



Deputy Town Clerk: Dawn Drury  
15-17 Temple Street,  
Keynsham, Bristol BS31 1HF  
Temporary telephone: 01225 395951  
Fax: 0117 986 6359

E-mail: [deputytownclerk@keynsham-tc.gov.uk](mailto:deputytownclerk@keynsham-tc.gov.uk)  
Website: [www.keynsham-tc.gov.uk](http://www.keynsham-tc.gov.uk)

To: - Members of the Planning & Development Committee (Councillors D Brassington, D Cooper, A Crouch, C Fricker, H MacFie, 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 29<sup>TH</sup> JULY 2019 at 7.30pm.**

The Agenda for the meeting appears below.

Dawn Drury  
Deputy Town Clerk

22<sup>nd</sup> JULY 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 16<sup>th</sup> 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 8<sup>th</sup> July 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. PLANNING RESPONSE CLAUSE

To consider a response to be included on all future planning responses to cover the Climate Emergency that has been declared by B&NES Council and the Town Council. Response to read:

The granting of permission on this application should be under the proviso that the development proposal including the construction process, materials used, and design should adhere to the B&NES Council's Sustainable Construction Planning Document checklist and all Environmental Policies.

9. CONSULTATION ON PLANNING APPLICATIONS

9.1 19/03050/OUT – 10 Bath Road

Erection of 1 no. new dwelling with parking and associated works to the rear of no. 10 Bath Road, to follow demolition of 1 no. garage (Outline Application with all matters reserved).

9.2 19/02919/MINW – Resourceful Earth Ltd, Charlton Field Lane, Queen Charlton

A revised layout and design to the existing AD Plant (approved under 13/4126/MINW) with removal of all bund walling, ponds and soil & stockpiles on site with introduction of hard standing, parking, bund walling, silage clamps, CNG gas compressing compound, digestate

storage bunker and associated digestate lagoon, gas to grid equipment, a new site office with associated landscaping and drainage infrastructure.

- 9.3 19/02002/FUL - 92 Lays Drive  
Erection of two storey and single storey rear extensions. (Resubmission) (Revised plans).
- 9.4 19/02805/FUL – Flat 1, Louise Place, Dapps Hill  
Replacement of wooden windows with UPVC.
- 9.5 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.
- 9.6 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.
- 9.7 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.
- 9.8 19/02961/FUL – 43 Manor Road  
Erection of a single-storey rear conservatory following removal of conservatory.
- 9.9 19/02668/FUL – IJ McGill Transport Ltd, Unity Road (northern part)  
Change of use of part of existing warehouse B8 use to Sui Generis Builders Merchant.  
Demolition of garage repair workshop and installation of new door to facilitate this including revised parking arrangements.

10. PLANNING APPLICATIONS DETERMINED BY B&NES

Notification of the following decisions that have been received: -

Permitted:

- 10.1 19/02154/FUL – Hand Car Wash, 231-233 Bath Road  
Erection of canopy for Hand Car Wash (Retrospective). (Support).
- 10.2 19/02460/FUL – 44 Linnet Way  
Proposed conservatory to the rear of the house. (Support).
- 10.3 19/02328/FUL – The Charlton, Longmeadow Road  
Erection of single-storey rear extension, new disabled access ramp and vehicular access with dropped kerb along with new children's play area, covered seating area with lighting and air input cowl to kitchen following blocking up of existing vehicular access and removal of 1 no. tree. (Support).
- 10.4 19/02415/FUL – 5 Priory Road  
Replacement of existing garage with a new garden and storage room and associated works. (Comments only).

- 10.5 19/00830/FUL – 34 West View Road  
Erection of single-storey rear extension. (Object).

Refused:

- 10.6 19/02298/FUL – 2 Sunnymead  
Erection of 1.5m high wall and gates to front of property. (Object).

