

YATE TOWN COUNCIL
Tuesday 19th March 2024
Planning Applications Received for Review and Comment

Planning Application Reference	P24/00128/F
Deadline Date	21.03.2024
Extension Deadline Date	26.03.2024
Location	White Lion Public House Church Road Yate South Gloucestershire BS37 5BG
Description	<u>Erection of single storey extension and refurbishment to the rear side of a Grade II listed building (former skittle alley) and change of use of hall space to 3 no. hotel rooms (Class C1)</u>
SGC Case Officer	Chloe Summerill
YTC Comments	<p>Objection :</p> <p>We fully support the detailed comments made by the Conservation Officer (South Gloucestershire Council) and echo their concerns.</p> <p>We also object on :</p> <p>The proposal is misdescribed as it is for three self-contained one-bedroom units with kitchen, living space and bedroom above.</p> <p>The skittle alley has a single skin wall and asbestos in the roof. Therefore, it is not suitable for conversion into habitable spaces or erection of a second floor without the complete demolition of this existing building, which is not shown in the plans.</p> <p>There is no construction management provision to cover the impact of roof demolition upon adjoining public us (it immediately adjoins the Town Council Heritage Centre Car Park).</p> <p>The construction of a second floor would fundamentally alter the subsidiary nature of this extension to the listed building.</p> <p>No amenity space is shown. There are no parking provisions, bin store or cycle store associated with this development.</p> <p>The plans do not show proposed access paths to the units. Should the access paths involve breaching the current rear fence to the adjoining Heritage Centre land,</p>

	<p>this would fundamentally compromise the security of the Heritage Centre location due to the resulting 24/7 access.</p> <p>The proposed garden space at the rear would involve the construction of additional walls. Further fragmenting the historic curtilage.</p> <p>Concerns about the relationship between these units and the adjoining public house / restaurant.</p>
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Planning Application Reference	P24/00520/TRE
Deadline Date	21.03.2024
Extension Deadline Date	26.03.2024
Location	Covert End Westerleigh Court Westerliegh Close Yate South Gloucestershire
Description	Works to fell 1no Hornbeam tree covered by Tree Preservation Order TPO 9 dated 12th July 1968
SGC Case Officer	Lea Bending
YTC Comments	<p>Objection –</p> <p>Yate Town Council have resolved to object to any tree works and in particular those with TPO's in absence of report from South Gloucestershire Council Tree Officer.</p> <p>We would like to comment that the site is misdescribed as the land marked is named "Edgar's Wood" not "Covert End" as per the Arboricultural report.</p>

Planning Application Reference	P24/00541/HH
Deadline Date	21.03.2024
Extension Deadline Date	26.03.2024
Location	12 Meadow Mead Yate South Gloucestershire BS37 7UT
Description	Installation of 2 no. front and 2 no. rear dormers to facilitate loft conversion
SGC Case Officer	Helen Turner
YTC Comments	<p>Objection -</p> <p>It will adversely affect neighbour privacy, as it will result in significant overlooking. The side window of the property for the additional bathroom should be frosted.</p> <p>It is not in character or style of the residential cul de sac of which it forms part of neighbouring gardens.</p> <p>We are concerned about the suitability of access due to</p>

the relationship of the properties, proximity of the access to neighbouring windows, and the lack of turning space which will result in reversing manoeuvres. This is of concern due to public access to the adjoining park.

A full access statement is required showing parking, turning space and the relationship to the public access to the park.

Planning Application Reference	P24/00538/LB
Deadline Date	21.03.2024
Extension Deadline Date	29.03.2024
Location	White Lion Public House Church Road Yate South Gloucestershire BS37 5BG
Description	External alterations to erect a single storey rear extension
SGC Case Officer	Chloe Summerill
YTC Comments	<p>Objection :</p> <p>We fully support the detailed comments made by the Conservation Officer (South Gloucestershire Council) and echo their concerns.</p> <p>We also object on :</p> <p>The proposal is misdescribed as it is for three self-contained one-bedroom units with kitchen, living space and bedroom above.</p> <p>The skittle alley has a single skin wall and asbestos in the roof. Therefore, it is not suitable for conversion into habitable spaces or erection of a second floor without the complete demolition of this existing building, which is not shown in the plans.</p> <p>There is no construction management provision to cover the impact of roof demolition upon adjoining public us (it immediately adjoins the Town Council Heritage Centre Car Park).</p> <p>The construction of a second floor would fundamentally alter the subsidiary nature of this extension to the listed building.</p> <p>No amenity space is shown. There are no parking provisions, bin store or cycle store associated with this development.</p> <p>The plans do not show proposed access paths to the units. Should the access paths involve breaching the current rear fence to the adjoining Heritage Centre land, this would fundamentally compromise the security of the Heritage Centre location due to the resulting 24/7 access.</p> <p>The proposed garden space at the rear would involve the construction of additional walls. Further fragmenting the historic curtilage.</p> <p>Concerns about the relationship between these units and the adjoining public house / restaurant.</p>

