

YATE TOWN COUNCIL

Planning Applications Received for Review and Comment 21st November 2023

Planning Application Reference	P23/03031/RVC
Deadline Date	23rd November 2023
Location	Former Railway Inn Station Road Yate BS37 5HT
Description	Variation of condition 9 attached to P21/07653/RM to substitute Block A plans and elevations. Erection of 40no. residential units with associated parking and hard/soft landscape works with appearance and landscaping to be determined (Approval of Reserved Matters to be read in conjunction with outline permission P20/19213/O).
SGC Case Officer	Rae Mepham
YTC Comments	<p>Objection :</p> <ol style="list-style-type: none"> 1. <u>Parking Provisions</u> <p>With the conversion of 3 of the 9 flats from a 1 to 2 bed dwelling, this will require 1.5 parking spaces. There is no reference in the plan as to how this will be achieved. The limited size of the site and lack of street parking will result in the applicant not being able to achieve the required parking standards for the increase in bedrooms.</p> 2. <u>Living Space</u> <p>We are concerned about the dimensions shown for flats 3, 6 and 9. We request that the Council check the space standards as the flats appear to meet the minimum national space standard (61sqm) if the en suite is included.</p> <p>We are also concerned about flat 1 in terms of the space and parking facilities. If the 'study' is converted into a second bedroom, it will fall below the minimum space standard for a 2 bedroom flat.</p> 3. <u>Front Elevation</u> <p>This application changes the front elevation from the original plan which was designed to break up the massing and introduce some character to the building (to reflect the other buildings along the road). This new design increases the massing impact which we have already raised concerns about.</p> <p>We would also like to raise that the comments we submitted previously for this application are not on the South Gloucestershire Planning Portal.</p>

Planning Application Reference	P23/02615/ADV
Deadline Date	Thu 23 Nov 2023
Location	Ladden View Fletcher Road Yate Bristol South Gloucestershire BS37 7ER
Description	Display of 1 no. externally illuminated fascia sign, 10 no. non illuminated fascia signs and 2 no. totem signs.
SGC Case Officer	Eileen Medlin
YTC Comments	No comment.

Planning Application Reference	P23/03015/RM
Deadline Date	24th November 2023
Location	Land North Of Brimsham Park Yate
Description	<p>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.)</p>
SGC Case Officer	Lee Burman
YTC Comments	<p>Objections :</p> <ol style="list-style-type: none"> 1. There needs to be more trees along the southern edge to provide sun shelter. 2. This play area is the 4th to be built in Ladden Garden Village which has a limited number of play items for people with disabilities, such as mobility or sensory. Whilst some of the items are wheelchair friendly, main play equipment, such as the roundabout and climbing frame, are not accessible for all. Additionally, there is no provision for wheelchair movements between the areas of play eg a wheelchair friendly path. 3. We ask that planning officers review the provisions across the whole Ladden Garden Village development play areas to ensure there is at least one play area which is fully accessible for all users – this could be excellent for inclusive play. 4. The location of the goal end/basketball is likely to result in a lot of balls going out onto the path and would benefit from being inset further to reduce this problem. <p>The introduction of the play area next to the nursery dramatically increases the urgency of implementing the TROs to create a 20mph speed limit along this section of the road.</p>

Planning Application Reference	P23/03057/RVC
Deadline Date	Wed 29 Nov 2023
Location	Adjoining Parish - Boarding Kennels The Chase Mapleridge Lane Yate Bristol South Gloucestershire BS37 6PW
Description	P23/03057/RVC Removal of condition 2 attached to permission P.388, to allow the use of the dwelling unrestricted by agricultural occupancy condition. Erection for farm house and agricultural buildings. Vehicular access. Boarding Kennels The Chase Mapleridge Lane Yate Bristol South Gloucestershire BS37 6PW (southglos.gov.uk)
SGC Case Officer	Rae Mepham
YTC Comments	No comment.