> <p>The current consent has an indoor, secure bike store, which will be safe, secure for users and bikes and well lit. BY introducing a commercial customer use into what is a the rear delivery area of a block of shops it will create additional highway dangers and prejudice future use of the adjoining land.</p>

<b>Planning Application Reference</b>	P23/02467/HH
<b>Deadline Date</b>	15.09.2023
<b>Location</b>	29 Long Mead Yate Bristol South Gloucestershire BS37 7YT
<b>Description</b>	<a href="#">Erection of single storey rear extension to provide additional living accommodation.</a>
<b>SGC Case Officer</b>	Thomas Servini
<b>YTC Comments</b>	No comment

<b>Planning Application Reference</b>	P23/02475/F
<b>Deadline Date</b>	20.09.2023
<b>Location</b>	Land Rear Of 76 Melrose Avenue Yate Bristol South Gloucestershire BS37 7AW
<b>Description</b>	<a href="#">Demolition of block of 7no. existing garages and erection of 1no dwelling with associated works (resubmission of P23/01889/F)</a>
<b>SGC Case Officer</b>	Rae Mepham
<b>YTC Comments</b>	<p>Object: We repeat much of our objections to P18/2314 &amp; P23/01889/F and are resubmitted those comments alongside the addition objections below.</p> <p>The fact that the garages storage and not necessary cars is irrelevant.</p> <p>If these storage facilities are removed those who use them will have to find new storage space and this could be garages else where which will cause a knock-on effect on the surrounding community and businesses.</p>

<b>Planning Application Reference</b>	P23/01959/HH
<b>Deadline Date</b>	26.09.2023
<b>Extension Deadline Date</b>	N/A
<b>Location</b>	83 Melrose Avenue Yate South Gloucestershire BS37 7AW
<b>Description</b>	<a href="#">Erection of two storey/single storey rear extension to provide additional living accommodation and detached hydrotherapy pool building. Installation of retractable canopy to front elevation of house.</a>
<b>SGC Case Officer</b>	Oliver Phippen
<b>YTC Comments</b>	No Comment



<b>Planning Application Reference</b>	P23/02501/f
<b>Deadline Date</b>	22.09.2023
<b>Extension Deadline Date</b>	N/A
<b>Location</b>	Land at 53 Oak Close Yate South Gloucestershire BS37 5TW
<b>Description</b>	<a href="#">Demolition of garage. Erection of 1no. detached dwelling with associated works (resubmission of P23/01688/F)</a>
<b>SGC Case Officer</b>	Chloe Summerill
<b>YTC Comments</b>	<p>Object – Previous objections submitted under planning application P23/01688/F and are resubmitted those comments alongside the addition objections below.</p> <p>The application shows 1 parking space per dwelling, South Gloucestershire Councils standard requires 1.5 parking spaces per 2 bed dwelling, This would mean 3 Parking spaces should be provided in total, only 2 parking spaces are shown.</p>



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

**F.A.O: SGC Case Officer:** Rae Mepham

With regards to the planning application received

**Planning Application Reference:** P23/01889/F

**Deadline Date:** Mon 10 Jul 2023 - Extension requested until 14th July 2023

**Location:** 76 Melrose Avenue Yate South Gloucestershire BS37 7AW

**Description:** Demolition of existing block of seven garages. Erection of bungalow and associated works.

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

**Yate Town Council Comments:**

Object We repeat much of our objection to P18/2314. The only difference here is the proposed dwelling is one storey not two, but additional problems exist.

The loss of current off street parking (garages and forecourt) needs to be replaced. We already see it is difficult for people to park safely and the loss of the garages and forecourts will worsen the current parking position. The garages and forecourts have been used by residents and locally businesses for many years formally, and the forecourts informally. Where will the cars go? Where will the local businesses relocate their storage to?

This proposal reduces off street parking by 7 informal spaces in front of the garages as well as the structures themselves - there is no replacement provision proposed, so where will this parking go, as there are not 7 spare on street spaces in that area of the Ridge.

The proposal does not provide 2 acceptable off street parking spaces for the new dwelling as one is substandard.

We are concerned at the use of a soak away for rainwater given the existing high water table. It should be fully connected to mains drainage

If South Gloucestershire Council is going to grant consent. Conditions against installation of windows that would overlook are needed. And it is crucial that every step possible is taken to remove rights for a dormer window or upper floor, so the permitted development rights for loft conversion must be removed. Otherwise it will effectively become a 2 storey dwelling by stealth. That would have a significant adverse impact on neighbouring properties and their privacy.

Whilst the applicant stresses the size of the garden, on the other boundary the property is unacceptably close to the site boundary to neighbouring gardens, much closer than normal standards for proximity to boundaries, having a significant adverse effect on existing properties and gardens.

