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To: - Members of the Planning & Development Committee (Councillors D Brassington, D Cooper, A Crouch, C Fricker, A Greenfield, B Simmons and Jonathan Wallcroft)

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 **KEY CENTRE (UPSTAIRS ROOM), VICTORIA METHODIST CHURCH, CHARLTON ROAD** on **MONDAY 9TH SEPTEMBER 2019 at 7.30pm.**

The Agenda for the meeting appears below.

Dawn Drury
Deputy Town Clerk

2nd September 2019

EMERGENCY EVACUATION PROCEDURE

Procedures will be presented at the start of the meeting.

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

RECOMMENDATION:

To receive any Declarations of Interest under Keynsham Town Council's Code of Conduct (adopted on 16th April 2019) issued in accordance with the Localism Act 2011 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012, SI No. 1464 and as per Standing Order 3(v)

3. DISPENSATIONS

In accordance with Standing Order 13, 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.

4. CONFIRMATION OF MINUTES

That the Minutes of the Committee's meeting held on Monday 19th August 2019 (previously circulated) be approved as a correct record and signed by the Chairman.

5. PUBLIC PARTICIPATION

In accordance with Standing Order 3(e), 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. This also applies to all Committees of the Council.

6. QUESTIONS ON NOTICE BY MEMBERS

In accordance with Standing Order 3(e) (iv) a Member may ask the Chairman any question concerning the business of the Council, provided that 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 or staffing considerations. The options available to the Chairman in respect of a response include deferring the matter to a future Committee, providing an answer verbally at the meeting or providing an answer in writing.

7. 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 10 (xvi).

8. 213 BATH ROAD, KEYNSHAM – HAMBERLEY – 77 BED CARE HOME

To receive a presentation by Matthew Johnson (Director of Planning DLBP Limited) on the care home proposal to be built by Hamberley. There will be a question and answer opportunity following the presentation.

9. CONSULTATION ON PLANNING APPLICATIONS

- 9.1 19/03654/LBA – The Brass Mill, Avon Mill Lane
Internal and external alterations for the provision of lights and fences externally and alterations to bar, screens, doors and seating internally.
- 9.2 19/03742/FUL – 34 Balmoral Road
Erection of double-storey side and single-storey rear extensions.

- 9.3 19/01163/FUL – Police Station, Bath Hill
Erection of two buildings to provide 26 apartments, together with associated works, following demolition of existing buildings.
- 9.4 19/02161/LBA – The Grange Hotel, 42 Bath Road
Internal and external alterations to include replacement of dilapidated windows.
- 9.5 19/03857/LBA – The Grange Hotel, 42 Bath Road
External alterations for repair works to historic windows in principal northern and eastern elevations.
- 9.6 19/01872/FUL – 4 Cedar Drive
Dropped kerb and installation of driveway.
- 9.7 19/03561/FUL – 65 St Ladoc Road
Erection of attached dwelling.
- 9.8 19/03698/FUL - 10 Torridge Road
Erection of a two storey dwelling with parking and associated works following demolition of garage
- 9.9 19/03720/FUL – 31 Torridge Road
Erection of 2 detached bungalows

10. PLANNING APPLICATIONS DETERMINED BY B&NES

Notification of the following decisions that have been received: -

Permitted:

- 10.1 19/02897/FUL – Batemans Skip Hire, Broadmead Lane Industrial Estate, Broadmead Lane
Change of use of two parcels of land from equipment hire yard and offices (Sui Generis) and car repair garage (Class B2) to waste transfer operation in association with existing use on adjoining site (Sui Generis). Proposed demolition of existing building and replacement with single-storey open sided warehouse, and installation of new picking line to link with existing equipment. (Retrospective). (Support).
- 10.2 19/02674/OUT – 154 Charlton Road
Erection of 1 no. two-storey, two-bed dwelling attached to existing house with two allocated parking spaces (Outline application with all matters reserved). (Object).
- 10.3 19/02805/FUL – Flat 1, Louise Place, Dapps Hill
Replacement of wooden windows with UPVC. (Support).
- 10.4 19/02685/FUL – 3 Handel Road
Proposed single-storey extension to rear of property and loft conversion to main roof. (Support).
- 10.5 19/02946/FUL – Former Natwest Bank, 26 High Street
Change of use from bank (Use Class A2) to a day nursery (Use Class D1) and associated works. (Object).

