



Deputy Town Clerk: Dawn Drury
15-17 Temple Street,
Keynsham, Bristol BS31 1HF
Telephone: 0117 986 8683
Fax: 0117 986 6359

E-mail: deputytowclerk@keynsham-tc.gov.uk
Website: www.keynsham-tc.gov.uk

To: - Members of the Planning & Development Committee (Councillors K Baker, J Cron, A Crouch, C Fricker, B Simmons and K Simmons)

c.c. All other Town Councillors.

Dear Councillor,

You are requested to attend a meeting of the **Planning & Development Committee** to be held in the Council Offices, 15-17 Temple Street, Keynsham on **MONDAY 13th MARCH 2017 at 7.30pm.**

The Agenda for the meeting appears below.

6th March 2017

Dawn Drury
Deputy Town Clerk

EMERGENCY EVACUATION PROCEDURE

When the continuous alarm sounds, you must evacuate the building by the exit and proceed to the assembly point: Grassed area past St. Cadoc House, Temple Street.

Arrangements are in place for the safe evacuation of disabled people.

THIS MEETING MAY BE FILMED OR RECORDED (PLEASE REFER TO THE TOWN COUNCIL'S PROTOCOL ON THE FILMING AND RECORDING OF LOCAL COUNCIL AND COMMITTEE MEETINGS (adopted August 2014)).

AGENDA

1. APOLOGIES FOR ABSENCE
2. DECLARATIONS OF INTEREST

To receive any Declarations of Interest under Keynsham Town Council's Code of Conduct (adopted on 16th October 2012) issued in accordance with the Localism Act 2011 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012, SI No. 1464.

3. NON DISCLOSABLE PECUNIARY INTERESTS

To receive any non-disclosable pecuniary interests in accordance with Standing Order 38.



4. DISPENSATIONS

In accordance with Standing Order 37(a), to consider any requests for dispensations (for disclosable pecuniary interests) prior to the item (s) being discussed, that Members may only become aware of during the meeting itself and;

To receive any disclosures of decisions as per item 7 of Keynsham Town Council's Dispensations Policy and Procedure Guide.

5. CONFIRMATION OF MINUTES

That the Minutes of the Committee's meeting held on Monday 20th February 2017 (previously circulated) be approved as a correct record and signed by the Chairman.

6. PUBLIC PARTICIPATION

In accordance with Standing Order 40, Members of the Public will have the opportunity to ask the Chairman any question concerning, or make observations upon, the business of the Council, at the start of the meeting, provided notice of the question along with the name and address of the member of public has been given to the Town Clerk at least four clear days before the meeting where possible, and in any case to the Chairman before the meeting and this applies to all committees of the Council. Members of the Public may also speak on one single item, unless otherwise agreed by the Chair, or Chair of a committee, only per meeting, just prior to that item being discussed. Each person may speak for not more than two minutes, with a maximum of two speakers per item in favour and two speakers per item against or at the Chairman's discretion. To facilitate the smooth running of the meeting, Members of the Public will be asked to register their interest with the Deputy Town Clerk prior to the start of the meeting.

7. QUESTIONS ON NOTICE BY MEMBERS

In accordance with Standing Order 41, a Member may ask the Chairman any question concerning the business of the Council, provided notice of the question has been given to the Town Clerk at least 4 clear days before the meeting where possible, and in any case to the Chairman before the meeting. The Chairman must rule out of order any statement that is not a question and no question should lead to or result in a resolution with financial considerations.

8. SITE VISITS

To determine whether the Committee would wish to undertake site visits in relation to any of the planning applications listed below; if so, to adjourn the meeting for a specified period of time so as to undertake site visits, in accordance with Standing Order 33 (w).

9. CONSULTATION ON PLANNING APPLICATIONS

- 9.1 17/00985/FUL – 73 Bath Road
Erection of a detached house and a detached garage (Resubmission)



- 9.2 17/00758/FUL – 27 Culvers Road
Erection of 2 storey side extension.
- 9.3 17/00859/AR – 34 High Street (HSBC)
Replacement of the existing external ‘HSBC’ signage with an internally illuminated ‘HSBC UK’ equivalents.
- 9.4 17/00860/FUL – 13 Kenilworth Close
Erection of two storey side extension and replacement of conservatory with new single storey rear extension
- 9.5 17/00813/FUL – 12 Lytton Grove
Erection of side & rear single storey extension.
- 9.6 17/01023/FUL – 9 St. Anne’s Avenue
Erection of stepped two storey extension following demolition of existing single storey extension (Resubmission)
- 9.7 17/00948/FUL - 44 St. Clements Road
Erection of two storey side extension to facilitate the erection of 1 no new dwelling following demolition of part of existing garage (Resubmission)
- 9.8 17/00814/FUL – 37 St Ladoc Road
Erection of garden room and store.
- 9.9 17/00487/FUL – Unity Road, Croxley House (Northern Part)
Change of use from Warehousing (Use Class B8) to light industrial (Use Class B1c).

