

# ADVISORY MEETING of the members of Yate Town Council's Planning and Transportation Committee on 29<sup>th</sup> June 2021

23<sup>rd</sup> June 2021

This is an **advisory** meeting of members of the **Planning and Transportation Committee** of **Yate Town Council** to be held remotely via Zoom on **Tuesday 29<sup>th</sup> June 2021** between 6.30pm – 8.00pm for the purpose of transacting the business set out in the agenda below.

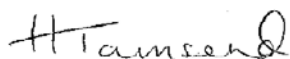
This meeting has no decision-making powers as the power which enabled local councils to meet remotely during the Covid-19 pandemic has been rescinded by central government.

Therefore this meeting will serve to advise and inform the clerk to the council, to whom delegated powers have been granted to take decisions until face-to-face meetings can safely resume. Members of the public are warmly welcome to join the meeting and raise any matters under Item - Public Participation.

Join Zoom Meeting

<https://zoom.us/j/96128235494?pwd=d1dYQnV2WjdNWHhsUFNXNGpud2FKdz09>

Meeting ID: **961 2823 5494** - Passcode: **842213** - 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. To Elect Chair of the advisory meeting
2. Apologies for Absence
3. 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.*

4. Public Participation Session with Respect to Items on the Agenda
5. To Receive the Minutes for the Planning & Transportation Committee meeting (appertaining to planning matters only) held on 15<sup>th</sup> June 2021 (copy herewith). To **NOTE** that formal approval of these minutes will take place at the next legal meeting.
6. To Consider the Following Items on the Clerk's Report:

**Item 1 Planning Matters**

- 1/1 Planning Applications
- 1/2 Shopping Centre Carpark Queues at McDonalds Entrance

**Item 2 Highways and Transportation Matters**

- 2/1 Flooding on Link Road Pedestrian Crossing - Bus Station/  
Riverside Carpark
- 2/2 Flooded Parking (Disabled) Bay between the Library and Kennedy  
Way Surgery
- 2/3 Potholes – Approach to Yate station
- 2/4 Ref COM/17/0210/OD - Land Between 13 and 9 Station Road,  
Yate

**Item 3 Station Road Cycleways**

**Item 4 Consultations**

- 4/1 Current Consultations
- 4/2 Consultation Responses
- 4/3 Urgent Consultations

**Item 5 Reports from Representatives of Outside Bodies**

**Item 6 Outstanding Items**

# ADVISORY MEETING of the members of Yate Town Council's Planning and Transportation Committee on 29<sup>th</sup> June 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 Yate Town Council 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 minutes of the Planning and Transportation meeting held on 15<sup>th</sup> June 2021 will be formally approved at the next legal meeting.

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

- a) To **NOTE** that two planning applications, in relation to McDonalds, Yate, were received at the Planning meeting on 15<sup>th</sup> June 2021 and comments to support the applications were submitted.

- b) To **NOTE** the latest update from the owner/manager of McDonalds was received on 21<sup>st</sup> June 2021;

*"I had a meeting a few weeks ago with Andrew the Yate Centre Manager and a McDonald's Property department representative. The outcome was very positive, but I am waiting to hear back on detailed discussions between McDonald's (who are my landlords) and the Centre owners (who are McDonald's landlords).*

*Our discussions were around an initial 2 lane Drive Thru details of which I have approved and a further discussion on the general access to the Shopping centre off Station Road.*

*As soon as I have any further update, I will let you know. Unfortunately gaining permission is out of my hands.*

*However, given that our restaurant in Yate is now open more normally with Dine in and walk in, we have seen an improvement in our Drive Thru lines not blocking access.*

*I do hope to progress this as soon as I can but assure you, we will continue to be focused on being good neighbours."*

## **Item 2                      Highways and Transportation**

### **2/1      Flooding on Link Road Pedestrian Crossing - Bus Station/ Riverside Carpark**

To **NOTE** latest correspondence received from South Gloucestershire Council on 5<sup>th</sup> May 2021, following our request that this area needed attention.

