

YATE TOWN COUNCIL PLANNING APPLICATIONS

Planning Comments submitted to SGC portal on 16.04.2020
under delegated powers to the Town Clerk

Ref. No.	P20/04466/F	
Description	Erection of single storey rear extension to provide additional living accommodation.	
Location	123 Melrose Avenue, Yate, BS37 7AP	
YTC Comments	No comment	Expiry Date: Extension granted to respond 16.4.20

Ref. No.	P20/04943/F	
Description	Change of Use from Storage and Distribution Class B8) to Training Centre (Class D1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	
Location	Unit B1 The Badminton Centre Station Road Yate South Gloucestershire	
YTC Comments	We object to this application unless there is a condition requiring the applicant to bring the access road up to standard, as it is currently in a dangerous state. We understand the applicant owns this access.	Expiry Date: 15.4.2020

Ref. No.	P20/04839/F	
Description	Erection of a two storey and a single storey rear extension to form additional living accommodation.	
Location	1 Carmarthen Close Yate South Gloucestershire BS37 7RR	
YTC Comments	We comment to express concern that this additional extension would have an effect on morning light reaching the house next door. They have already had a front extension and a back one and are now putting on a bigger back extension and second storey. We support the comments raised by the Public Rights of Way (PROW) with regard to the footpath running adjacent to the north east boundary.	Expiry Date: 16.4.2020

Ref. No.	P20/05302/F	
Description	Erection of 2 no. detached dwellings and 1 no. detached bungalow with new garage, garage block and associated works.	
Location	Station Lodge 2 Station Road Yate South Gloucestershire BS37 4PS	
YTC Comments	We strongly object to this application. This will involve the loss of Edgar's Wood an important part of the common. The landowner has been gradually	Expiry Date: 22.4.2020

	<p>thinning it, but it remains important - we have been horrified at the way the wood has been thinned in the past year. The remaining trees must be protected. We object to the total loss of woodland that will result.</p> <p>The western and northern boundary are an important historic feature of the Brunel designed station area, with a raised railed area and walkway along the boundary at a height above the station yards, designed to give dry access to the station. It is essential this is preserved and an appropriate boundary constructed inside of the historic feature. A close board fence is not adequate for this very prominent location.</p> <p>We also we object to the parking proposals.</p>	
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Ref. No.	P19/19773/F	
Description	Erection of two storey, 64 no. bed nursing home (use Class C2) with parking, landscaping and associated works.	
Location	Land East Of Gravel Hill Road And North Of Rockwood House Gravel Hill Road Yate BS37 7BW	
YTC Comments	<p>We object to this application and would repeat our previous comments made.</p> <p>This new application addresses some of our concerns eg putting in a pavement. However, the previous design had better facilities and the overall look was good. This new proposal is is just a standard block, with lots of the rooms facing the car park and the rest facing on to Caters Lodge, which will significantly affect their privacy.</p> <p>The application submitted a couple of years ago offered far better facilities. These offer cramped bedrooms with little light, and privacy as the only area for sitting and the balcony look directly into the sitting area and balcony of the room next door because they are on the diagonal. The only areas outside of individual bedrooms are in a giant corridor with little natural light and no character, there will be nothing approaching a sitting room where residents can feel at home, it will feel large and institutional.</p> <p>We consider this a planning matter as it goes to design, light and the amenity of residents.</p>	Expiry Date: 25.4.2020

Ref. No.	P20/05744/ADV	
Description	Removal of existing ATM surround and display of nonilluminated replacement advert panel in position of existing ATM.	
Location	3 - 5 North Walk Yate South Gloucestershire BS37 4AG	
YTC Comments	No comment	Expiry Date: 25.4.2020

Ref. No.	P20/05914/F	
Description	Erection of two storey side extension and single storey rear extension to form additional living accommodation.	
Location	55 The Glen Yate South Gloucestershire BS37 5PJ	
YTC Comments	No objection, however we support the consultee comments of the Sustainable Transport team with regard to the parking.	Expiry Date: 30.4.2020

Ref. No.	P20/05913/RVC	
Description	Variation of condition 8 attached to planning approval PK18/3888/F (added by P20/04128/NMA) to substitute plan no. 3052/2 revB with plan no. 3052/2 revC. Erection of 7 no.dwellings with access and associated works.	
Location	31A Broad Lane Yate South Glos BS37 7LB	
YTC Comments	No objection	Expiry Date: 29.4.2020