

YATE TOWN COUNCIL

Planning Applications Received for Review and Comment 23.05.2023

Planning Application Reference	P23/00835/F - Revised Plans
Deadline Date	Thu 18 May 2023
Extension Deadline Date	26.05.2023
Location	Land West Of 18 Hudson Close Yate South Gloucestershire BS37 4NP
Description	Erection of 1.8m high fence to facilitate a change of use of open amenity space to residential amenity space (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) (Retrospective).
SGC Case Officer	Oliver Phippen
YTC Comments	No comment

Planning Application Reference	P23/00381/F - Revised Plans
Deadline Date	Tue 16 May 2023
Extension Deadline Date	26.05.2023
Location	28 Hudson Close Yate South Gloucestershire BS37 4NP
Description	Change of use of open amenity space (Sui Generis) to residential amenity space (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) with the erection of 1.9m fence (Retrospective).
SGC Case Officer	Kevan Hooper
YTC Comments	We previously commented on this planning application in February. Even though the applicant has made some minor changes, we are still concerned about the loss of the verge as a wildlife corridor.

Planning Application Reference	P23/01481/HH
Deadline Date	Wed 24 May 2023
Location	19 Swan Field Yate South Gloucestershire BS37 5SF
Description	Erection of single storey rear extension to provide additional living accommodation.
SGC Case Officer	Lucie Rozsos
YTC Comments	No comment

Planning Application Reference	P23/01472/HH
Deadline Date	Wed 24 May 2023
Location	32 Tyndale Avenue Yate South Gloucestershire BS37 5EU
Description	Erection of outbuilding to form garage/hobby workshop.
SGC Case Officer	Helen Turner
YTC Comments	No comment

Planning Application Reference	P23/01468/HH
Deadline Date	Wed 24 May 2023
Location	101 Home Orchard Yate South Gloucestershire BS37 5XG
Description	Erection of single storey side extension to form additional living accommodation.
SGC Case Officer	Helen Turner
YTC Comments	No comment

Planning Application Reference	P23/01491/HH
Deadline Date	Fri 26 May 2023
Location	2 St Briavels Drive Yate South Gloucestershire BS37 4EZ
Description	Erection of a single storey rear, two storey side and rear extension to form additional living accommodation. Erection of 1 no. detached garage.
SGC Case Officer	Steffan Thomas
YTC Comments	<p>Objection</p> <p>We are concerned about the 1.8m boarded fence, unless Highway Officers are satisfied it meets appropriate visibility splays.</p> <p>There are high levels of pedestrian movement in the vicinity due to the bus stop immediately north of the off-street parking, the proximity of local schools and the mini roundabout.</p>

Planning Application Reference	P23/01548/RVC
Deadline Date	Mon 05 Jun 2023
Location	21 Station Road Yate South Gloucestershire BS37 5HT
Description	Variation of condition no 21 attached to planning application P20/19213/O to alter the approved plans.
SGC Case Officer	Rae Mepham
YTC Comments	<p>Whilst we welcome the increase in the Code M4 compliant units, we would like to query whether this change in balance, in terms of the increase in M4 compliant units, will alter the parking requirements for the site.</p> <p>We would also like to query whether the proposed site will be comprised of all units being affordable housing as the summary given and other documents do not match up.</p>

Planning Application Reference	P23/01552/HH
Deadline Date	Fri 02 Jun 2023
Location	12 Templar Road Yate South Gloucestershire BS37 5TF
Description	Erection of a single storey rear extension to form additional living accommodation.
SGC Case Officer	Chloe Summerill
YTC Comments	No comment

Planning Application Reference	P23/01562/HH
Deadline Date	Sat 03 Jun 2023
Location	116 Somerset Avenue Yate South Gloucestershire BS37 7SJ
Description	Erection of a detached double garage.
SGC Case Officer	Chloe Summerill
YTC Comments	No comment

Planning Application Reference	P23/01538/HH
Deadline Date	Fri 02 Jun 2023
Location	9 Turnpike Close Yate South Gloucestershire BS37 4JF
Description	Erection of detached incidental outbuilding.
SGC Case Officer	Alex Hemming
YTC Comments	<p>Scale and massing of proposed structure is inappropriate as it occupies 32sqm of the total 77sqm of amenity open space (garden) of the dwelling.</p> <p>If granted, it requires a condition against the use for business purposes, which includes customer visits, due to the lack of parking for customers on or off the site.</p>

Planning Application Reference	P22/01300/O - Adjoining Parish, resubmitted any further comments
Deadline Date	25th May 2023
Location	Land At Sodbury Road Wickwar South Gloucestershire GL12 8PG
Description	Erection of up to 180 dwellings, a local shop and associated infrastructure (Outline) with access to be determined; all other matters reserved.
SGC Case Officer	Charmian Eyre-Walker
YTC Comments	<p>Objection</p> <p>The revised plans do not address our original concerns and we therefore reiterate them and endorse the concerns of Wickwar Parish Council</p>

Planning Application Reference	P22/06745/RM - Revised Proposals
Deadline Date	Not set
Location	Land West Of The Taylor Wimpey Parcel And The North Of Barratt Phase 7 North Yate New Neighbourhood Yate
Description	Construction of infrastructure road, two electricity substations and associated works with access, appearance, layout, landscaping, and scale. Approval of Reserved Matters to be read in conjunction with outline permission PK12/1913/O as amended by P19/6296/RVC.
SGC Case Officer	Eileen Medlin

YTC Comments	<p>Objection</p> <p>Our original concerns have not been addressed and we therefore reiterate them.</p> <p>For example, the swat lorry plans illustrate our concerns that access to the site is tight resulting in vehicles being forced to cross over to the middle of Dowsell Way to enter the site. Vehicles should be able to enter and exit the site on the correct side of the road.</p>
---------------------	---