*"Reference Number: 1633706*

*In regards to the flooding I have logged this to be inspected to see if the drains/gullies need to be jetted to allow for the rainwater to drain away. This will be inspected within the next 10 workings days and prioritise the work required into our schedule.*

*If you require further information please quote your reference number above when contacting us".*

## **2/2    Flooded Parking (Disabled) Bay between the Library and Kennedy Way Surgery**

To **NOTE** latest correspondence received from South Gloucestershire Council (Assistant Engineer, Asset Management) on 13<sup>th</sup> May 2021, following our request that this area needed attention.

*"I've checked our records and can see that this section of car park is indeed owned by South Gloucestershire Council. However, it does not form part of the adopted highway or maintained grounds areas managed by Streetcare and therefore appears to be owned and managed by our Property Services department (copied into this email). You will need to contact our Property Services department to discuss this issue and get it resolved.*

*In the meantime I will arrange for someone to attend site with a view to identifying what can be done to resolve the ponding of water in the disabled parking bays. However, Property Services will need to agree to and fund any remedial works carried out.*

*I trust the above is of help, although appreciate it is not the quick fix you may have been hoping for."*

To **NOTE** further communication received 18<sup>th</sup> May 2021

*"Thank you for enquiring about this flooding issue.*

*This has been logged under reference: 1640990*

*We will look into your request within 10 working days. If you would like further information, please quote your reference number above when contacting us."*

## **2/3    Potholes – Approach to Yate station**

To **NOTE** latest correspondence received from Great Western Railway (Parkway Manager) on 5<sup>th</sup> May 2021, following our request for an update on the pothole and general state of disrepair along the approach road to Yate Station.

*"I haven't had an update on this for a while.*

*The last one I had was that this approach road is not owned by GWR or Network but it is actually a private owner which has restricted our ability to repair this section of road.*

*I will follow up and get back to you with the current state of affairs.”*

## **2/4 Ref COM/17/0210/OD - Land Between 13 and 9 Station Road, Yate**

To **NOTE** the following correspondence has been received from South Gloucestershire Council in regard to 13 to 9 Station Road, received 5th May 2021.

*“As you have pointed out the Coronavirus lockdowns has delayed the case, and the investigation is still held in abeyance. However, we are always reviewing our position regarding compliance with the requirements of the notice and the restrictions in force. We are hoping that with the latest easing of restrictions we will be able to revisit the requirements of the notice again in the near future. With regards to the notice in place, this permanently remains on the land so we can revisit it's compliance when it is considered suitable to do so. We will then set a reasonable timeframe for compliance at this time. When this has been set we will notify you.”*

To **NOTE** a chronological sequence of events has been prepared and correspondence to be sent to South Gloucestershire Council advising that local residents are on the verge of submitting a formal complaint due to the length of time it has taken for enforcement action to be taken (Planning Meeting 15<sup>th</sup> June 2021).

## **Item 3 Station Road Cycleways**

To **NOTE** the notes of the meeting that took place on 27<sup>th</sup> April 2021 between representatives of South Gloucestershire Council and Yate Town Council to discuss the cycleways along Station Road, Yate. (Appendix 2.)

## **Item 4 Consultations**

### **4/1 Current Consultations**

No current consultations to report.

### **4/2 Consultation Responses**

<b>Consultation Name</b>	<b>Link/Appendix</b>	<b>Date Circulated</b>	<b>Closing Date</b>	<b>Notes</b>
2021s0447 - South Gloucestershire Local Flood Risk Management Strategy	Details as per email circulated	31 May 2021	22 June 2021	To <b>NOTE</b> comments prepared by Cllr Chris Willmore and submitted, under delegated powers,

				by the Clerk. (Appendix 3)
South Gloucestershire Online Consultations YATE - Station Road/Badminton Road Cycle Lanes - Experimental Traffic Order - VARIATION ORDER	<a href="#">Participate in this consultation</a>	13 May 2021	22 June 2021	To <b>NOTE</b> that comments were submitted, under delegated powers, by the Clerk in support of the variation order.

#### 4/3 Urgent Consultations

To receive any urgent consultations

#### Item 5 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** To **NOTE** that the Green Community Travel Annual General Meeting (AGM) took place on 29 June 2021 at 11am. To await update following AGM.