Planning Application Reference	P24/00566/PNRE
Deadline Date	26.03.2024
Extension Deadline Date	
Location	Yate Leisure Centre Kennedy Way South Gloucestershire BS37 4DQ
Description	Prior notification of the intention to install roof mounted solar PV panels
SGC Case Officer	Lucie Rozsos
YTC Comments	<p>Comments :</p> <p>We support the installation of solar PV panels. However, we seek assurance that the panels on the western and eastern pitched roof sections will not cause glare onto the adjacent carriageway (Kennedy Way).</p>

Planning Application Reference	P24/00578/HH
Deadline Date	27.03.2024
Extension Deadline Date	
Location	71 Westerleigh Road Yate South Gloucestershire BS37 4BN
Description	Erection of two storey side/rear extension to provide additional living accommodation
SGC Case Officer	Ben France
YTC Comments	<p>Objection –</p> <p>The proposed plans show an increase of more than 50% of the existing footprint.</p> <p>There is insufficient parking and turning provision for the proposed four bed property which is important due to the dwelling being on a busy road. The current property has sufficient turning space.</p> <p>The relationship of the extension to the neighbouring property is not shown in the plans. It is important that sufficient space is left between the neighbouring property and the proposed extension as the plans appear to go to the boundary of the property. One of the upstairs windows would overlook the neighbouring property. The rear door on the ground floor (immediately under the window) appears to open into a space no wider than the doorway and would be right by the front of the adjoining property.</p>

Planning Application Reference	P24/00646/TRE
Deadline Date	02.04.2024
Extension Deadline Date	
Location	Little Wood Park Mapleridge Lane Yate South Gloucestershire BS37 6PB
Description	dated 25/07/1980. secondary oak has damaged main stem as well as broken and dead limbs throughout canopy, the trees proximity to the nearby ash has forced the main stem into a significant lean which may pose problems in the future. permission required to fell to ground level and replace with a new tree much more fitting to the area that wont impact the surrounding trees.
SGC Case Officer	Lea Bending
YTC Comments	<p>Objection -</p> <p>Yate Town Council have resolved to object to any tree works and in particular those with TPO's in absence of report from South Gloucestershire Council Tree Officer.</p> <p>The area in which the tree is located is an important collection of protected trees providing a wooded end to the site and boundary to the Quarry.</p>

Planning Application Reference	P24/00522/F
Deadline Date	04.04.2024
Extension Deadline Date	
Location	Yate Outdoor Sports Complex Broad Lane Yate South Gloucestershire BS37 7LB
Description	Erection of 8no. 6 metre flagpoles
SGC Case Officer	Thomas Servini
YTC Comments	Awaiting confirmation of conditions being met (JA & PJ)

Neighbouring Parish

Planning Application Reference	P24/00210/TCA
Deadline Date	03.04.2024
Extension Deadline Date	
Location	16 The Parade Chipping Sodbury South Gloucestershire BS37 6AT
Description	Works to fell 7no Leylandi Trees situated within Chipping Sodbury Conservation Area
SGC Case Officer	Samuel Lunn
YTC Comments	No comment

Circulated After Agenda

Planning Application Reference	P23/03015/RM
Deadline Date	28.03.2024
Extension Deadline Date	
Location	Land North of Brimsham Park
Description	<u>Proposed play equipment and design and layout of play area. Reserved matters with appearance and layout to be approved. To be read in conjunction with P22/05330/RVC (Variation of Condition 39 of P/19/6296/RVC to amend the Land Use Parameter Plan to allow a mix of B1/B2 to come forward on the northern parcel of employment land (2.4ha) in respect to consented outline application PK12/1913/O (as amended under applications PK15/5230/RVC, PK16/2449/RVC, PK17/0039/NMA, PK17/4826/RVC and 19/6296/RVC) for Mixed use development across 100.76 hectares of land comprising up to 2,450 new dwellings (Use Class C3), residential care home or extra care housing (Use Class C2), 4.63 hectares of employment land (Use Class B1,B2), provision of a local centre, two primary schools, together with the supporting infrastructure and facilities including: new vehicular and pedestrian accesses, public open space and landscaping and proposal to underground the electricity powerlines. Outline application including access with all other matters reserved.)</u>
SGC Case Officer	Lee Burman
YTC Comments	<p>Objection :</p> <p>Although our concerns regarding accessibility for all users, in particular those with a disability seem to have been addressed, we continue to raise the following :</p> <p>Our concerns regarding the limited shelter from trees on the southern edge has not been addressed.</p> <p>Due to the play area being next to the nursery, this drastically increases the urgency of implementing the TROs to create a 20mph speed limit along this section of road.</p>