10.6 19/02961/FUL – 43 Manor Road
Erection of a single-storey rear conservatory following removal of conservatory. (Support).

10.7 19/02866/FUL – 2 Wayford Close
Erection of a first floor extension above an existing porch with pitched roof to provide a larger bedroom space. (Object).

Consent

10.8 19/02942/LBA – Former Natwest Bank, 26 High Street
Internal and external alterations for the change of use from bank (Use Class A2) to a day nursery (Use Class D1) and associated works and installation of 1 no. fascia sign and 1 no. hanging sign on main (eastern) elevation. (Object).

10.9 19/02947/AR – Former Natwest Bank, 26 High Street
Erection of 1 no. non-illuminated fascia sign and 1 no. non-illuminated hanging sign on main (eastern) elevation. (Object).

Refused

10.10 19/02412/FUL – 17 Broadlands Avenue
Loft conversion with alterations to roofline and rear dormer with juliette balcony. (Retrospective). (Support).

10.11 19/02819/FUL – First floor flat, 30 Charlton Road
Erection of two loft dormers to accommodate a new 1 bed dwelling. (Object).

10.12 19/02002/FUL – 92 Lays Drive
Erection of two-storey and single-storey rear extensions. (Support).

10.13 19/02117/FUL – Broadlands Farm, St Francis Road
Erection of two-storey rear extension above existing side building. (Object).

Withdrawn

10.14 19/01067/FUL – Garage adjacent to Appledore, Stockwood Hill
Erection of replacement garage with workshop following removal of existing derelict structure. (Object).

11. APPEAL NOTIFICATION

11.1 Appeal Ref: 19/0052/HOUSE (start date 20th August 2019) – Planning application 18/05706/FUL – Rookehill Farmhouse, 34 Wellsway – Creation of new vehicular access and erection of a two storey building following demolition of existing garden room and store (Resubmission)

An appeal has been made to the Planning Inspectorate in respect of the above development. The appeal is against the decision of the Local Planning Authority to refuse planning permission for the development described above. The appeal is under the Householder Appeal Service, therefore there is not opportunity to submit further comments. Previous representations in relation to the application have been received and will be

considered when determining the appeal. The Planning Inspectorate aims to deal with appeals which follow this procedure within 8 weeks of the appeal starting date.

- 11.2 Appeal Ref: 3230009 – Planning application 18/01509/OUT – Land Parcel 9000 Bath Road – Residential and related development comprising approximately 200 dwellings, replacement Sports Pitch to facilitate expanded Primary School, means of access thereto, associated open space, landscape, access roads, footways/cycleways and infrastructure works.

APPEAL WITHDRAWN.

12. ITEMS FOR INFORMATION

12.1 PLANNING APPLICATION 19/02674/OUT – 154 CHARLTON ROAD

An email has been received from the case officer, Rae Mepham, dated 14th August 2019, informing the Town Council that further to the Planning Development Committee's consultation response of the 9th July in respect of this application, she has recommended that this scheme be approved. She has noted the Town Council's objection to the scheme and as such has referred the case to the Chairman of the Development Control Committee. Her email is to advise that the Chairman has decided that the application should be presented to the Development Control Committee.