**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, Currently in correspondence with WECA representatives to establish availability to attend next meeting.*

**Name of Outside Body** *Joint Cycleway Group (JCG)*  
**Meeting Date** *Date of next meeting, Doodle currently in circulation.*

#### Item 6 Outstanding Items

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

## YATE TOWN COUNCIL

## Planning Applications Received for Review and Comment

Ref. Number	<b>P21/04133/F</b>
Description	Erection of summer house
Location	33 Summers Mead Yate South Gloucestershire BS37 7RB
Expiry Date	Friday 2 July 2021
YTC Comments	

Ref. Number	<b>P21/04131/F</b>
Description	Erection of two and single storey side and rear extension to form additional living accommodation.
Location	73 Bader Close Yate South Gloucestershire BS37 5UD
Expiry Date	Monday 5 July 2021
YTC Comments	

Ref. Number	<b>P21/04005/F</b>
Description	Erection of temporary acoustic fence to rear garden boundary
Location	187 Long Croft Yate South Gloucestershire BS37 7YU
Expiry Date	Wednesday 7 <sup>th</sup> July 2021
YTC Comments	

Ref. Number	<b>P20/23028/RVC</b>
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	Thursday 1 July 2021
YTC Comments	

Ref. Number	<b>P21/04397/F</b>
Description	Demolition of existing conservatory. Erection of a single storey and two storey rear extension to form additional living accommodation.
Location	20 Sturmer Close Yate South Gloucestershire BS37 5UR
Expiry Date	Tuesday 13 <sup>th</sup> July 2021
YTC Comments	

**MEETING WITH REPRESENTATIVES OF SOUTH GLOUCESTERSHIRE COUNCIL TO DISCUSS THE CYCLEWAY ON STATION ROAD, HELD ON TUESDAY 27<sup>TH</sup> APRIL 2021 FROM 2PM – 4PM REMOTELY VIA ZOOM VIDEO CONFERENCING.**

**PRESENT:** Councillors John Gawn, Jane Price and Chris Willmore, Yate Town Council.

Marc Cashmore (Engineer), Nigel Riglar (Director of Environment and Community) (part-meeting), Kristy Spindler (Head of Place Response) (part-meeting), Donna Whinham (Regeneration Manager) (part-meeting), South Gloucestershire Council.

Town Clerk.

**1. ELECTION OF CHAIR FOR THE MEETING**

It was **AGREED** that Councillor John Gawn would chair the meeting.

**2. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Alan Monaghan.

**3. DECLARATIONS OF INTEREST UNDER THE LOCALISM ACT 2011**

No declarations of interest were received.

**4. WELCOME AND INTRODUCTIONS**

All those present were welcomed to the meeting and introductions took place.

**5. STATION ROAD CYCLEWAY**

Discussion took place on previous issues raised in connection to the cycleway on Station Road, as set out in the table below.

