

# Yate Town Council

## Planning and Transportation Committee

21<sup>st</sup> April 2021

You are invited to attend a meeting of the **Planning and Transportation Committee** of **Yate Town Council** to be held remotely via Zoom on **Tuesday 27<sup>th</sup> April 2021** between **7.30pm – 8.30pm** for the purpose of transacting the business set out in the agenda below.

Join Zoom Meeting

<https://zoom.us/j/97493866824?pwd=Z0VJZDIraW1JRfZTb25JNHdZbGFoZz09>

Meeting ID: 974 9386 6824- Passcode: 174336 - or telephone 0131 4601196

*(Please insert your name and organisation in your Zoom name)*



Hayley Townsend  
Town Clerk

## Agenda

*In the exercise of Council functions, Members are reminded that the Council has a general duty to consider Crime & Disorder, Health & Safety, Human Rights and the need to conserve biodiversity. The Council also has a duty to tackle discrimination, provide equality of opportunity for all and foster good relations in the course of developing policies and delivering services under the public sector Equality Duty and Equality Act 2010.*

1. Apologies for Absence
2. Declarations of Interest under the Localism Act 2011

*Members who consider that they have an interest are asked to: (a) State the item number in which they have an interest, (b) The nature of the interest, (c) Whether the interest is a disclosable pecuniary interest, non-disclosable pecuniary interest or non-pecuniary interest.*

3. To Receive Any Requests for Dispensations
4. Public Participation Session with Respect to Items on the Agenda

5. To Receive and Approve the Minutes of the Planning and Transportation Committee Meeting Held on 2<sup>nd</sup> March 2021 (copy herewith).

6. To Consider the Following Items on the Clerk's Report:

**Item 1 Planning Matters**

1/1 Planning Applications

**Item 2 Highways and Transportation**

2/1 Shopping Centre Traffic Queues at McDonalds Carpark Entrance

**Item 3 Consultations**

3/1 Current Consultations

3/2 Consultation Responses

3/3 Urgent Consultations

**Item 4 Reports from Representatives on Outside Bodies**

**Item 5 Outstanding Items**

# Yate Town Council

## Planning and Transportation Committee

### 27<sup>th</sup> April 2021

## Clerk's Report

### General note about action taken between meetings:

Owing to the national pandemic situation, where action has been taken between meetings, it has been in consultation with members of the council via email and the existing below delegation invoked:

“The Town Clerk shall have the power to take action as necessary between Meetings of the Full Council, Committees, Sub-Committees, Project Steering Group Committees and Working Groups provided that such action is in accordance with the policy of YTC and is within budget.”

Item 1. Planning Matters

### 1/1 Planning Applications

- a) To receive and consider planning applications (Appendix 1).
- b) To comment on planning applications received after the circulation of the agenda (to be circulated).
- c) To **NOTE** that the Planning and Transportation Committee meeting scheduled for 23<sup>rd</sup> March 2021 was cancelled and therefore no meeting took place on this date. The planning applications due to be considered at this meeting were discussed via email and the subsequent responses agreed by members and submitted to SGC Planning Portal under delegated powers to the Town Clerk (Appendix 2).
- d) To **NOTE** that the Planning and Transportation Committee meeting scheduled for 13<sup>th</sup> April 2021 was cancelled and therefore no meeting took place on this date. The meeting fell within the period of national mourning following the death of HRH Prince Philip, Duke of Edinburgh. The planning applications due to be considered at this meeting were discussed via email

and the subsequent responses agreed by members and submitted to SGC Planning Portal under delegated powers to the Town Clerk (Appendix 3).

## **Item 2. Highways and Transportation**

### **2/1 Shopping Centre Traffic Queues at McDonalds Carpark Entrance**

- a) To **NOTE** correspondence received from South Gloucestershire Council dated 13<sup>th</sup> April 2021.