It contravenes core strategy policies: Para 10.15 says

"Housing development is required to make efficient use of land, to conserve resources and maximise the amount of housing supplied, particularly in and around town centres and other locations where there is good pedestrian access to frequent public transport services.

In addition, the density of new development should be informed by the character of the local area and contribute to:

1. The high quality design objectives set out in Policy CS1
2. Improving the mix of housing types in the locality; and
3. Providing adequate levels of public open space, semi-private communal open space and private outdoor space."

Policy CS1(2) states Development proposals will be required to demonstrate that. 1. Siting, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context; and (2) density and overall layout is well integrated with existing adjacent development .;

This proposal does not reflect the distinctive character of the Ridge Estate as a development, built in the 1950s with a characteristic style and layout of roads, properties, gardens and parking.

and CS16 states that density of new development should be informed by the character of the local area - we estimate this has a density more than double of the rest of the estate, which has a consistent longstanding density. Where infil has occurred it has mainly been in the very largest of plots where infill did not significantly affect overall density.



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

F.A.O: SGC Case Officer: Lucie Rozsos

*With regards to the planning application received*

Planning Application Reference: P23/02008/HH Deadline

Date: Fri 28 Jul 2023

Location: 30 Church Road Yate South Gloucestershire BS37 5BQ

Description: Erection of a two storey rear extensions and a first floor 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:

Upon reviewing this application, there are no dimensional plans. Dimensional plans would allow for us to make an informed decision.



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

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

*With regards to the planning application received*

Planning Application Reference: P23/01835/F

Deadline Date: Fri 28 Jul 2023

Location: Land North and North West of 122 Station Road Yate South Gloucestershire BS37 4PQ

Description: Relocation of bus shelter. Creation of new vehicular access on to Station Road (a ~~to~~ a highway) and associated parking provision.

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

Yate Town Council Comments:

Objection

As part of the previous planning approval, South Gloucestershire Council noted that works, if applied for, would not be approved because of access off of an A-Road.

The relocation of the bus shelter is shown to the applicants preferred locations. Therefore, South Gloucestershire Council should confirm this location with the necessary plans/designs including, money required, underground apparatus and that there is sufficient power supply.

We are concerned that the plans show that the proposed bus shelter would be right opposite the Mow Barton junction. This would impact visibility from the Parish Hall/YMCA especially for those using the parking facilities at these venues.

Consultation with local residents should also be established as the installation of driveways will reduce permeable front garden space to properties, resulting in an increase of run off into the drainage systems. The applicant should provide details as to how the drainage is to be achieved which will avoid ponding at the drop kerb. The designs seem to propose two separate ramps (one in front of each property).

Discussions should take place with the team currently undertaking the A432 Station Road project as there are also locations on Station Road where the highway width is very tight, and this relocation would inhibit motorised wheelchairs etc. Discussions also need to take place with the Major Projects Team.

Additionally, we support the comments of the DCTransportation officer in respect of this application.



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

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

*With regards to the planning application received*

Planning Application Reference: P23/01834/F Deadline

Date: Fri 11 Aug 2023

Location: 124 Station Road Yate South Gloucestershire BS37 4PQ

Description: Creation of new vehicular access onto classified road (Class A).

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

Yate Town Council Comments:

#### Objection

As part of the previous planning approval, South Gloucestershire Council noted that works, if applied for, would not be approved because of access off of an A-Road.

The relocation of the bus shelter is shown to the applicants preferred locations. Therefore, South Gloucestershire Council should confirm this location with the necessary plans/designs including, money required, underground apparatus and that there is sufficient power supply.

We are concerned that the plans show that the proposed bus shelter would be right opposite the Mow Barton junction. This would impact visibility from the Parish Hall/YMCA especially for those using the parking facilities at these venues.

Consultation with local residents should also be established as the installation of driveways will reduce permeable front garden space to properties, resulting in an increase of run off into the drainage systems. The applicant should provide details as to how the drainage is to be achieved which will avoid ponding at the drop kerb. The designs seem to propose two separate ramps (one in front of each property).

Discussions should take place with the team currently undertaking the A432 Station Road project as there are also locations on Station Road where the highway width is very tight, and this relocation would inhibit motorised wheelchairs etc. Discussions also need to take place with the Major Projects Team.

Additionally, we support the comments of the DCTransportation officer in respect of this application.



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: P23/02105/F Deadline

Date: Thu 03 Aug 2023

Location: Land to the rear of St Marys Way Yate South Gloucestershire BS37 7AR

Description: Erection of 1no. detached dwelling with access, parking, screening and associated works (amendment to previously approved scheme P21/04019/F).

