

YATE TOWN COUNCIL
Tuesday 13TH February 2024
Planning Applications Received for Review and Comment

Planning Application Reference	P24/00161/CLP
Deadline Date	14.02.2024
Extension Deadline Date	16.02.2024
Location	119 Westerleigh Road Yate South Gloucestershire BS37 4GA
Description	Installation of side dormer to facilitate loft conversion
SGC Case Officer	Helen Turner
YTC Comments	<p>Objection-</p> <p>The increase in bedrooms requires the provision of three off-street parking spaces. This planning application does not address how this additional requirement will be accommodated and the condition is needed to show there will be three off street parking spaces at all times.</p>

Planning Application Reference	P23/02460/F
Deadline Date	16.02.2024
Extension Deadline Date	
Location	Site of Former Railway Inn Station Road Yate South Gloucestershire
Description	Changer of use of proposed cycle store to general storage / plant and external alterations to building and provision of new cycle storage (Part retrospective)
SGC Case Officer	Rae Mepham
YTC Comments	<p>Objection –</p> <ul style="list-style-type: none"> - Our previous objections have not been addressed and therefore re-submitting these objections. • Is not an internal, lockable space, this does not promote strong bike security which will be a deterrent for people wishing to use it. • The Easi Riser mechanism it uses will require servicing and maintenance, has consideration been taken on the upkeep of this mechanism. • 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. • In making these changes there has been a reduction in open space for residents. • The new location is within a couple of feet of balconies and living room windows allowing no privacy for residents. <p>In addition to our previous objections:</p> <ul style="list-style-type: none"> • The proposed cycle provision doesn't consider 'non-standard' bicycles, i.e. Cargo bikes, tag along trailers or adult tricycles. • The proposed layout does not take into account the needs for less able residents. • The justification for this application is due to concerns over fire risk associated with Electric bicycles or scooters. There are no provisions for charging ports/areas in the proposed cycle stores. As a result it is likely residents will demount batteries to charge in their accommodation transferring the perceived risk into the main building, including those with mobility scooters.

Planning Application Reference	P24/00127/F
Deadline Date	19.02.2024
Extension Deadline Date	
Location	Buildings And Land At Goosegreen Farm Broad Lane Yate South Gloucestershire BS37 7LA
Description	Demolition of modern barns. Erection of 3no dwellings, with the replacement of existing hardstanding with landscaping and associated works.
SGC Case Officer	Oliver Phippen
YTC Comments	<p>Objection–</p> <p>This application falls within the curtilage of an important local listed building (Millard’s Tenement, one of the first 16th century enclosure farmsteads locally).</p> <p>Whilst we recognise that some residential development might be appropriate on parts of the site it needs an integrated masterplan showing how the site as a whole will be used to respect and reflect the significance heritage, and its relationship to the adjoining parks.</p> <p>The layout of the proposal and its relationship to the current listed building will significantly adversely affect the context, setting and interpretation of the historic buildings. It removes the traditional farm courtyard, present from the earliest maps, and bisects it with a large stone wall/ timber fence rather than creating a courtyard setting.</p> <p>The proposed designs for the three dwellings show no understanding of the historical significance of the site, and the relationship of that part of the site to the park behind. Historically there were buildings where the proposed car park is shown and there is insufficient evidence that we can base support of the use of the redundant farm building land being used for housing. There is no supporting information for parking provisions, landscaping for each plot and therefore we are unable to comment further on this at this time.</p> <p>Piecemeal developments (below 10 dwellings) precludes proper contributions to the consequential costs of development. It will also remove the ability to resolve the highway issues associated with further turning movements at an already complicated junction, Randolph Avenue, which is very heavily used by school children. It will further remove the ability to sensitively plan the relationship of any development to the park, existing properties and the listed site.</p> <p>The eastern side of the site has a high bund, within the public park. There is a public path along the top of the bund looking over to the current outbuildings. Residential development of the proposed design will provide gardens which will be severely overlooked and will lack privacy. It will produce a parking court yard with associated fumes and noise immediately adjoining the park.</p> <p>We note there are a significant number of trees which are likely to be affected. As there is no report from South Gloucestershire Council Tree Officer, at this time, we are objecting to this application until a report is received.</p>

Planning Application Reference	P24/00243/HH
Deadline Date	21.02.2024
Extension Deadline Date	
Location	189 Glenfall Yate South Gloucestershire BS37 4ND
Description	Erection of a single storey rear extension to form additional living accommodation.
SGC Case Officer	Lucie Rozsos
YTC Comments	No Comment.

Planning Application Reference	P23/03519/HH - Revised
Deadline Date	16.02.2024
Extension Deadline Date	
Location	34 Cornwall Crescent Yate South Gloucestershire BS37 7RX
Description	Erection of single storey side and rear extensions to form additional living accommodation.
SGC Case Officer	Helen Turner
YTC Comments	<p>Objection –</p> <p>Our previous objections have not been addressed and we are therefore re-submitting these objections.</p> <p>Footprint of the extension is too large, and would appear to be in excess of 50% covered area of existing property and not in keeping with adjacent properties. Possible loss of light for neighbours.</p>

Planning Application Reference	P24/00254/HH
Deadline Date	25.02.2024
Extension Deadline Date	
Location	82 Melrose Avenue Yate South Gloucestershire BS37 7AW
Description	Erection of single storey rear extension to provide additional living accommodation. Erection of rear hydrotherapy pool building.
SGC Case Officer	Chloe Summerill
YTC Comments	<p>Object-</p> <p>The cumulative effect of previous extensions means the ground floor footprint of the build would be twice the original amount. This proposed additional building adds the same floor space again as the original building resulting in the total footprint of this building becoming three times the original (prior to any extensions that have taken place).</p> <p>We note that one adjoining property has a small extension on the same building line.</p> <p>Whilst we are supportive of proposals to assist people with adaptations to live their lives, the scale and size of the stand alone building is such that we consider it essential there is a condition attached that it is solely for the use of the hydrotherapy pool, in light of particular circumstances of a resident. Before consent is granted the LPA should be provided with appropriate evidence to demonstrate this purpose (we do not expect this evidence to be put in the public domain).</p> <p>We would also ask for appropriate conditions so the building is not used for commercial purposes, any way severed main building or used as ancillary accommodation.</p>

Planning Application Reference	P24/00167/RVC
Deadline Date	27.02.2024
Extension Deadline Date	
Location	Land to the Rear of 5 St Marys Way Yate South Gloucestershire BS37 7AR
Description	Variation of condition 3 attached to P23/02105/F to read "Prior to the use or occupation of the proposed development hereby permitted, and at all times thereafter, the proposed window on the side (west) elevation serving 'bedroom 1' shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being restricted for fire escape purposes only". Erection of 1no. detached dwelling with access, parking, screening and associated works (amendment to previously approved scheme P21/04019/F).
SGC Case Officer	Chloe Summerill
YTC Comments	<p>Comments.</p> <p>We are still concerned that this window will not deliver on privacy protection. The window directly overlooks the neighbour's garden and can be opened undermining the use of obscure glass.</p>