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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 7TH OCTOBER 2019 at 7.30pm.**

The Agenda for the meeting appears below.

Dawn Drury
Deputy Town Clerk

30th 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 9th September 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 19/04098/TCA – The Brass Mill, Avon Mill Lane
 Ash T1 – raise crown to 5 metres to ensure clearance over highway. Lawson T2, T3, T4 – raise crown to 4 metres to clear roof and for aesthetic reasons. Thorn T5 & T6 – fell. Goat Willow T7 – fell. Lawson T8 – fell. Willow group 9 – raise crowns to no more than 5 metres while retaining primary branch structure for aesthetic reasons.

9.2 19/04154/FUL – Breaches Farm House, Cherwell Road
 Erection of two-storey extension (Resubmission).

- 9.3 19/03884/FUL – Little Orchard, Dapps Hill
Conversion of bungalow into two-storey dwelling with front and rear dormer windows and erection of front porch.
- 9.4 19/03889/FUL – 10 High Street
Change of use from A1 to A3.
- 9.5 19/03890/AR – 10 High Street
Display of shop signage and 'A' board.
- 9.6 19/04075/VAR – Parcel 2100, Parkhouse Lane
Variation of condition 7 of application 16/02077/FUL (Residential development of 100 new dwellings, new vehicular access off Charlton Road, and associated landscaping, drainage and infrastructure works).
- 9.7 19/04191/FUL – 49 Sherwood Road
Erection of a single-storey rear extension.
- 9.8 19/03673/FUL – 37 St George's Road
Erection of 2 no. two bed dwelling houses on land adjacent to 16 Selworthy Close.
- 9.9 19/03876/FUL – 11 Winscombe Close
Erection of 3 bed two-storey dwelling to the rear of 11 Winscombe Close.

10. PLANNING APPLICATIONS DETERMINED BY B&NES

Notification of the following decisions that have been received: -

Permitted:

- 10.1 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). (Support).
- 10.2 19/02512/FUL – 26 -28 Bristol Road
Alterations and conversion of garage to living space and rear extension. (Support).
- 10.3 19/03503/FUL – 16 Hardington Drive
Erection of first floor extension over existing garage. (Support).
- 10.4 19/03327/FUL – 59 Hurn Lane
Erection of porch to front elevation. (Object).
- 10.5 19/03135/FUL – 51 Lockingwell Road
Provision of loft conversion by removing existing hip with a gable end roof replacement and a rear dormer. (Support).
- 10.6 19/01695/FUL – Parcel 5975, St Clement's Road
Creation of permanent access into field with gate following partial reinstatement of original wall. (Object).

- 10.7 19/03132/FUL – Stockwood Vale Golf Club, Stockwood Lane
Extension to clubhouse to provide additional entrance with disabled toilet and external patio.
(Support).

Consent

- 10.8 19/02513/LBA – 26 – 28 Bristol Road
Alterations and conversion of garage to living space and rear extension. (Support).

11. ITEMS FOR INFORMATION

11.1 PLANNING APPLICATION – 19/03237/FUL – 59 HURN LANE

An email has been received from Tom Boyle (B&NES Planning Officer) dated 11th September 2019 stating

'Keynsham Town Council recently raised an objection in relation to the above application for the erection of a porch.

The application has subsequently been referred to the Vice Chair and Chair of the Development Management Committee who have concluded that the application be determined at officer level under delegated powers.

This email is to advise that the application has been recommended for approval'.

11.2 PARKING STANDARDS IN B&NES

Email response received from Dan Friel (B&NES Environmental Services) dated 18th September 2019, in respect of the Town Council's query regarding parking space allocations for new developments.

'The current parking standards for new developments are contained within the Placemaking Plan, which was adopted in July 2017. Policy ST7 refers to the relevant section and I've provided a link to the document below (copy of policy ST7 attached)

https://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Placemaking-Plan/cs_pmp_vol_1_district-wide.pdf

Paragraphs 649 to 654 (on page 226) explain how these should be applied to new developments within the Keynsham area. There are minimum standards for residential developments, although these can be reduced if the applicant undertakes an Accessibility Assessment, and this process is described in the adopted B&NES Parking Strategy document. See the link below.

https://beta.bathnes.gov.uk/sites/default/files/2019-09/parking_strategy_05.01.2018_technical_report.pdf

For other land uses in this area, it is normal for the parking to be "assessed on merit". The applicant would be expected to provide sufficient evidence to justify the parking levels proposed, and the team here would review the adequacy of the presented approach before providing a recommendation to the planning authority.