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

Yate Town Council Comments:

Objection :

There will be an impact on surrounding properties to this realignment.

By rotating the approved dwelling through 90 degrees, this layout would result in serious overlooking of number 7 as the upstairs windows would face directly into the garden of number 7, less than 4m from the garden.

The consented design now has windows on the upper floor overlooking the neighbouring gardens. The upper windows, being a velux roof light, overlook the application property and two corner windows looking out onto the road. This results in 3 velux roof lights overlooking number 3's garden and two full windows and a roof light overlooking number 7.

The massing and impact of the new dwelling is increased in that the consented dwelling, the upper floor has a dormer and roof lights, whereas the proposed scheme has a full set of windows, rather than a dormer.



Yate Town Council  
Poole Court  
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Yate, Bristol  
BS37 5PP

F.A.O: SGC Case Officer: Lucie Rozsos

*With regards to the planning application received*

Planning Application Reference: P23/02107/HH Deadline

Date: Thu 03 Aug 2023

Location: 39 Deerhurst Yate South Gloucestershire BS37 4JR

Description: Erection of a two storey front 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:

No comment





Yate Town Council  
Poole Court  
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Yate, Bristol  
BS37 5PP

F.A.O: SGC Case Officer: Lucie Rozsos

*With regards to the planning application received*

Planning Application Reference: P23/01936/RVC Deadline

Date: Wed 09 Aug 2023

Location: 12 Mapel Walk Yate South Gloucestershire BS37 4FQ

Description: Variation of condition 3 attached to P21/06061/F to substitute the approved arboricultural report (dated November 2021) with the addendum dated May 2023. Erection of a 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:

We support the tree officer comments. No objection.



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

F.A.O: SGC Case Officer: Anne Joseph

*With regards to the planning application received*

Planning Application Reference: P22 06602 PIP - Appeal, 23/00055/REFUS (Adjoining Parish)

Deadline Date: 22.08.2023

Location: Land at 319 North Road Yate South Gloucestershire BS37 7LJ

Description: [23/00055/REFUS | Permission in principle for the erection of a maximum of 3 no. dwellings \(resubmission of P21/00282/PIP\). | Land At 319 North Road Yate South Gloucestershire BS37 7LJ \(southglos.gov.uk\)](#)

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

Yate Town Council Comments:

No Comment



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: P23/01552/HH - Revised Planning application Submitted -  
27/07/2023 deadline 10th August.

Deadline Date: 10.08.2023 (Revised)

Location: 12 Templar Road Yate South Gloucestershire Bs37 5TF

Description: Erection of a 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:

No Comment



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

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

With regards to the planning application received

**Planning Application Reference:** P23/01927/HH

**Deadline Date:** Thu 13 Jul 2023

**Location:** 52 Wiltshire Avenue Yate South Gloucestershire BS37 7UG

**Description:** Erection of a single story 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:** No Objection



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:** P23/01856/HH

**Deadline Date:** Thu 13 Jul 2023

**Location:** 11 York Close Yate South Gloucestershire BS37 5XA

**Description:** Erection of a single storey side extension to form garage and 1.8m high boundary wall.

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

**Yate Town Council Comments:**

Object.  
This effectively moves the garage from a safe location, away from the corner to a less safe one on the corner. If the existing boundary wall is retained it will not be useable as a garage. If it is removed, that will result in vehicles leaving the garage on a corner that serves 40 houses without good visibility. The property has sufficient off street parking and this will move parking to an unsafe location.



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

**F.A.O: SGC Case Officer:** Kate Tate

With regards to the planning application received

**Planning Application Reference:** P23/01777/TRE

**Deadline Date:** Mon 17 Jul 2023

**Location:** 3 Stirling Close Yate South Gloucestershire BS37 5UH

**Description:** Works to crown lift 1 no. Oak tree to 4.5m and reduce lateral spread by 2.5m covered by SGTPO 03/98 dated 16/07/1998

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

**Yate Town Council Comments:** We object, unless there is arboricultural evidence to support the reason for the work. We would remove that objection if the tree officer, supports the application.



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

**F.A.O: SGC Case Officer:** Lucie Rozsos

With regards to the planning application received

**Planning Application Reference:** P23/01926/ADV

**Deadline Date:** Mon 17 Jul 2023

**Location:** 22 - 24 West Walk Yate South Gloucestershire BS37 4AX

**Description:** Display of 1 no. externally illuminated fascia sign and 1 no. externally illuminated projecting sign.

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

**Yate Town Council Comments:** No objection



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

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

With regards to the planning application received

**Planning Application Reference:** P23/01910/CLP

**Deadline Date:** Tue 18 Jul 2023

**Location:** 53 Station Road Yate South Gloucestershire BS37 5DF

**Description:** Erection of rear outbuilding to facilitate double garage and office/store/hobby room ancillary to the main dwelling (P22/05392/CLP)

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

**Yate Town Council Comments:** Object

Too large a structure independent of main building

Impact on neighbouring amenity of this large structure

Highways impact of formation of enlarged vehicular access at this dangerous location introduces a significant business premise into a residential area or an independent dwelling.