Heading	YTC comment of 09.02.21	SGC response in letter dated 05.03.21	Meeting Notes of 27.04.21
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<p><b>1. Whirlpool</b></p>	<p>Yate Town Council has been liaising with the local Whirlpool office regarding a landscape enhancement project and we understand through those discussions that the local office is awaiting contact from SGC regarding this matter. The contact email address we have is <a href="mailto:mark_haslam@whirlpool.com">mark_haslam@whirlpool.com</a> We respectfully suggest that SGC attempts to contact the local office again in a bid to progress this</p>	<p>As confirmed to Chris and John in the Yate Steering Group meeting, I can confirm that SGC has now acquired the site in order to demonstrate its commitment to delivery of the vision for Yate.</p> <p>Our engineering team is currently reviewing the design in light of this acquisition and how this may address some of the concerns regarding the loss of on-street parking.</p>	<p>SGC is looking at provision of public parking within the Whirlpool site and it is an ongoing piece of work around ensuring good and proper segregation of a public area from the rest of the Whirlpool site. SGC was asked to check in with Town Council representatives to ensure there are no local sensitivities around plans as part of this scheme. It was <b>NOTED</b> that SGC does not intend on removing the Cherry trees on Station Road.</p> <p>SGC confirmed that they would work with YTC and Yate Community Plan to facilitate a planting scheme at this site.</p> <p><b>ACTION:</b> The Town Clerk to find out status of funding previously awarded and liaise with SGC's Director of Environment and Community for appropriate permission for a scheme.</p> <p><b>ACTION:</b> Donna Whinham to arrange a meeting with Councillors Jane Price and Chris Willmore, and Lori Ramsay (YTC's Community Projects Manager) to discuss the Help to Thrive and Welcome Back funding streams, in relation to YMCA and the Parish Hall on Station Road.</p>
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<b>2. Signage</b>	Yate Town Council still shares the same concerns as voiced by residents at the residents meeting last year; the rules are not being made clear enough to the general public. We request signage which clearly states 'loading/unloading' or 'waiting' to set out the restrictions. clarify.	<p>Whilst there are loading bays signs along the section in question and all marking and signage is consistent with the Highway code, the Council has committed to reviewing the current signage with a view to determining if anything further is required.</p> <p>In addition, a note is being prepared to be distributed to residents and traders to resolve any uncertainty that exists.</p>	<b>ACTION:</b> SGC to be advised of the specific signage that is needed and where and the Town Clerk to send on previous dossier of damaged signage to SGC.
<b>3. Loading Limit</b>	Thank you also for confirming that the customers of the bike shop have a time period of 20 minutes before any penalty charge notice would be issued. We request that this information is sent by SGC to the shop owners as they are advising that they still do not understand what is and isn't permitted, despite asking SGC	<p>Information regarding the loading bay outside the cycle shop has been sent to the owner on a number of occasions. Furthermore, the shop owner has been offered support including any help with promotional material he could use to explain the loading provision to his customers.</p> <p>As mentioned above the note being prepared will also help further clarify the loading provision.</p>	<b>ACTION:</b> SGC to forward correspondence confirming the 20 minute limit shared with the trader to Councillor John Gawn.
<b>4. Delivery Drivers</b>	Representatives of Yate Town Council have watched delivery vehicles doing multiple drops along Station Road, and each time, they have parked on the cycleway for convenience. SGC ought to be issuing guidance on places to park.	Your comments are noted, the road markings and signage are consistent with the Highway code which allows delivery drivers to park in the cycle lanes for specific purposes. Professional drivers should be aware of the restrictions indicated by road marking and signage in place.	The response from SGC was <b>NOTED.</b>

<p><b>5. Eggshill Junction</b></p>	<p>Yate Town Council is a landowner at the junction of Station Road and Eggshill Lane and therefore expects to work with SGC on the engagement exercise involving our residents. We would also appreciate an approximate timescale as to when plans for this consultation will reach the top of the work programme.</p>	<p>We will of course include YTC as a consultee on any changes to the Eggs Hill Lane junction and hope to start this work imminently.</p> <p>This work will take place ahead of and separate to the Yate Master Plan work.</p>	<p>It was <b>NOTED</b> that SGC is working on designs to improve the Eggshill Lane junction, and that it would be useful to have YTC involved in those discussions as a key landowner at that location and that connection between the two parties would get the best solution at least cost. <b>ACTION:</b> Marc Cashmore and Tracey Hamblett to take stock of design progress and Marc to come back to YTC.</p>
<p><b>6. Sustrans Report</b></p>	<p>Yate Town Council was disappointed not to receive the Sustrans report in December as promised. Now we have received it, we comment as follows:</p> <p>(a) One of the things we have expressed concerns about is the fragmented approach to cycleways and the abandonment of cyclists at critical points where the cycleway suddenly stops. Recommendation 1 of the Sustrans report says that junctions need actions (e.g., coloured markings, widening of cycleways, looking at movements at the Eggshill Lane junction/traffic island area etc). We agree.</p> <p>(b) We are worried about the lack of orcas along the cycle lane</p>	<p>a) There are some further improvements we will be making to the Station Road Scheme in the coming weeks, including high friction colour surface.</p> <p>b) The additional improvement will also include light segregation.</p> <p>c) Comments on the start and end of the cycle are noted. Are ambitions are to create an active travel from the Ring Road through Yate and on the wider cycle network. This work is being delivered in phases and until fully completed there will be some sections that start and stop.</p> <p>d) Throughout the period we have been in regular contact with the owner of the cycle shop and following this will be making an amendment to the restriction from 8am-10am to 8am-9am.</p>	<p>It was <b>NOTED</b> that there are physical constraints along Station Road incompatible with the Sustrans Report and it was commented that the Station Road scheme has not encouraged new or nervous cyclists or encouraged a modal shift. It was further commented that the rise of electric scooters/e-cargo bikes etc will put additional demand on cycling facilities.</p> <p>Discussion took place about a continuous cycle route past The Fox onto Frampton Cotterell/Filton which would take pressure off of Station Road and <b>NOTED</b> that funding is a barrier to the provision of a continuous scheme.</p>

