



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.



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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 class 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.



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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.



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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 former and roof lights, whereas the proposed scheme has a full set of windows, rather than a dormer.



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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



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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.



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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





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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