If sgc minded to consent the want condition that any use is ancillary to the main dwelling and is used purely for the stated purposes and not as a dwelling or business use





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

**F.A.O: SGC Case Officer:** Lucie Rozsos

With regards to the planning application received

**Planning Application Reference:** P23 01931 F

**Deadline Date:** Tues 18 Jul 2023

**Location:** 22 - 24 West Walk Yate South Gloucestershire BS37 4AX

**Description:** P23/01931/F | Installation of new shop front | 22 - 24 West Walk Yate South Gloucestershire BS37 4AX (southglos.gov.uk)

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

**Yate Town Council Comments:** No objection, but would like to know the impact the outside seating will have on the covered walkway and access to neighbouring shops



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

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

With regards to the planning application received

**Planning Application Reference:** P23/02019/ADV

**Deadline Date:** Tue 25 Jul 2023

**Location:** Land At Clayhill Drive Yate South Gloucestershire

**Description:** Display of post mounted non illuminated static sign

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

**Yate Town Council Comments:** Object  
consideration needs to be taking to the properties opposite. Sign needs to be angled further round so minimum impact on visual amenity of adjoining dwellings is so they only see profile thin edge  
Time limit on the retention. This is intrusive in an important open space corridor so must be there the minimum time possible - say 1 year

For official use only (date received): 15/08/2023 19:25:30

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

**Appeal Reference: APP/P0119/W/23/3323836**

#### DETAILS OF THE CASE

Appeal Reference

Appeal By

Site Address

#### SENDER DETAILS

Name

Address

Company/Group/Organisation Name

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant  
 Agent  
 Interested Party / Person  
 Land Owner  
 Rule 6 (6)

What kind of representation are you making?

- Final Comments  
 Proof of Evidence  
 Statement  
 Statement of Common Ground  
 Interested Party/Person Correspondence

Other

**SOUTH GLOUCESTERSHIRE COUNCIL**  
**(Electric Scooter Trial) Temporary Traffic Regulation Order 2023**

Notice is hereby given that South Gloucestershire District Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984 as amended, The Electric Scooter Trials and Traffic Signs (Coronavirus) Regulations and General Directions 2020, and pursuant to the Order made by the Department of Transport, under s44 and s63(5) of the Road Traffic Act 1988, intends to make an order the effect of which will enable electric scooters (as defined in The Traffic Signs Regulations and General Directions 2016) being used in a trial, to use any road or length of road in South Gloucestershire which is currently used by pedal cycles. This applies only to electric scooters hired from a company authorised and in accordance with the regulations made by the Department of Transport.

South Gloucestershire Council is satisfied that electric scooters being used in the trial in the said roads should be permitted in connection with the likelihood of danger to the public to facilitate the extension of the Department for Transport electric scooter trial; (1) to reduce ambiguity as to where the aforementioned electric scooters can be ridden, and (2) to allow the aforementioned electric scooters to be ridden in safer areas of the highway. The order will be operative from 18 September 2023 for a maximum period of eighteen months.

PO Box 1953,  
Bristol,  
BS37 0DE

John McCormack  
Monitoring Officer and Head of Legal,  
Governance and Democratic Services

**COMMENT DOCUMENTS**

**The documents listed below were uploaded with this form:**

**Relates to Section:** REPRESENTATION  
**Document Description:** Your comments on the appeal.  
**File name:** Yate Town Council.docx

**PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US**

## The Ridge Junior School Footpath Widening

**From:** Yate Town Council Info <[info@yatetowncouncil.gov.uk](mailto:info@yatetowncouncil.gov.uk)>

**Subject:** RE: [EXTERNAL EMAIL] - Consultation Response - The Ridge Junior School Footpath Widening Yate Town Council Response

Good afternoon

I hope you are well.

Please find attached further response from Yate Town Council following your email to us regarding our original comments (submitted on 8<sup>th</sup> June 2023).

If you have any questions, please feel free to contact me.

Kind regards,

## Response from Civil Engineering Technician, Place Operations (Streetcare)

**Sent:** Friday, August 4, 2023 3:07 PM

**To:** Yate Town Council Info <[info@yatetowncouncil.gov.uk](mailto:info@yatetowncouncil.gov.uk)>

**Subject:** RE: [EXTERNAL EMAIL] - Consultation Response - The Ridge Junior School Footpath Widening Yate Town Council Response

Good Afternoon

Thank you for your response regarding the Ridge Junior School footway improvements (17<sup>th</sup> July 2023).

