



Yate Town Council

Minutes of the Meeting of Planning and Transportation Committee held on 22nd November 2022 7pm – 8:30pm

Present:

Councillor Karl Tomasin - Chair
Councillors John Ford, Cheryl Kirby, Alan Monaghan, & Chris Willmore
Tony Sharp – co-opted member

Representatives from Barratt Homes (part-meeting): Antonio Pinto, Callum Warren, Darren Beer, Felicity Tozer & Sarah Dickenson.

Service Support Assistant
Service Support Manager/Deputy Town Clerk

1. **APOLOGIES FOR ABSENCE**

Apologies for absence was received from Councillor Ray Perry

2. **MEMBERS' DECLARATIONS OF INTEREST UNDER THE LOCALISM ACT 2011**

Members who consider that they have an interest are asked to: (a) State the item number in which they have an interest, (b) The nature of the interest, (c) Whether the interest is a disclosable pecuniary interest, non-disclosable pecuniary interest or non-pecuniary interest.

Councillor Chris Willmore Trustee of CPRE
(non-pecuniary interest)

All Planning Applications

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

No members of the public were present.

4. TO CONSIDER THE FOLLOWING ITEMS ON THE CLERK'S REPORT:

Item 1 Planning Matters

1/1 Barratt Homes

Representatives from Barratt Homes gave a presentation in respect of proposed planning design for parcel of land within Ladden Garden Village (north of employment land); (Development plan map presented at meeting, see Appendix 1)

- 155 dwellings which will include self-build, shared ownership, affordable housing, social housing, 1 x Local Area for Play (LAP) and 1 x Local Equipment Area for Play (LEAP)

Public consultation is due to start week commencing 28th November 2022 and will include mail drop to residents local to the site.

Yate Town Council raised the following points:

Strategic

- Any consultation mail drop should extend to the whole of Ladden Garden Village;
- Access to the north may cause concern to new residents who don't realise at purchase that their road is the only route north;
- Density why this density low - could be higher?;
- Access to self-build during construction could cause issues due to nature of staggered build and deliveries outside of the developers schedule.

Pylons

- Play spaces under pylons not good;
- Trees in the pylon open spaces shown in the illustration, limitations are severe because of pylons;
- National Grid may want undergrounding of the pylons?;
- Concern at building 30 m from pylons.

Access

- Pavements are limited and don't offer segregation from traffic for quite some distance;

- The cycleway disappears when leaving this development, needs to be joined up through the employment land;
- Is the cycleway to LTN1/20 standard?;
- Dropped kerbs should be installed by design and installed at obvious desire lines;
- Main Street has tandem parking and reversing out onto what will be busy roads;
- Right of way up through the eastern boundary shown green on plan needs clear crossing points;
- 20 mph needs to be from day of first occupation not after last occupation;
- Self build 8 at the bottom, how will they be accessed - during construction phase?.

Wildlife

- Local Nature Action Plan outer corridor round area for wildlife and access, strategically planned - needs to go down into the employment land;
- Particular ecological concerns eg about under paths (on previous plans and then removed) A wildlife tunnel is needed under the eastern access;
- Entry from south rather than east because of newt corridor and not crossing more than needed - is the east road needed?

S.106/CIL Payments

- No detail given in respect of likely s. 106 contributions and whether will parallel the LGV s 106 - management company?

General Comments

- Trees need to be planted at play areas to provide shade;
- Concern at what constitutes “affordable”;
- General disruption to existing residents including dirty roads, wheel wash & brush cleansing of roads don’t seem to solve the issue;
- Public Right of way on the eastern boundary needs to be made a feature and not an afterthought.

Representatives from Barratt Homes were thanked for attending the meeting and confirmed that they would take away the comments received for consideration.

Antonio Pinto, Callum Warren, Darren Beer, Felicity Tozer & Sarah Dickenson left the meeting.