*“Thank you for your letter dated 22 January 2021 in respect of queuing traffic in Station Road. I apologise for the delay in getting back to you with an update in respect of Yate Town Council’s continuing concerns about traffic queuing to access McDonalds.*

*As advised in my previous e-mail dated 13 November 2021 addressed to Cllr Chris Willmore, the request to modify the car parks has been included on the Local Transport Priority List as an Investigation Scheme (FV207). The council’s two stage process adopted by the council aims to assess all requests received within the County and to maximise the limited resources by scoring the schemes against the Joint Local Transport Plan 4 (JLTP) objectives i.e.*

- Support sustainable and inclusive economic growth*
- Enable equality and improve accessibility*
- Address poor air quality and take action against climate change*
- Contribute to better health, wellbeing, safety and security*
- Create better places*

*With the recent agreement of the 2021-2022 Capital Programme by the administration, there are investigation schemes which have scored higher than FV207 and have taken priority for inclusion in the Capital Programme for full investigation. A list of competing Local Transport Investigation schemes will be available to view on the public website and FV207 will remain on the Local Transport Priority List for future selection. I appreciate the frustration expressed by Yate Town Council and local residents but this is a fair process agreed by the Council to prioritise scheme selection.*

*With the current restricted level of travel and climate emergency there is increased emphasis on projects that would further support a choice for cycling and walking over motorised transport.*

*The Assess and Decide team is looking at improving access for the emergency services in Station Road with the installation of yellow box junctions. We are awaiting feedback from the ambulance and fire services in respect of draft plans sent to them before a works instruction is issued to the council’s operation team.*

*I have been in contact with the Manager of Yate Shopping Centre who is liaising with McDonalds in respect of the progress the company have made to improve the entrance to the 'Drive Thru' (and where the orders are placed) plus provide information regarding updates to initiatives that McDonalds have put in place to reduce the queues on Station Road.*

*I am sending a copy of this response to the council's Network Management team for their information. This team manage the traffic authorities' road network as required by the Traffic Management Act 2004. The team would monitor the road network and identify locations where regular congestion occurs.*

*I trust the above information is of assistance when reporting back to the Town Council."*

Engineer  
Traffic Management (Assess & Decide)  
Streetcare & Transport Services

- b) To **NOTE** correspondence received from the Owner/Operator of McDonalds, Yate dated 8<sup>th</sup> April 2021 following our request for an update from the McDonalds Development Team on the redesign of the drive-thru lanes to install a second lane in a bid to help alleviate the queues.

*"We have had to re-drawn the proposal, as the landlords had issues with the original design. This will be submitted for their approval and I very much hope we can move along with the project after that.*

*I will keep you up to date on progress."*

### **Item 3. Consultations**

#### **3/1 Current Consultations**

No current consultations to report.

#### **3/2 Consultation Responses**

No consultation responses to report.

#### **3/3 Urgent Consultations**

To receive any urgent consultations.

#### **Item 4        Reports from Representatives on Outside Bodies**

*(To **NOTE** minutes from outside bodies were previously circulated to Members with a request to advise if they wish to discuss matters contained therein. No matters have been raised).*

**Name of Outside Body**    *Green Community Travel*  
**Meeting Date**            *None to report*  
**Notes**                        *No comments raised*  
                                      *(Minutes received directly by YTC representatives)*

**Name of Outside Body**    *Yate and District Transport Forum*  
**Meeting Date**            *Date of next meeting to be confirmed*  
**Notes**

**Name of Outside Body**    *Joint Cycleway Group (JCG)*  
**Meeting Date**            *Date of next meeting to be confirmed*  
**Notes**

#### **Item 5        Outstanding Items**

To **NOTE** items shown on the pending list (Appendix 4).

