

YATE TOWN COUNCIL

Planning Applications Received for Review and Comment 30th January 2024

Planning Application Reference	P24/00071/HH
Deadline Date	Fri 02 Feb 2024
Extension Deadline Date	
Location	64 Rectory Close Yate South Gloucestershire BS37 5SE
Description	Installation of side door and raised decking.
SGC Case Officer	Helen Turner
YTC Comments	No comment

Planning Application Reference	P24/00016/HH
Deadline Date	Wed 07 Feb 2024
Extension Deadline Date	
Location	54 Cranleigh Court Road Yate South Gloucestershire BS37 5DJ
Description	Erection of front canopy. Erection of a single storey rear extension to form additional living accommodation.
SGC Case Officer	Helen Turner
YTC Comments	<p>Objection</p> <p>This application is a significant extension. It will add an addition bedroom to the property with a second primary entrance, making it suitable for separate occupation or commercial use. It will also result in one of the existing habitable rooms without any external windows. Neighbours have raised the comment that it used for an AirBNB, therefore confitions are needed about the use of the building and controlling non-severance or commercial use (such as an AirBNB).</p> <p>We ask that officers investigate the appropriateness of the removal of the external windows to the existing habitable room.</p>

Planning Application Reference	P23/03236/RM
Deadline Date	Mon 12 Feb 2024
Extension Deadline Date	
Location	Parcel 33 Land At North Yate New Neighbourhood South Gloucestershire
Description	Erection of 75no. general industrial units (Class B2) with appearance, landscaping, layout and scale to be determined (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))
SGC Case Officer	Eileen Medlin

YTC Comments

Objection

There are a number of concerns regarding this planning application :

1.Can the levels be confirmed as the inclusion of 'retaining walls' suggests the las is being raised. It is important given issues elsewhere within the Ladden Garden Village development where land is not raised as it affects water flows to neighbouring properties.

2.There is insufficient boundary protection and the South and South-West edges of the site....

3.The structures are too close to the landscaped areas and will affect the retained canopy. For example, putting parking into the root area of the hedge at Dowsell Way end of the site the access road – a boundary which the highways access has been at pains to protect.

4.The massing of structures on the South East and East boundaries will have a harmful effect on the neighbouring residential amenities.

5.The units on the East side, immediately adjoin the boundary and will have an unacceptable impact on neighbouring properties.

6.We fail to see how the highways proposals align with the previous applications for the junction to Dowsell Way from the employment area. There are no provisions for dropped kerbs or cycle routes through the site or connecting access to other routes when there is an emphasis on pedestrian and cycling approach.

7.The current design will prevent any future arrangement with Yate Outdoor Sports Complex eg to use parking at weekends, which is contrary to the long history of seeking to build connections between neighbours.

8.We are not satisfied there is sufficient on-site parking for staff, which will result in displacing parking onto residential streets. Disabled parking is at extremities of the site resulting in disabled users having to access properties over some distance via carriageways.

9.We are note that the application is proposal to be all B2 with no proposal to restrict HGV traffic and no provision for deliveries and large vehicles.

10.Clause 44 removal – South Gloucestershire Council sent letters to the while of Ladden Garden Village and Brinsham resulting in over 200+ objects. We are concerned that residents have not been notified by letter regarding this application. Please can you clarify as to why no postal notices have been sent?

11.The existing proposal for B1/B2 site North plus the proposal for redevelopment of the Victoria Recovery site would result in a large number of B1/B2 units within the town. Due to the developers having issues sourcing tenants for these units, please can there be some clarity as to whether there is a high demand for this type of unit? We also request that there are no occupation of units until access is available from Randolph Avenue and a 20mph speed limit is in place.

Planning Application Reference	P24/00136/HH
Deadline Date	Mon 12 Feb 2024
Extension Deadline Date	
Location	49 Firgrove Crescent Yate South Gloucestershire BS37 7AH
Description	Erection of single storey rear and front extensions to provide additional living accommodation.
SGC Case Officer	Helen Turner
YTC Comments	No Comment