12.2 PLANNING APPLICATION 19/02002/FUL – 92 LAYS DRIVE

An email has been received from the case officer, Rae Mepham, dated 20th August 2019 stating that further to the Town Council's consultation response of the 30th July in respect of the above application She advises that it is her recommendation that this scheme be refused. She has noted the Town Council supported the scheme and as such has referred the case to the Chairman of the Development Control Committee. She states in her email that the Chairman has agreed that the application can be delegated to officers for determination and as such will not be presented to the Development Control Committee.

The case officers full report will be available online along with the Chairman's report once the decision is issued.

12.3 PLANNING APPLICATION 19/03825/VAR – THE FARMHOUSE, HICKS GATE, BRISLINGTON

Notification has been received in respect of planning application 19/03825/VAR – The Farmhouse, Hicks Gate for variation of condition 7 of application 16/01128/FUL (conversion of detached threshing barn into a 4 bedroom family home, removal of modern steel frame cattle shed with asbestos roof and braking up of concrete base to form gardens. However, this application had subsequently been withdrawn on the advice of B&NES Planning Department as the applications should have been made on Discharge of Condition forms and not as Variation applications.

13. ITEM FOR DECISION

There are none

14. LIST OF OUTSTANDING PLANNING APPLICATIONS

See page 7 – 9 of agenda.

15. DATE OF NEXT MEETING

The next meeting of the Committee is scheduled to take place on **MONDAY 7th October 2019** at 7.30pm.

**PLANNING APPLICATIONS UNDETERMINED BY BATH & NORTH EAST SOMERSET
COUNCIL FOR A PERIOD OF 8 WEEKS OR LONGER AS AT 2nd September 2019
NOTE: 8 WEEKS FOR MINOR APPLICATIONS AND 13 WEEKS FOR MAJOR APPLICATIONS**

16/04359/FUL - Parcel 7877 Stidham Lane

Replacement of existing mooring pontoons, walkways and access staircases with ancillary replacement of services. Update requested from Tessa Hampden on Monday 6th March. Further update requested 3rd July 2017. Tessa Hampden (case officer) contacted on 18th July 2017 for an update. 26.09.17 the case officer reported that the agent has sent in additional information with regards to the Emergency Evacuation Plan and this is currently being considered by B&NES officers. The case officer hopes to be in a position to make a recommendation soon. Tessa Hampden (case officer) contacted on 9th January 2018, 20th March for an update. Further updates requested on 24.05.18, on 23.07.18, on 03.12.18, on 18.12.18 and on 12.08.19.

18/02459/VAR - Parcel 2535 Charlton Road

Variation of condition 15 (plans list) of application 14/00049/FUL (Erection of 266 no. one, two, three, four and five bedroom dwellings including 80 affordable housing units (30%) along with the provision of landscaping, open space, car parking, drainage and associated works) granted 05.02.15 Contacted case officer (Samantha Mason) on 12th September 2018 for an update. The application is likely going to be recommended for approval. The original application involved a section 106 agreement as such the proposal is currently with our legal team who are looking over this aspect and making alterations accordingly. It is likely there will not be a decision on this one issued for a number of weeks yet. Update from case officer 20.12.18 The applicant is seeking a deed of variation which is being updated by the applicant's legal team and agreed by the council's legal team, the case officer understands the draft has been agreed in general and there are some final small amendments/ typos that are being updated. The application should be signed off in the new year. Case officer (Samantha Mason) reported on 21st February 2019 that she had contacted the legal department who have confirmed that they have recommended the Section 106 be complete. Then Case Officer understands that this is with the applicant's legal team, she has chased but currently with no response. The application can be signed off once confirmation from the applicant's legal team has been received. Update received on 12.08.19 the case officer has not had any correspondence from either the agent or solicitors on this once since March despite numerous attempts at contact. Therefore, B&NES are in the process of disposing of the application as is allowed through the Development Management Procedure Order (2010) once a certain period of time has passed. The case officer is hoping this will be completed this week.