	<p>as there is no protection for cyclists along the route.</p> <p>(c) We refer SGC back to our earlier letters that set out concerns about where the cycle lanes begin.</p> <p>(d) Recommendation 6 suggests further engagement to identify additional improvements to loading areas. The SGC response to this does not align with what SGC has told Yate Town Council about loading.</p> <p>(e) Yate Town Council believes that recommendations 8, 9, 10, 11, 12, 13, 14 and 16 are good ideas to be pursued outside the scope of this scheme, as part of the Yate Masterplan work.</p>	<p>e) Comment noted and the report has been shared with the Yate Master Planning team.</p>	<p>It was also <b>NOTED</b> that well intentioned ad-hoc schemes such as the Station Road scheme produce conflict between cyclists and non-cyclists and that there needs to be a strategy so that there is less tension with any scheme.</p> <p><i>(Donna Whinham and Kristy Spindler left the meeting)</i></p>
<p><b>7. Longs Drive Car Park</b></p>	<p>We repeat our earlier point that currently, there are a shortage of places for traders, residents and visitors to park. The current restrictions in Longs Drive allow some short-term parking, but they do not allow residents or employers or visitors to park for longer periods and we ask SGC to make provision for this. We welcome the good news that the weight limit has been increased to 3000kg.</p>	<p>We are happy to review the current 4 hour waiting limit but are concerned that increasing the limit will distract from shoppers parking, but if the Town Council feel this is what is required then we can review and implement any changes necessary to balance the needs of the traders and residents as confirmed in the meeting John Gawn attended.</p>	<p>It was <b>NOTED</b> that SGC does not intend to extend the parking restriction at the moment, but was asked to consider a split regime which would deter all day parking. For example, permitting parking for most of the day but for one or two hours, allowing no return, which would stop anyone leaving their car all day long.</p>

<b>8. Movements across the cycleway</b>	Movements across the cycleway and footpaths have increased as on-street parking has been reduced and off-street parking increased. People who used to park across dropped kerbs are now parking on drives, and the movement across footways – particularly in reverse gear – is a concern.	The Highway code instructs drivers to reverse into driveways and drive out in a careful manner to ensure the safety of pedestrians.	YTC representatives commented that all movements across the cycleway are a concern and this concern was <b>NOTED</b> by SGC.
<b>9. Tradespeople</b>	We notice that nowhere has SGC addressed the concern raised at the residents meeting about the need for parking for tradespeople (e.g., window cleaners, roofers etc) to visit residential properties to undertake work. Where will they park? Has SGC considered permits for those occasions or made any other arrangement? This point seems to have been missed completely with no provision made, which is unrealistic and storing up a problem.	In the letter dated 11/11/20 under question 7 the exemption for the traffic order were listed and included building, industrial or demolition operations. This covers trade people and confirms they are able to park. I'm sorry if this was not clear in earlier in correspondence from the Council.	<b>ACTION:</b> SGC to think about how residents and the general public be made aware that tradespeople are permitted to park outside a residence in order to undertake work on a house.
<b>10. SGC Parking Standards</b>	The flats are private, with private parking but not to the levels of the SGC parking standards. Yate Town Council has looked at parking numbers in accordance with the SGC parking standards. How many of the residential properties have parking to meet the SGC parking standards?	The Council has previously provided information on private parking.  The standards outlined in the parking supplementary planning document do not apply retrospectively.	<b>ACTION:</b> SGC to consider how local knowledge is factored in any future consultation.
<b>11. Improvements</b>	The left turn out of Longs Drive is dangerous for cyclists as the cycle	There are some further improvements to be made to the Station Road	<b>ACTION:</b> SGC to find a form of wording in its consultation about