## YATE TOWN COUNCIL

## Planning Applications Received for Review and Comment

Ref. Number	P21/02674/F
Description	Erection of a two storey side extension to form additional living accommodation.
Location	1 Priors Lea Yate South Gloucestershire BS37 4DF
Expiry Date	8 <sup>th</sup> May 2021
YTC Comments	

Ref. Number	P20/23028/RVC
Description	Variation of condition 6 attached to permission P19/2525/RM as added by P20/20119/NMA to amend the approved plans and to add an additional condition for affordable housing. P19/2525/RM- Proposed erection of 229 residential dwellings and their associated roads, drainage, landscaping, garaging and parking to include reserved matters of appearance, layout, scale and landscaping. Approval of reserved matters attached to permission PK17/4826/RVC (formerly PK12/1913/O) Mixed use development across 100.76 hectares of land comprising up to 2,450 new dwellings (Use Class C3), 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.
Location	Parcels PL17A, PL17B, PL18A, PL18B And PL21 North Yate New Neighbourhood Yate South Gloucestershire
Expiry Date	4 <sup>th</sup> May 2021
YTC Comments	

Ref. Number	P21/02531/F
Description	Erection of 2no. detached self-build dwellings with 2no. detached garages and associated works (resubmission of P20/05302/F).
Location	Station Lodge 2 Station Road Yate South Gloucestershire BS37 4PS
Expiry Date	12 <sup>th</sup> May 2021
YTC Comments	

## YATE TOWN COUNCIL

**Planning Applications submitted under Delegated Powers 23.3.21**

Ref. Number	P21/00562/F Standard Reconsultation
Description	Erection of single storey rear and side extension to form additional living accommodation and the moving of the existing boundary wall which will include the change of use of land from amenity land to residential curtilage.
Location	56 Hampden Close Yate South Gloucestershire BS37 5UP
Expiry Date	10th March 2021(circulated via email 11 <sup>th</sup> March 2021)
YTC Comments	<i>No objection providing the highway authority is satisfied the two proposed parking spaces are not too close to the corner.</i>

Ref. Number	P20/22276/F Standard Reconsultation
Description	Erection of temporary building to form sales office for Bellway area of Ladden Garden Village.  Plans amended to alter layout and size of sales building, with minor alteration to sales area layout also. New plans marked as revised, received 1st March 2021
Location	Clayhill Drive West Of Bellway Site North Yate New Neighbourhood
Expiry Date	17 <sup>th</sup> March 2021 (circulated via email 11 <sup>th</sup> March 2021)
YTC Comments	<i>This reconsultation does not in any way alter our concerns, which were about access.</i>

Ref. Number	P21/01098/F
Description	Erection of a single storey rear extension to provide storage, fridge and freezer space and staff facilities.
Location	29 -31 Cranleigh Court Road Yate South Glos BS375DQ
Expiry Date	25 <sup>th</sup> March 2021
YTC Comments	<b>COMMENT</b> <i>We do not understand the claim that one room is indicated to provide a “children’s playroom”, as it is not located appropriately for that use. We would worry if this were to be used for additional accommodation.</i>

Ref. Number	P21/01401/CLP
Description	Erection of a single storey rear extension
Location	24 Sunningdale Yate South Gloucestershire BS37 4HD
Expiry Date	8 <sup>th</sup> April 2021



YTC Comments	<i>No Comment</i>
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Ref. Number	P21/01272/RVC
Description	Variation of condition 20 attached to permission P20/15724/RVC (superseding permission P19/11377/RM) as added by P21/00190/NMA, to amend the approved plans to reposition 1 no. electricity pylon and to relocate the middle sports pitch. Amendment to original permission (P19/11377/RM) for the erection of 247 no. dwellings, creation of play areas and 3 no. sports pitches with associated works 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 by P19/6296/RVC).
Location	PI24, PI25, PI26 & 27 North Yate New Neighbourhood
Expiry Date	4 <sup>th</sup> April 2021
YTC Comments	<i>OBJECT</i> <i>We object to the idea of blocked paviour carriageway construction in the residential roads that are going to be adopted.</i>

Ref. Number	P21/01373/F
Description	Erection of two storey side extension, two storey and single storey rear extension and single storey front extension to form additional living accommodation. Conversion of existing garage to studio.
Location	Fordbank Cottage 18 Yate Rocks Yate South Glos. BS37 7BU
Expiry Date	10 <sup>th</sup> April 2021
YTC Comments	No comment