1/2 Planning Applications

Planning applications were received and considered. It was **RESOLVED** to submit comments to South Gloucestershire Council as detailed in Appendix 2.

Planning applications received after the circulation of the agenda were received and considered and it was **RESOLVED** to submit comments to South Gloucestershire Council as detailed in Appendix 3.

Item 2 Transportation

2/1 Local Bus Network

A 'Supporting Local Bus Network' motion was received from South Gloucestershire Council (Appendix 4).

It was **RESOLVED** that the following response be sent to South Gloucestershire Council;

Local district Councillors have been working closely with West of England Combined Authority (WECA), First Bus and the providers, trying to get action on bus services and are disappointed that South Gloucestershire Council (SGC) is spending its time on criticism rather than working positively with WECA to resolve the issues.

We have ourselves contacted WECA expressing our opposition to further cuts to bus services, long before this request from SGC, and urging action to replace services. We have submitted details proposals for how services could be restored and are trying to work positively with WECA to try to get local solutions to meet the needs of our area. We would welcome the support of SGC in working positively with everyone involved to try to improve bus services.



- (1) SITE BOUNDARY
- CO SITE ACCESS
- EXISTING PUBLIC RIGHT OF WAY
- EXISTING RAILWAY
- EXISTING MATURE TREES, HEDGES, VEGETATION, ASSOCIATED RPA
- EXISTING OVERHEAD ELECTRICITY CABLES - PROPOSED ALIGNMENT
- AFFORDABLE HOUSING - RENTED
- AFFORDABLE HOUSING - SHARED OWNERSHIP
- AFFORDABLE HOUSING - WHEELCHAIR UNIT
- AFFORDABLE HOUSING - FIRST FLOOR
- INDICATIVE TREE PLANTING ATTENUATION STRATEGY
- EXISTING ROAD FOOTWAYS
- EXISTING ROAD FOOTWAYS ATTENUATION STRATEGY
- BLOCK PAVED SURFACING
- DRIVE
- WATER
- D
- PE



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Planning Applications Received for Review and Comment – 22nd November 2022

Ref. Number	P22/06163/F – Adjoining Parish
Description	Creation of opening on west elevation and installation of 1 no. roller shutter doors, installation of 2 no. safety bollards with associated works.
Location	Unit 8 Badminton Road Trading Estate Badminton Road Yate South Gloucestershire
Expiry Date	23 rd November 2022
YTC Comments	No Comment

Ref. Number	P22/06178/CLP – Certificate of Lawfulness
Description	Conversion of garage to a kitchen utility and home office. Replace garage door with window.
Location	27 Blakeney Mills Yate South Gloucestershire BS37 4XL
Expiry Date	24th November 2022
YTC Comments	No Comment

Ref. Number	P22/06364/HH
Description	Erection of 1 no. front bay window and front extension to facilitate garage conversion and erection of a single storey rear extension to form additional living accommodation.
Location	4 Hudson Close Yate South Gloucestershire BS37 4NP
Expiry Date	1st December 2022
YTC Comments	No Comment

Ref. Number	P22/06151/CLP - Certificate of Lawfulness
Description	Certificate of Lawfulness to prove commencement of planning permission PK18/6606/F.
Location	Willow Cottage Nursing Home 127 Station Road Yate South Gloucestershire BS37 5AL
Expiry Date	23 rd November 2022
YTC Comments	No Comment