	lane starts again right on the corner. The right turn into Cranleigh Court Road is where the cycle lane disappears. Some cyclists have mentioned they are very nervous at this point as it is a vulnerable and dangerous position. The stopping and starting of the cycle lane all the way along is dangerous. For example, it stops and starts the other side of the B&Q roundabout. Some cyclists have been seen using the footpath, but in the opposite direction to pedestrians –this perhaps indicates that they are uncomfortable using the cycle lane.	Scheme in the coming weeks, as the weather allows to implement high friction colour surface. The surface treatment is proposed at junctions where a higher number of turning movements occur on a daily basis. For example, with the removal of the left turn lanes for eastbound traffic at Longs Drive and Cranleigh Court Road, an additional visual aid is proposed to highlight the presence of cyclists.	phasing of lights for cyclists and the ongoing process of improving the scene, without raising hopes if funding cannot be found.  <b>ACTION:</b> SGC to also install signs denoting 'cyclelane ahead' on the side roads.  <i>(Nigel Riglar left the meeting)</i>
<b>12. B&amp;Q area</b>	Yate Town Council would ask SGC to consider making the B&Q roundabout safer for cyclists and using some of the SGC highway verge to facilitate this.	This has been considered as part of the wider ambitions and we will shortly be confirming the outcomes of the consultation.	<b>ACTION:</b> YTC to contact SGC to ask that space be allocated as an offroad informal cycle bypass to enable safe cycle travel on land around the B&Q and lozenge roundabout (eg, land by Armadillo, Thorns Farm, Westerleigh Road corner). This would link the Station Road cycleway down to Kennedy Way, Yate Shopping Centre and feed across to the south and north of the town.
<b>13. Right turn junctions</b>	Comments have been received from residents about delays at all 3 of the main right turn junctions; at Cranleigh Court Road, Longs Drive and North Road.	The 3 traffic signal junctions for westbound traffic in Station Road have retained the right turn lanes and have not changed.	Discussion took place about the right turn junctions.



<b>14. Sustrans / Improvements</b>	We understand the timeline but feel the Sustrans report raises the same concerns that we are making as a Town Council in terms of suggested improvements.	Your comments are noted.	No further comments were made.
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## 6. MEETING CLOSED

Those present were thanked for attending the meeting.

Meetings/Standalone Meetings/Station Road/27.04.21





























## **JBA Consulting & South Gloucestershire Council – Regarding Local Flood Risk Management Strategy Phase 1**

**To:** ed.hartwell@jbaconsulting.com; dawn.morgan@southglos.gov.uk  
**Subject:** South Glos Local Flood Risk Management Strategy Phase 1

I have been asked to reply to your initial questions on behalf of Yate Town Council.

We manage land adjoining the river in the centre of Yate at Lye Field and the Kickabout at Cranleigh Court Road and are aware of occasions when it has flooded onto Lye Field affecting the public ability to use the play facilities there. We are also aware of overtopping at other key location in the town, but ones you are already aware as there are EA strategies in place for them.

Our main concern however has been a lot of casework about:

- \* pollution and rubbish in the river, which is not being cleaned regularly, creating blockages which increase flood risk at key locations eg Crowthers bridge. The strategy needs to cover the question of keeping it rubbish free as we are troubled to see elderly volunteers regularly needing to climb down into it to remove debris and are aware of the increased flood risk associated with the sort of blockages bikes in the river cause. So the strategy needs to include river cleaning.
- \* Management and maintenance of banks for wildlife and amenity - including the issue of tackling the causes of the dramatic decline in fish in the river in Yate.
- \* Clearing the screens on the tributary at Rectory Close.

# Planning and Transportation

Pending Log as of 23rd June 2021

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

## 1. Wickwar Road / Peg Hill (Southfield Way) Junction Safety

To **NOTE** correspondence issued to SGC 20.2.20

“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”.

The monitoring they have requested is at the top of Peg Hill (Southfield Way) on the “Wickwar Road” junction.

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.

We would be grateful, therefore, if you could supply this data.”

Response awaited.

## 2. Mud on Roads, North Yate New Neighbourhood

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.

To **NOTE** latest correspondence sent to South Gloucestershire Council 24.10.19

*“.... 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 ‘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.

### **3. 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

#### **4. 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.