## YATE TOWN COUNCIL

**Planning Applications Submitted under Delegated Powers 13.4.21**

Ref. Number	P21/01698/F
Description	Erection of a single storey rear extension to form additional living accommodation.
Location	20 Sturmer Close Yate South Gloucestershire BS37 5UR
Expiry Date	13 <sup>th</sup> April 2021
YTC Comments	No Comment

Ref. Number	P21/02040/PNH
Description	LARGER HOME EXTENSIONS – NEIGHBOUR CONSULTATION Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4, for which the maximum height would be 2.4m, and for which the height of the eaves would be 2.4m
Location	67 Long Croft Yate South Gloucestershire BS37 7YN
Expiry Date	17 <sup>th</sup> April 2021
YTC Comments	No Comment

Ref. Number	P21/02098/PN1
Description	TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 – PRIOR NOTIFICATION  Prior notification of the intention to install an 18m Phase 8 Monopole, wrapround cabinet at base and associated ancillary works.
Location	Rodford Way Yate South Gloucestershire BS37 4PA
Expiry Date	18 <sup>th</sup> April 2021
YTC Comments	No Comment

Ref. Number	(Re-submission of P20/16803/F) REFERENCE NO: P21/01977/F
Description	Demolition of existing outbuilding. Erection of 1 no. outbuilding with new gated pedestrian access
Location	1 Carmarthen Close Yate South Gloucestershire BS37 7RR
Expiry Date	19 <sup>th</sup> April 2021
YTC Comments	Object

	<p>We to repeat our previous objections, detailed below, unless a condition is placed on the application preventing the formation of a vehicular access and gates opening onto the pavement with blind exit from the building onto the pavement.</p> <p>P20/16803/F – Comments submitted 1.20.2020</p> <p>We do not object to the proposal to build a structure of that size in that location. However, it proposes aligning the garage so that the doors open out onto the pavement edge with a dropped kerb (onto Greenways Road). This means that there will be no off street parking available in front of the garage, no space for vehicles entering the garage and a safety issue. Vehicles exiting the garages will not be able to see if any pedestrians are approaching as the garage and garden walls will obstruct any visibility. This is of concern due to the additional fact that there is an open space opposite the property where it is likely children with gather or walk through to travel to the local skatepark. When vehicles leave the garage they will not be able to see any pedestrians approaching and children playing on the open space immediately adjoining the site.</p>
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Ref. Number	P21/02246/PNH
Description	LARGER HOME EXTENSIONS – NEIGHBOUR CONSULTATION The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.8 metres, for which the maximum height would be 3.57 metres, and for which the height of the eaves would be 2.40 metres.
Location	31 Whitley Close Yate South Gloucestershire BS37 5XX
Expiry Date	22nd April 2021
YTC Comments	No Comment

Ref. Number	<b>Withdrawn REFERENCE NO: P20/24128/F</b>
Description	With reference to the above application, I would inform you that this application has now been withdrawn and no further action will be taken on it.
Location	24 Ridgeway Yate South Gloucestershire BS37 7AF DESCRIPTION: Erection of single storey side/rear extension to provide additional living accommodation.
Expiry Date	N/A
YTC Comments	

Ref. Number	P21/02342/F
Description	Erection of two storey side extension to provide additional living accommodation.
Location	87 Rectory Close Yate South Gloucestershire BS37 5SE
Expiry Date	23 <sup>rd</sup> April 2021
YTC Comments	No Comment

Ref. Number	P21/02400/TRE
Description	Works to fell no.2 Oak trees covered by South Gloucestershire Tree Preservation Order SGTPO16/04.
Location	58 Lower Moor Road Yate South Gloucestershire BS37 7PQ
Expiry Date	23 <sup>rd</sup> April 2021
YTC Comments	Object  The application is not currently supported by either an arboricultural report suggesting the trees are diseased or an engineers report supporting suggesting any property damage. One of the trees is on public open space, the other within the garden of a property and both were there when the properties were purchased. Was there an assessment done at the time of construction of the necessary distances? This application is to remove completely, not to prune or manage. Mature oak trees, should only be removed where there is clear evidence of damage or disease.