11. APPEAL NOTICE

Appeal reference APP/F0114/W/19/3230009 – Planning application 18/01509/OUT – Land PARCEL 9000 Bath Road, Keynsham – Residential and related development comprising approximately 200 dwellings, replacement Sports Pitch to facilitate expanded Primary School, means of access thereto, associated open space, landscaping, access roads, footways/cycleways and infrastructure works. An appeal has been made to the Planning Inspectorate in respect of this development. If you wish to make additional comments, you can do so online at <http://acp.planninginspectorate.gov.uk> or send your comments to **The Planning Inspectorate, 3/02 Kite Wing, Temple Quay House, 2 the Square, Bristol BS1 6PN by the 20 August 2019** quoting the appeal reference.

Details of the appeal are available for inspection via the Council's website <http://planning.bathnes.gov.uk/PublicAccess/> or to view at Keynsham Civic Centre, Market Walk in Keynsham.

A date has been arranged for the Public Inquiry in respect of this appeal. An Inspector will attend the following venue on the **22nd October 2019 at 10.00am** to conduct the Public Inquiry.

**The Brunswick Room, The Guildhall, High Street, Bath, BA1 5AW**

Anyone may attend the Public Inquiry and at the Inspector's discretion, give their views on the proposal. A booklet entitled 'Guide to Taking Part in Planning Appeals' is available free of charge.

Should you require a copy, please telephone Council Connect on 01225 394041.

Alternatively, you can access these documents via the Planning Inspectorate website at <https://www.gov.uk/government/organisations/planning-inspectorate>.

12. ITEMS FOR INFORMATION

12.1 PLANNING APPLICATION 19/02681/OUT, 9 WALNUT CLOSE

An email has been received from Jane Brewer (Senior Arboricultural Officer, B&NES) dated 19<sup>th</sup> July 2019 informing the Town Council that there are no TPO's in the vicinity of the above address. She confirmed that she has been consulted on this application and will be providing a formal response to the planning application following an assessment of the trees.

13. ITEM FOR DECISION

There are none

14. LIST OF OUTSTANDING PLANNING APPLICATIONS

15. DATE OF NEXT MEETING

The next meeting of the Committee is scheduled to take place on **MONDAY 19<sup>th</sup> August 2019** at 7.30pm.

**PLANNING APPLICATIONS UNDETERMINED BY BATH & NORTH EAST SOMERSET  
COUNCIL FOR A PERIOD OF 8 WEEKS OR LONGER AS AT 22<sup>nd</sup> July 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 6<sup>th</sup> March. Further update requested 3<sup>rd</sup> July 2017. Tessa Hampden (case officer) contacted on 18<sup>th</sup> 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 9<sup>th</sup> January 2018, 20<sup>th</sup> March for an update. Further updates requested on 24.05.18, on 23.07.18, on 03.12.18 and on 18.12.18

**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 12<sup>th</sup> 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 21<sup>st</sup> 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.

**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 24<sup>th</sup> April 2019.

**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 2<sup>nd</sup> 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.

**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 22<sup>nd</sup> 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 14<sup>th</sup> 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 2<sup>nd</sup> 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.**

**19/00830/FUL - 34 West View Road**

Erection of single storey rear extension **Update received from case officer (Dominic Battrick) on 18<sup>th</sup> June 2019.** Following the Keynsham Town Council's objection and the objection from the adjoining neighbour, the case officer requested revised plans on this application to reduce the impact on 36 West View Road.

He visited and met with the concerned neighbours at 36 West View Road during his site visit, where they clarified that the concern is with the height of the wall running the length of the rear extension boundary from the highest point of the existing parapet wall. The revised plans show the parapet boundary wall remaining in its current form matching the slope of the current extension. The new flat roof extension will now not exceed the height of the flat roof beyond this wall. **Case officer Chris Griggs-Trevarthen contacted for an update on 2<sup>nd</sup> July 2019 – Revised plans received.**

**19/01067/FUL - Garage adjacent to Appledore Stockwood Hill**

Erection of replacement garage with workshop following removal of existing derelict structure – **Case officer Rae Mephram will be contacted for an update at the end of this month. There has been a revised decision date of 9<sup>th</sup> August 2019 added to this application.**

**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 2<sup>nd</sup> 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.**

**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 2<sup>nd</sup> 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.**