Unfortunately, at this location there is not enough width available to provide a buffer strip between the edge of the footway and the carriageway. I note that the "lightweight bollards" you refer to in figure 6.18 of LTN 1/20 include a buffer strip of approximately 1m. As described at this location there is insufficient width to provide this.

The effective width reduction was taken from LTN1/20 Table 5-3 applies to any vertical feature and is not restricted to walls and kerbs. Therefore, any vertical feature over 60mm (including bollards or planters) will reduce the effective width of the Share use path.

The introduction of bollards to prevent vehicle parking and doors opening would likely need to be placed at frequencies of less than 1m or drivers would quickly learn to park with their doors aligned with the gaps. The length of treatment at this location is in the order of 65m excluding the gaps for accesses. This would require approximately 65 bollards to be installed. In addition to the reduction in effective width it is thought that this would be considered inappropriate in the context of this StreetScene.

The scheme has undergone a stage 2 detailed design road safety audit. No concerns were raised in this audit regarding driver doors. Additionally, we have spoken to our road safety team who have not reported any concerns arising from drivers opening doors into the footways around other schools in South Gloucestershire.

The scheme is already under construction to avoid disruption during term time. I propose we monitor to see if a problem with driver's doors opening onto the shared use path arises. If this issue proves to be a problem, potential solutions could then be considered.

Kind Regards

Civil Engineering Technician  
Place Operations (Streetcare)  
Department for Place  
South Gloucestershire Council





RTEH-XAGE-BYKZ,  
 Transport Focus,  
 PO Box 5594,  
 Southend-on-Sea,  
 SS1 9PZ

**Date:** 13<sup>th</sup> July 2023  
**Our Ref:** Consultation 28/2023  
**Tel:** 01454 866506  
**E-mail:** info@yatetowncouncil.gov.uk

Dear Sir or Madam,

**GWR - consultation on changes to ticket offices**

In response to the above consultation, Yate Town Council would like to submit the following response:

*We strongly object to this proposal. The removal of the ticket office at Yate Station will impact the community and will also increase the risk of more people traveling without paying, as the ticket officer on board does not always get around the train in time.*

*There will be nowhere in South Gloucestershire where you will be able to buy a ticket by talking to a human being. For those who don't have internet or the understanding to use online booking, this will present barriers to them accessing the train services and they can be people who most need the security of booked seats etc.*

*We request the proposals are assessed in terms of disability equality legislation, equality impact (including property) and the DfT requirements on access.*

*Ticket machine breakdowns happen often at Yate Train Station. The delays in how quickly these would be fixed once reported will impact on the station at peak times, putting more strain on ticket officers onboard the train itself and the staff on the platform. Additionally, due to the intermittent operation of the machines, at places like Yate, it is common for people to have to travel to another station to collect their ticket(s).*

*Currently the ticket office at Yate Station deals with a high level of cash sales which the machine can't replace and the current staff at a station like Yate don't just sell tickets, they answer queries. Will these changes now mean they will be paid the same for the same hours to do less? Or will they be cut next time leaving stations unstaffed?*

Yours faithfully

Hayley Townsend  
Town Clerk



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**MINUTES OF THE JOINT CYCLEWAY GROUP MEETING HELD ON 6<sup>TH</sup>  
JULY 2023 FROM 6.30PM TO 8.45PM AT POOLE COURT, YATE.****PRESENT:**

Councillors Nicola Clarke, John Emms (Chair) and Tony Sharp - Yate Town Council  
Councillor Sarah Hurley - Dodington Parish Council  
Bob Keen (Vice-Chair) – U3A Cycling Group  
Jon Parker – Bristol East Fringe Cycling & Walking Group  
Andrew Gough (Treasurer) – Bristol Cycling Campaign  
Rob Bushill – Resident  
Rebecca Bennett – Resident  
Adian Hurley - Resident

Service Support Officer – Yate Town Council

**Minute 1. To receive apologies for absence**

Apologies for absence were received from Councillor Sandra Emms (Yate Town Council), Lee Lodder (South Gloucestershire Council), Michael Pearce and Councillor Claire Young (South Gloucestershire Council.)

**Minute 2. To receive declarations of interest under the Localism Act 2011**

No declarations of interest were received.

**Minute 3. Confirmation of minutes of Annual General Meeting Held on 23<sup>rd</sup>  
November 2022**

**RESOLVED** the minutes of the Joint Cycleway Group Annual General Meeting held on 23<sup>rd</sup> November 2022 be confirmed as a true and accurate record.