Ref. Number	P21/01145/F
Description	Erection of first floor rear extension over existing extension to form additional living accommodation.
Location	18 Turnpike Close Yate South Gloucestershire BS37 4JF
Expiry Date	27 <sup>th</sup> April 2021
YTC Comments	No Comment

Ref. Number	P21/02399/PDR
Description	Erection of single storey rear extension to provide additional living accommodation.
Location	14 Hampshire Way Yate South Gloucestershire BS37 7RS
Expiry Date	27 <sup>th</sup> April 2021
YTC Comments	No Comment

## Pending Log as of 27 April 2021

To **NOTE** the status of the following:

<p><b>1. Flooding on Link Road Pedestrian Crossing - Bus Station/ Riverside Carpark</b></p> <p>Correspondence sent to SGC on 6/5/20 requesting when this area is scheduled for attention</p> <ul style="list-style-type: none"><li>• Pedestrian light controlled crossing across Link Road, Yate, between the Bus Station and Riverside Carpark.</li></ul> <p>Reminder issued 23.6.20 Acknowledgement Received 22.7.20 Reference No: 1385118 – Response awaited Reminder issued 23.2.21</p>
<p><b>2. Wickwar Road / Peg Hill (Southfield Way) Junction Safety</b></p> <p>To <b>NOTE</b> correspondence issued to SGC 20.2.20</p> <p>“Thank you for providing the details attached. Members have reviewed these, however, they have responded to say that they are puzzled by the location shown on the monitoring plan, which shows the junction of “Peg Hill and Gravel Hill Road”.</p> <p>The monitoring they have requested is at the top of Peg Hill (Southfield Way) on the “Wickwar Road” junction.</p> <p>They are becoming increasingly concerned about congestion at the junction itself, and the increase of traffic on Peg Hill combined with the increasing traffic flow on the Wickwar Road.</p> <p>We would be grateful, therefore, if you could supply this data.”</p> <p>Response awaited.</p>
<p><b>3. Mud on Roads, North Yate New Neighbourhood</b></p> <p>Ongoing complaints are being received from residents in the Brimsham area expressing safety concerns over the excessive amount of mud being deposited onto the roads around the North Yate New Neighbourhood, Ladden Brook development currently under construction. There is an ongoing failure of the housing developers wheel washing processes which has been reported to South Gloucestershire Council on several occasions.</p> <p>To <b>NOTE</b> latest correspondence sent to South Gloucestershire Council 24.10.19</p> <p><i>“... According to the Site Management Plan for the new North Yate Development approved in 2017 as revised in 2018, the ‘Super Compound’ and wheel washing facilities were to be at the top of Randolph Avenue. Leechpool Way was to be a ‘</i></p>

*temporary site access for the initial six months. We are now 15 months into construction and all construction traffic continues to use Leechpool creating all sorts of problems with mud, speeding vehicles and vehicles parked inappropriately. When are they going to start using the access to the super compound as the sole site access with proper wheel washing there - to spare the residents of Leechpool and side roads ? See page 23 (Appendix 5).*

*In addition, there are going to be traffic calming measures on Randolph and Leechpool to slow vehicles approaching the new sites. When will these be consulted upon with the public and then installed? Residents off Leechpool are suffering from vehicles speeding along there now, and need traffic slowed urgently.”*

To **NOTE** response received 25.10.19 from SGC Planning Officers.

