



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

F.A.O: SGC Case Officer: Lee Burman

With regards to the planning application received

Planning Application Reference: P21/07677/RM

Deadline Date Fri 15 Dec 2023

Extension Deadline Date Mon 18 Dec 2023

Location: Land To West Of Brimsham Green School And To North Of Broad Lane Yate South Gloucestershire

Description:

[Installation of 1 no. senior turf football pitch with accesses \(maintenance bridge and emergency vehicles\), appearance, layout, scale, drainage and landscaping to be approved \(Approval of Reserved Matters to be read in conjunction with outline permission PK12/1913/O \(as amended under applications PK15/5230/RVC, PK16/2449/RVC, PK17/0039/NMA, PK17/4826/RVC, P19/6296/RVC, P21/02991/NMA and P22/05330/RVC\)\).](#)

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

Yate Town Council Comments:

Object - Happy to review our objection if the following concerns are dealt with.

1. A condition dealing with parking to ensure parking for all use of the site is off road in a suitable location ie the school so that out of school use is via Parking on the school premises are there is no suitable on street parking with safe walking to the site, and there can be no access to evening use via parking at YOSC. We notice the only access to the site is to be via a timber bridge to the north of the site. It is unclear how this will provide access for use out of school hours, as there is no access to the school parking area, and no suitable parking on Watery Lane. The only other parking is private parking at YOSC, which is only available to YOSC outside of School hours.
2. The drainage arrangements are not clear, whilst the pitch drainage is shown it is unclear where the water goes, and there is already a significant problem with flooding on Watery Lane so additional surface water run off must be taken away by pipe not flowing out onto the lane or other fields.
3. The mining report works on the basis of a shaft diameter of 1.5. That has not been our experience of the shafts in the immediate locality, where the shaft widths have been greater. The shafts need to be checked and not merely fenced by proper protective covering put in place. This should be carried out before the works (as any future collapse will involve ingress into the football area given the remediation methods used by the Coal Authority).
4. The gated access to Watery Lane is marked for emergency vehicles only, but with gated access there and then onto the pitch, how will the site prevent parking on Watery Lane verges or the corner, the very thing that highways were originally concerned about.
5. We note the comments of the Landscape Officer about th height of the fence 2.8m. We can see the school want it securely fenced from informal use. Whilst the conservation officer expresses concern, he concludes that the hedge along Watery Lane will stop it being too obstructive. There will not be a similar hedge line along the rear of the Broad Lane houses, which will be very close to the fence line.



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F.A.O: SGC Case Officer: James Reynolds

With regards to the planning application received

Planning Application Reference: P23/03237/HH
Deadline Date Sun 17 Dec 2023
Extension Deadline Date Mon 18 Dec 2023

Location: 60 Hampden Close Yate Bristol South Gloucestershire BS37 5UP

Description: [Erection of first floor side and single storey rear extensions to form additional living accommodation.](#)

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

Yate Town Council Comments: This is a large extension request, please can South Gloucestershire council confirm that this extension does not exceed 50% of the property foot print.
The proposal also does not seem to be in keeping with the adjacent properties.



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

With regards to the planning application received

Planning Application Reference: P23/03239/HH

Deadline Date: Mon 18 Dec 2023

Location: 42B Somerset Avenue Yate Bristol South Gloucestershire BS37 7SR

Description: [Erection of single storey rear extension to provide 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: P23/03255/HH
Deadline Date: Wed 20 Dec 2023
Location: 15 Orchard Close Yate Bristol South Gloucestershire BS37 5BE
Description: [Erection of a two storey side 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:

Object - Please can South Gloucestershire council confirm if this planning request exceeds 50% of the existing property footprint.

Appears there are 2 stair cases, the existing and a new one just the other side of the wall. A bathroom in the existing and then a bathroom in the new bit. The existing from door and then door at the Sid into the new bit. . Is this a second property being built alongside?

Request that a condition given against severance as the location is unsuited to the formation of a separate dwelling and no appropriate off street parking has been shown to accommodate such severance.