**Minute 4. Confirmation of minutes of Joint Cycleway Group Meeting held on  
23<sup>rd</sup> November 2022**

**RESOLVED** the minutes of the Joint Cycleway Group Meeting held on 23<sup>rd</sup> November 2022 be confirmed as a true and accurate record.

## **Minute 5. Items for Consideration**

### **Minute 5.1 Chair of the Joint Cycleways Group**

A discussion took place regarding the position of Chair of the Joint Cycleway Group.

It was **RESOLVED** that Councillor John Emms will continue as Chair of the group, with Bob Keen as Vice-Chair, until the Annual General Meeting later this year.

### **Minute 5.2 Mini Holland Project (South Gloucestershire Council)**

**NOTED** that a letter of support for the Mini Holland Project was sent to South Gloucestershire Council (Appendix 1).

### **Minute 5.3 Dementia Action**

An update from Councillor John Emms was received :

- Yate has been recognised as a 'Age Friendly' town by the World Health Organisation.
- It's important for people to stay physically active as well as socially active and how it is important to encourage active travel.

Discussions took place about how to rebrand the 'Joint Cycleways Group' to reflect more 'active travel'. Discussions also included about how the group can encourage local Cabinet Members and others in local authority to attend meetings.

The following was **RESOLVED** and will be brought to the next Annual General Meeting :

- The Annual General Meeting (AGM) will take place in November 2023.
- A Joint Cycleways Group meeting will take place in January 2024.
  - To invite the Director of Public Health at South Gloucestershire Council.
- To invite Cabinet Members to future Joint Cycleways Group meetings.
- Members of the Joint Cycleways Group to suggest new names for the Joint Cycleways Group which will be considered at the Annual General Meeting.
- Members to put forward suggestions for information they would like to request to be added to Member Council websites as part of the rebrand.

### **Minute 5.4 Update from South Gloucestershire Transport Planning Officer**

An update received from South Gloucestershire Councils' Transport Planning Officer Was **NOTED**. (Appendix 2)

It was further **NOTED** that the West of England Combined Authority (WECA)

currently has funding available which can be used to purchase bike storage and that South Gloucestershire Council (SGC) is looking into suitable locations. It was **RESOLVED** that each councillor would take this information, about funding, to their respective councils.

Discussions took place regarding the future anticipated WECA update of the LCWIP document. Members discussed how they can encourage SGC to get involved in these discussions. **RESOLVED** Councillors John Emms and Tony Sharp would discuss with Rebecca Bennett as to how to encourage SGC to get more involved.

Discussions took place regarding how the group can link up with other local cycling groups and how to gauge what people in the local community want in relation to cycling and cycling routes. It was **RESOLVED** that a “working-group” was to be created to map out desired routes which could be put forward to SGC.

### **Minute 5.5 Blockage of Cycle Routes**

It was **NOTED** that correspondence was sent to South Gloucestershire Council regarding bollards, throughout the town, and the hazards they cause :

*On behalf of the Joint Cycleways Group, I am writing to you regarding concerns raised at the group's last meeting about bollards impeding cycle routes around Yate. Some of the routes identified included the cycle route around Brimsham Green School and Goose Green.*

*The bollards cause the routes to become narrow and this raises difficulties for those trying to navigate them with a trailer attached to their bike, or for those who use mobility scooters.*

*Please can you confirm if there are any plans to remove these bollards or if there are plans to reduce the impact they have on those using cycle routes throughout the town?*

The response received from South Gloucestershire Engineer was **NOTED** :

*Such initiatives as those you have requested would require the submission of a request form for a traffic management scheme which can be accessed under the following link. Please note that any such request must be clearly supported by a current and active serving locally elected Councillor (not Parish). Schemes are not considered without this support and approaches to the local Councillor(s) concerned will be made where there is any doubt. This link also contains much in the way of guidance as to the current scheme progression process together with (at the bottom of the screen) searchable lists of those implementation and investigation schemes currently competing for the allocation of resources and funding from our Capital Programme : <https://www.southglos.gov.uk/transport-and-streets/streets/road-and-traffic-management-information/local-transport-priority-list/>*

*May I also please clarify the locations where you perceive there to be issues ?*

Feedback received :

Following discussions on how to present the information on the locations where there are issues with blockage of cycle routes, it was **RESOLVED** :

- The “working group” would map out the locations where there are issues with cycle routes and feedback to Councillor John Emms.
- Once the locations have been received, the information is to be sent back to the South Gloucestershire Engineer.
- A request to be made to Yate Town Council to look into a large map for The Community Bike Hub to use to mark out locations and includes Ladden Garden Village.

### **Minute 5.6 Events**

No updates or future plans received.