*“After liaising with relevant Highway Officers I can provide the following responses to your enquiry.*

*The Council’s Highway Engineer has clarified that no construction traffic has been using Leechpool Way since last December. It is not possible to access the main construction site via this route due to the main site being fenced off. All construction traffic to the main site enters via Randolph Avenue and exits through the main site compound via the wheel wash turning right towards Randolph Avenue as per the approved plan. Signage has been erected accordingly. Vehicles entering Leechpool Way may be a mixture of residents, including “moving in” lorries, smaller vehicles fitting out or servicing occupied homes or houses nearing occupation. The only heavy construction vehicles since the December date that it is expected to have accessed from Leechpool Way would be those for the final surfacing prior to official opening. There may be the odd occasion where maintenance vehicles will have to access from this end to effect remedial works to the carriageway.*

*The Council’s Design and Operations Engineer has confirmed that due to her workload she has not yet been able to consider traffic calming works to Randolph Avenue. She will however, be considering this issue in due course....”*

To continue to monitor.

#### **4. Pedestrian Safety, Traffic Lights Crossing Station Road**

To **NOTE** correspondence received from South Gloucestershire Council Traffic Management (Assess & Decide) officer relating to the light controlled crossing in Station Road, (left turn at the end of Church Road).

*“I have visited the site to assess the road markings for the crossing which are visible and have forwarded the concerns raised to the council’s Community Engagement team so that they can alert the local Police to the fact that reports have been received of vehicle drivers ignoring the red traffic signal which allows pedestrians to cross on a green signal.*

*When out on site I have made several stops in this location to view and gain a ‘snap shot’ view of traffic manoeuvres of vehicles turning left out of Church Road into Station Road but have not witnessed anything untoward. I will*

*continue to monitor this location. The Council's record of injury accidents for the last 5 years shows that there has been no pedestrian injury accidents recorded in this location of the light controlled crossing in Station Road."*

To **NOTE** further correspondence received from the South Gloucestershire Transport and Environmental Policy Manager.

*Your correspondence has been passed to me to ensure that the current issues experienced at the junction of Church Road and Station Road are considered and addressed as part of any future town centre changes.*

*I have noted the issue and we will feed this in to the evidence to inform the Yate Master plan work that is soon to be started. We will be in touch with further details of this project as it develops.*

To continue to monitor

#### **5. Underground Pylon Project – North Yate New Neighbourhood**

It was **NOTED** that the monthly update received from Western Power Distribution advised that they still seem to be assuming the project will go ahead, however the scheme is on hold and it is now highly likely that the scheme will not be started until 2022.

Councillor Willmore to continue to monitor for updates.

#### **6. Land Between 13 and 9 Station Road, Yate**

An update received from South Gloucestershire Council on 21<sup>st</sup> April 2020 regarding COM/17/0210/OD, land between 13 and 9 Station Road was **NOTED**.

*"Since my previous update we achieved a successful prosecution against the occupier for non-compliance with the enforcement notice on 12th February at Bristol Magistrates Court. After this we had agreed a new date with the occupier for compliance, which was to vacate the site by 14th June. This was with a view that if this date was not complied with we would have returned the matter back to the courts. However, due to the current Covid-19 situation the restrictions are preventing compliance with our requirements. We will therefore consider our options once the restrictions have been lifted with a view to amended timeframes for compliance. I will update you further with the investigation when the current restrictions have been lifted and we have agreed amended timeframes for compliance."*

Awaiting updates

Reminder issued 23.6.20

#### **Holding response received 29.6.20**

*"The above case is still held in abeyance due to the current situation. However, with the restrictions constantly evolving, and slowly being relaxed, we will review the case in the coming weeks to determine our next steps in line with any new guidance at that time."*

Reminder issued 23.2.21

Reminder issued 11.3.21

## **7 Flooded Parking (Disabled) Bay between the Library and Kennedy Way Surgery**

The issue reported of a flooded disabled parking bay in the row of parking spaces between the library and the Kennedy Way surgery was **NOTED**.

Correspondence has been issued to establish ownership of the carpark which is now believed to belong to South Gloucestershire Council. It was **RESOLVED** to write requesting that this issue be addressed.

Update awaited

## **8 Station Road Cycleways**

A meeting has been arranged with SGC Officers on 27<sup>th</sup> April 2021 to discuss progress of Station Road Cycleways outstanding queries.