18/05696/OUT - Lays Farm Business Centre Lays Farm Trading Estate

Outline planning application for the demolition of existing industrial buildings and erection of Business building and 9 no. dwellings. Application to be considered at B&NES Council Development Management Committee on 24th April 2019. Requested update on 12.08.19.

18/05696/OUT - Lays Farm Business Centre Lays Farm – REVISED PLANS

Outline planning application for the demolition of existing industrial buildings and erection of a B1 Business building and 9 no. dwellings

Case officer Tessa Hampden contacted for an update on 2nd July 2019. This case officer has reported that this was heard at Planning Committee where members resolved to grant planning permission. The Council is now preparing a legal agreement to secure a number of obligations including the delivery of the industrial units. Update received from the case officer on 15.08.19. She is waiting for the S106 to be completed before this one can be issued.

19/00608/VAR - Parcel 4200 Parkhouse Lane

Variation of condition 9 for application 12/03589/VAR (Variation of conditions 15, 16, 17 and 18 of application 09/04351/FUL allowed on appeal 22nd July 2011 (Hybrid planning application for a housing led mixed use development comprising 285 dwellings, retail accommodation, flexible business/employment floor space, affordable housing, formation of new vehicular, pedestrian and cycle accesses, pedestrian and cycle improvements to Parkhouse Lane, formal and informal public open space including junior playing pitch and associated changing rooms and parking facilities, together with landscaping and tree planting and ancillary works including drainage (Full Application) and extension to Castle Primary School (Outline application, All Matters Reserved) to enable highway works on Park Road to commence prior to the completion of the further contaminated land investigations which will be undertaken upon demolition of building on the site). **Update received from case officer (Chris Griggs-Trevarthen) on 14th May 2019.** The applicant has just sent in some additional drainage information which the case officer has asked the Drainage and Flood Risk Team to review. They will upload their comments to the public website once they have been made.

Case officer Chris Griggs-Trevarthen contacted for an update on 2nd July 2019 - The Case officer has reported that B&NES Council are awaiting some updated information and drawings from the developer regarding proposed works to address concerns raised by the Drainage and Flood Risk Team.

Update received from the case officer 14.08.19 - The Council's Drainage Team are currently in the process of agreeing remedial works with the developer to ensure that the system for surface water drainage of the site is suitable and safe. These matters will likely be secured by condition, the wording of which is yet to be agreed.

19/01300/FUL - Keynsham Paper Mill Avon Mill

Change of Use from B2 Recycling Plant to B7 Warehouse and Distribution

Case officer Chris Griggs-Trevarthen contacted for an update on 2nd July 2019 - The case officer has reported that he is awaiting information from the agent in relation to the following matters:

- Additional highways and transport information at the request of the Highways Officer;
- A strategy Landscape and Ecological Management Plan;
- A construction Ecological Management Plan.

Update received from the case officer 14.08.19 The applicant has recently submitted a strategic ecological management plan, construction ecological management plan and an additional highways technical note. These are all currently being reviewed by the Council. The current target date is 30th August.

19/01163/FUL - Police Station Bath Hill

Erection of two buildings to provide 30 apartments, together with associated works, following demolition of existing buildings.

Case officer Tessa Hampden contacted for an update on 2nd July 2019 - The case officer has reported that she is expecting revised plans shortly, and when these are received, she will carry out a further re consultation process. **Update from the case officer received on 15.08.19. She is still waiting for revised plans on this one. She has discussed this with the agent at the beginning of last week, so is expecting them soon. She will re consult when they are received.**

19/01695/FUL - Parcel 5975 St. Clement's Road

Creation of permanent access into field with gate following reinstatement of original wall. Requested update on 12.08.19 from case officer Dominic Battrick

19/01818/FUL - Breaches Farm House Cherwell Road

Erection of two storey extension

Requested update on 29.08.19 from case officer Rae Mepham

19/02512/FUL - 26 - 28 Bristol Road

Erection of first floor extension over garage

Requested update on 29.08.19 from case officer Caroline Power