The public liability insurance for the group is due for renewal at a cost of £88. It was **RESOLVED** to renew the insurance.

### **Minute 5.7 Community Bike Hub**

An update was received from representatives of the Community Bike Hub :

- The Cycling Safaris have been well received but are currently looking for someone who can deliver them.
- The hub has taken on a two year licence for 12 North Walk, Yate Shopping Centre, and will remain there for the time being or until a business wishes to have the premises.
- Application for ‘Charity Status’ has been submitted and is currently halfway through the predicted time frame of consideration.

It was **RESOLVED** to write to South Gloucestershire Council to enquire as to why they are taking business rates from groups which support community projects, like the Community Bike Hub.

### **Minute 5.8 E-Bike Charging**

Councillor John Emms proposed the idea of requesting E-Bike Charging point/facilities within the town. Councillor Nicola Clarke raised that there is a group in Bristol who have been able to implement these charging points around Bristol – Sustrans. Further discussions also included the need for people with mobility scooters to also use charging points.

**RESOLVED** Rob Bushill to look into Sustrans and investigate what they are doing and to seek advice from them in relation to what facilities are needed to implement charging points.

### **Minute 5.9 P23/01180/F – Land off Westerleigh Hill**

Bob Keen raised that there was a planning application, P23/01180/F, which would result in some s106 money. Bob raised that South Gloucestershire Council are aware of the funding which may become available and to keep an eye out for updates.

**RESOLVED** that this item will remain on the agenda for future updates.

### **Minute 5.10 Open Forum Session**

- Attitudes of park users to people on bikes.

Comments were raised about the attitudes of park users towards people on bikes. Discussions took place regarding The Ridings in Chipping Sodbury and how the paths around are not suitable, particularly following the recent flooding caused by a burst water pipe.

- Cycling paths in local community.

Further discussions also took place about the resurfacing of Rodford Way. Councillor Sarah Hurley raised concerns that resurfacing material is gathering around the kerb and some is on the cycle path. There is also a “ridge” on the cycle path, which is a safety concern for cyclists. Councillor Hurley to feedback to Dodington Parish Council to raise a complaint to South Gloucestershire Council.

### **Minute 6. Outstanding Items**

- Dedicated Cycling Officer

**RESOLVED** to write to South Gloucestershire Council to ask if an “active travel officer/champion” can be implemented to act as a point of contact for issues relating to cycling and other forms of active travel.

- Station Road Surface

**RESOLVED** to resubmit concerns regarding the surfacing along Station Road, Yate.

### **Minute 7. Date of Next Meeting**

**RESOLVED** date of the next meeting of the Joint Cycleways Group will be arranged via the circulation of a Doodle poll.



## JCG Joint Cycleway Group

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South Gloucestershire Council

**Date:** 30<sup>th</sup> November 2022  
**Our Ref:** JCG  
**Enquiries to:** Lucy Bennett  
**Tel:** 01454 866506  
**E-mail:** info@yatetowncouncil.gov.uk

Dear Sir or Madam,

### **Mini Holland Proposal – South Gloucestershire Council**

On behalf of the Joint Cycleways Group, I am writing to you to submit the group's formal support for the mini holland proposal, by South Gloucestershire Council, which is being submitted to West of England Combined Authority for consideration.

The group would like to emphasise the need for cycling networks throughout the town and the importance of a scheme such as this.

The group would additionally like to add the importance of correct and full consultation with local residents, should the scheme go ahead, to ensure they are brought along with the ideas and plans that this proposal will bring to the town.

Yours Faithfully,

Lucy Bennett  
*Clerk to the Joint Cycleways Group*

## **Bristol East Fringe Cycling & Walking Group update**

### **Mini Holland bid**

- WECA submitted the SGC Yate mini Holland feasibility study to Active Travel England for consideration in March. We have heard nothing further from them or the DfT, on which studies will be progressed for further development.

### **SGC updates relevant to JCG area**

- Yate Spur project Full business case work is progressing, and currently expected to be submitted to WECA in early 2024.
- Similarly the A432/A4174 Multi-modal corridor full business case is progressing, with submission due mid-2024.
- Yate (and Thornbury) Liveable Neighbourhood projects now have a Project manager in place, mobilisation work is underway, and we expect to begin seeking residents views later this year.
- Through the Capability and Ambition fund SGC received a small amount of revenue funding to begin development of the North Yate to Yate Station LCWIP route. It is intended to deliver this work jointly with the Liveable neighbourhoods project for Yate.