Ref. Number	P22/06264/F
Description	Installation of sculptural seating arrangement within three distinct locations along the green corridor of Barratt Phases 2 and 6 with associated works.
Location	POS Corridor Between Barratt Phases 2 & 6 North Yate South Gloucestershire
Expiry Date	7 th December 2022
YTC Comments	<p>We have no objection to the bottom location but locations by houses need to be reconsidered. The southernmost one is fine, on the south of Dowsell not overlooking houses, right by the district centre. The middle and the top one are opposite houses, well opposite their parking spaces. With only the path and a tiny bit of grass between them and the houses. The seats will be gathering points, and should be located further away from the houses, to reduce the impact of any gatherings at them as they are absolutely suited to gatherings. Moving the middle one down to the side of the flats, or up to a location where there is not housing/drives opposite would or moving them further away from houses eg. back right by the hedge</p> <p>Material being used is not practical for seating, when you think of those who will most likely use them, Water will most likely sit on the sculptures and they will be cold, slippy & the perfect surface for graffiti.</p> <p>It is not obvious that they are benches.</p>

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Ref. Number	P22/06247/TRE
Description	Works to 1no. English Oak to reduce by 1 metre to good pruning points and crown raised covered by TPO 383 dated 16th September 1987
Location	Land To The Rear Of 12-14 Tylers Way Yate South Gloucestershire BS37 7FB
Expiry Date	01.12.2022
YTC Comments	Object, but we would be willing to withdraw that if the South Glos Tree officer confirms the proposed works are acceptable.

Office of the Chief Executive

Town and Parish Councils

Date: 15 November 2022

Enquiries to: Josie Matthews
Section: Chief Executive's office
Tel: 01454 863851
E-mail: cecrdirectoratesouthglos.gov.uk

Dear Clerk

I am writing to you on behalf of South Gloucestershire Council concerning a Motion which was passed at Full Council on 12 October 2022, in relation to supporting the local bus network.

The council continues to work closely with the West of England Combined Authority (WECA) to try and minimise the impact on our local bus services, and will oppose any further cuts to bus services. As set out in the motion, the Council will also continue to push WECA to prioritise investment in public transport using the resources they already have more effectively to help strengthen our local bus network.

I attach a copy of the full Motion for your reference and would be grateful if you could advise me whether your council will support this position.

Yours sincerely



Dave Perry
Chief Executive

Motion 3 on Supporting Our Bus Network

Proposed by Cllr Steve Reade

Seconded by Cllr Paul Hughes

This Council notes that:

1. Amid a cost-of-living crisis and significant bus service reductions, the WECA Mayor has pushed ahead with plans to relocate the Combined Authority to new office premises in Bristol, at the cost of £8million in taxpayer money, without a committee decision made in public;
2. Since May 2021, 26 bus services in South Gloucestershire have been either cancelled or reduced in provision, with the approval of WECA – the regional transport authority – often without any form of prior warning or public engagement;
3. The WECA Mayor has ignored multiple calls for the offices plan, costing in excess of £750,000 a year, to be scrapped and for the taxpayer money this would free up to be utilised to protect vital bus services at risk of cancellation;
4. In some cases, where WECA has been unable to find a solution or has refused, this Council has stepped up to save services, including a number that connect rural communities to secondary schools.

This Council further notes that:

1. WECA is set to receive more than £4.014million from South Gloucestershire Council across 2022/23 through the Transport Levy and £429,524 in Section 106 payments;
2. Since the start of the Covid pandemic, the Government has made more than £2billion in new funding available to support buses, including across the West of England region;
3. Proposals to utilise a £790k underspend in WECA's budget to support under-threat bus services were rejected by the WECA Mayor;
4. Communication and consultation between WECA and the member Councils, including South Gloucestershire, continues to be woefully insufficient, despite our best efforts to seek more information on matters relating to public transport. Further to this, in recent public engagement, the WECA Mayor has used factually incorrect information to mislead residents when comparing WECA to other combined authorities across the country.

This Council resolves to:

1. Oppose further cuts to bus services across South Gloucestershire and work to replace vital services which have already been lost;
2. Request that a letter signed by all Political Group Leaders be sent to the WECA Mayor, collectively calling for the efficient use of existing WECA resources in order to prioritise supporting local bus services, including scrapping WECA's new offices;
3. Request that the Council's Chief Executive write to local town and parish councils encouraging support for this Council's position.