



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 infill has occurred it has mainly been in the very largest of plots where infill did not significantly affect overall density.



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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



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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.



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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.



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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



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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



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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



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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