### **Updates on schemes in other parts of SGC:**

- Active Travel Fund 4 has provided SGC with £200k to identify, design, and consult on improvements to the Ring road cycle path between Warmley and Longwell Green to bring it up to current standards. To get it to a position to be able to bid for delivery money in future funding bids. Currently waiting on a WECA grant offer letter before we can begin work on this.
- ATF4 has also funded a WECA wide Cycle hangers project, which will provide on street cycle lockers, providing secure cycle parking for those without space in their homes. WECA will be asking residents to request locations for the hangers, expected to begin over the summer.
- ATF3 project in Kingswood is progressing, anticipated that proposals will go to public engagement later in the summer.
- The Bristol and Bath railway path improvements project is beginning to progress, with a PM now appointed. Should have more information by the next meeting.



# Planning and Transportation

Pending Log as of 12<sup>th</sup> September 2023

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

## 1. Planning

## 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, RESOLVED 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.</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, 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>

### 2.3 Bike Detectors at Traffic Lights

Meeting Reported To	Update Received
Planning & Transportation Meeting  17 <sup>th</sup> January 2022	<i>Further to minute number 6/3 of the Planning and Transportation meeting held on 17th January 2023, RESOLVED to write to South Gloucestershire Council (SGC) to recommend that when there are junction works near a set of traffic lights, hybrid detectors are used through the duration of the works, correspondence was sent to SGC.</i>  <i>Awaiting response.</i>

## 2.4 A432 Updates

Meeting Reported To	Update Received
<p>Planning &amp; Transportation Meeting</p> <p>17<sup>th</sup> January 2023</p>	<p><i>Yate Town Council received correspondence from SGC regarding the completion of the Yate Master Plan and how SGC intend to work closely with local business and residents under their co-design approach. A subsequent meeting with SGC officers and local councillors took place and the following update was received from SGC Principal Project Manager.</i></p> <p><i>“Following discussions, we have agreed an alternative approach to commence the co- design process which seeks to ensure inclusivity given Station Road’s strategic importance.</i></p> <p><i>At this stage, we will be arranging initial ‘conversation’ event at the local Parish Hall and opening this up for anyone to attend negating the need to proceed with a large letter drop.</i></p> <p><i>Giving the challenges highlighted in the attached presentation, these co-design workshops will now start as early as possible in February.</i></p> <p><i>We will continue to develop suitable co-design approaches to ensure that we are facilitating productive discussions with the community.</i></p> <p><i>If you have any queries at all then please do get in touch directly.”</i></p> <p><i>It was <b>NOTED</b> another meeting has been held with Councillor Chris Willmore and also, Councillor Ruth Davis from SGC. The second meeting took place on Zoom. Following this second meeting, a public consultation meeting has been arranged for 23rd February 2023 at Yate Parish Hall, Station Road.</i></p>

## 2.5 McDonalds Drive Thru

Meeting Reported To	Update Received
<p>Planning &amp; Transportation Meeting</p> <p>17<sup>th</sup> January 2022</p>	<p><i>Further to minute number 6/5 of the Planning and Transportation meeting held on 17th January 2023, RESOLVED to write to South Gloucestershire Council (SGC) and Yate Shopping Centre advising them that problems still exist and advising that what has been done to date, has not resolved the issues, correspondence was sent to SGC and Yate Shopping Centre.</i></p> <p><i>Awaiting responses.</i></p>

## 2.6 Kennedy Way and Heron Way, revocation of right turn out of Heron Way

Meeting Reported To	Update Received
Planning & Transportation Meeting  17 <sup>th</sup> January 2022	<p><i>Further to minute number 6/6 of the Planning and Transportation meeting held on 17th January 2023, RESOLVED to write to South Gloucestershire Council (SGC) to raise concerns regarding this section of road, correspondence was sent to SGC.</i></p> <p><i>Awaiting response.</i></p>

## 2.7 Flood Management – Ladden Garden Village

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

Planning & Transportation Meeting  25 <sup>th</sup> April 2023	<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><b>“RESOLVED</b> to write to West of England Combined Authority stating concerns that key areas are excluded, for example:</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>Awaiting response.</p>
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## 2.9 Street Names Ladden Garden Village

<p>Planning &amp; Transportation Meeting</p> <p>25<sup>th</sup> April 2023</p>	<p>To <b>NOTE</b> correspondence was sent to South Gloucestershire Council Street Naming and Numbering Asset Team further to minute number 8/2 of the Planning and Transportation meeting held 25<sup>th</sup> April 2023</p> <p><i>“<b>RESOLVED</b> to write to South Gloucestershire Council Street Naming and Numbering Asset Team regarding Ladden Garden Village street names, advising them that whilst Yate Town Council provided ideas, they have not been consulted on the actual street names to be used.”</i></p> <p>Awaiting response.</p>
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To receive any further updates and to consider if these items are to be removed from agenda.