10. PLANNING APPLICATIONS DETERMINED BY B&NES

Notification of the following decisions that have been received:-

Approved:

- 10.1 17/00175/FUL – JPK Trading Systems Limited – Unit 1 Ashmead Road
Erection of single storey side extension to an existing industrial (storage and distribution) unit (Comments only)
- 10.2 16/06256/FUL – 3 Donnington Walk
Erection of front porch. (Support).
- 10.3 16/05543/FUL – 10 Dunster Road
Demolition of existing bungalow and garage and erection of 3 new bungalows (Support)
- 10.4 16/06015/AR – Central Grass and Trees Hicks Gate Roundabout Keynsham
Display of 4 no. free standing aluminium signs fixed by two aluminium posts (Support)



- 10.5 17/00082/FUL – 13 Maesbury Road
Erection of single storey rear extension. (Support).
- 10.6 16/05646/ODCOU – Temple Street (Riverside)
Prior approval request for change of use from offices (Use Class B1) to 98 residential dwellings (Use class C3). (Support).
- 10.7 16/05574/REG03 – Temple Street (Riverside)
External works to the building including recladding and boundary treatment. (Comment only).
- 10.8 16/05586/REG03 - Temple Street (Leisure Centre, River Terrace)
Extension and refurbishment of the existing Keynsham Leisure Centre incorporating new stairway and landscaping treatment to the park. (Support).

Withdrawn:

- 10.9 17/00060/FUL – 11 High Street
Removal of existing shop window and replacement with bifolding doors to create two separate entrances to first floor flat and commercial premises (Object)

11. APPEAL NOTICES

- 11.1 16/05182/FUL – 14 Lays Drive – Raise ridge line of property by approximately 200mm to accommodate loft conversion with flat roof dormer to rear.

The appeal stated above has been DISMISSED by the planning inspectorate.

12. ITEMS FOR INFORMATION

- 12.1 BATH AND NORTH EAST SOMERSET COUNCIL

CHARLTON ROAD, KEYNSHAM)
(TEMPORARY PROHIBITION OF USE BY VEHICLES) ORDER 2017

Notice is given that Bath and North East Somerset Council in exercise of its powers under section 14 of the Road Traffic Regulation Act 1984 intends to make an order the effect of which will be to temporarily introduce a road closure

in that length of Charlton Road, Keynsham from but not including its junction with High Street to but not including its junction with Ashton Way and the access/egress from Tesco.

This order is required because works are being or are proposed to be executed on or near the road to facilitate carriageway and footway works on Charlton Road prior to the implementation of the Keynsham High Street One-Way Trial by Bath and North East Somerset Council and will be operative on **27th March 2017** for a maximum period of one month. The road will only be restricted as and when traffic signs are in position and may not be effected for the whole of the period but only for so long as is necessary to execute the works. This is anticipated to be for a period of **5 nights between the times of 1900hrs and 0700hrs.**



ALTERNATIVE ROUTE

High Street from its junction with Charlton Road, High Street, Temple Street, Rock Road, Ashton Way and Charlton Road to but not including its junction with the access/egress from Tesco and vice versa.

12.2

BATH AND NORTH EAST SOMERSET COUNCIL

(VARIOUS ROADS, SALTFORD, KEYNSHAM, WESTON, MIDSOMER NORTON, PAULTON, WESTFIELD, BLOOMFIELD, WIDCOMBE, AND WHITEWAY) (TEMPORARY PROHIBITION OF USE BY VEHICLES) (TEMPORARY PROHIBITION OF PARKING) ORDER 2017

Notice is given that Bath and North East Somerset Council in exercise of its powers under section 14 of the Road Traffic Regulation Act 1984 intends to make an order the effect of which will be to temporarily introduce a road closure and parking suspension on the length of Homefield Road, Hinton Close, Ilford Close, Justice Avenue and Morgan Close, Saltford, **Courtenay Road, Cadbury Road, Silbury Road, Maesbury Road and Dragon Hill Garden/Court, Keynsham**, Rossly Road Newbridge, Dymboro Avenue, Dymboro Close and Dymboro Gardens, Midsomer Norton, Park Road, alpine Road and Alpin Close, Paulton

Castle Gardens, St Lukes Road, and Hatfield Road, Bloomfield, Pulteney Gardens, Pulteney Avenue, and Pulteney Grove, Widcombe, and West Hill Road, **Westfield** which extends for its full length and **Windrush Road, Keynsham which extends from its junction with Minsmere Road, Keynsham**, Purlewent Drive, Weston which extends up to number 114 (top flat section), and Kelston View, Whiteway which extends from the Hollow to North Way, and a parking suspension around the junctions of Homefield Road / High Street, Justice Avenue / Claverton Road, and Morgan Close / Montague Road, Saltford, **Windrush Road / Chandag Road, Dragons Hill Gardens and Court / Dragons Hill Close, Keynsham**, Park Road / Specklemead, Paulton, and Pulteney Gardens / The Tynning / Abbey View, Widcombe.

This order is required because works are being or are proposed to be executed on or near the road consequent upon Micro Asphalt Re-Surfacing Works and will be operative from **1st April 2017** for a maximum period of 3 months. The road will only be restricted as and when traffic signs are in position and may not be effected for the whole of the period but only for so long as is necessary to execute the works. This Order may not be enforced if works can be completed without closing the road.

Applicant details: Andrew Higginson, Bath and North East Somerset Council
Telephone details: 01225 394340



13. ITEMS FOR DISCUSSION AND DECISION

13.1 None.

14. LIST OF OUTSTANDING PLANNING APPLICATIONS

To consider the attached schedule of applications that have been identified as remaining undetermined by the District Planning Authority for a period of 8 weeks or longer.

15. DATE OF NEXT MEETING

The next meeting of the Committee is scheduled to take place on Monday 3rd April 2017 at 7.30pm.