There are also minimum parking standards for bicycles contained within the Placemaking Plan’.

11.3

BATH AND NORTH EAST SOMERSET COUNCIL

(THTTC2097, QUEEN CHARLTON LANE, QUEEN CHARLTON, WHITCHURCH)
(TEMPORARY PROHIBITION OF USE BY VEHICLES) ORDER 2019

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 to the effect of which will be to temporarily introduce a road closure in that length of Queen Charlton Lane, Queen Charlton, Whitchurch from its junction with Woollard Lane to the entrance of a property entitled 'Furthermead', a distance of approximately 200 metres.

This order is required because works are being or are proposed to be executed on or near the road to facilitate development works by Sun Traffic Ltd on **21st October 2019** for a maximum period of **6 months**. The road will only be restricted as and when traffic signs are in position and may not be affected for the whole of the period but only for so long as is necessary to execute the works. This is anticipated to be for **3 weeks**.

ALTERNATIVE ROUTE

Woollard Lane, Charlton Road, Queen Charlton Lane, Vice versa.

Applicant Details: Paul Drake, Sun Traffic Ltd.
Telephone: 01458270622
Email: paul.drake@suntraffic.com

Dated: 17th October 2019.

Traffic Management Team
Lewis House
Manvers Street,
Bath
BA1 1JG

Kelvin Packer
Group Manager
Highways and Traffic

11.4 **PLANNING APPLICATION 19/02919/MINW – RESOURCEFUL EARTH, CHARLTON FIELD LANE**

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
'A revised layout and design to existing AD Plant 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'.

B&NES Council response letter dated 4th September for information (copy attached).

11.5 SECTION 116 OF THE HIGHWAYS ACT 1980: INTENTION TO APPLY FOR AN ORDER TO STOP UP PUBLIC HIGHWAY – IN RELATION TO PORTIONS OF OLD VICARAGE GREEN

B&NES Council, in its capacity as the local highway authority, has decided to apply to the Magistrates' Court to have portions of the aforementioned highways stopped up pursuant to section 116 of the Highways Act 1980. The application will be heard at 2 p.m. on Thursday 14th November 2019 at bath magistrates Court, North Parade Road, Bath BA1 5AF. Any person who would be aggrieved by the making of the Orders has a right to be heard at the Magistrates' Court hearing.

Details about the proposal and the hearing can be found in the Notices and Draft Orders (attached).

If you would like to discuss this matter further contact Graeme Stark Public Rights of Way B&NES 01225 477650

11.6 PLANNING APPLICATION 19/01300/FUL – KEYNSHAM PAPER MILL – CHANGE OF USE FROM B2 RECYCLING PLANT TO B8 WAREHOUSE AND DISTRIBUTION.

Letter received from B&NES Highways dated 9th September 2019 stating that they have now reviewed additional evidence to review the potential traffic impact of the proposed scheme, the highway authority is content that the change of use should not result in significant increase in traffic flows. The impact of the application on the delivery of the potential strategic road link has also been reviewed, and the highway authority accepts that the change of use does not have an impact on the deliverability of the scheme as currently presented. There is no highway objection, although the following planning conditions are advised.

Travel Plan (Pre-occupation)

No occupation of the development shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be operated in accordance with the approved Travel Plan.

Reason: In the interest of encouraging sustainable travel methods in accordance with Policy ST1 of the Bath and North East Somerset Placemaking Plan.

Parking (Compliance)

The areas allocated for parking and turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: To ensure sufficient parking and turning areas are retained at all times in the interests of amenity and highways safety in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan.

12. ITEM FOR DECISION

13. LIST OF OUTSTANDING PLANNING APPLICATIONS

See pages 8 – 10 of agenda.

14. DATE OF NEXT MEETING

The next meeting of the Committee is scheduled to take place on **MONDAY 4th November 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.**

19/01818/FUL - Breaches Farm House Cherwell Road

Erection of two storey extension

Requested update on 29.08.19 from case officer Rae Mepham

19/02137/FUL - Land and Building between The Spinney and Barn Cottage, Old Bristol Road

Conversion and extension of existing barn to 1 no. dwelling, demolition of outbuildings and associated works

Requested an update on 24.09.19 from the Case officer Rae Mepham New information has been received, Keynsham Town Council were re-consulted.

19/02681/OUT - 9 Walnut Close

Erection of a new dwelling (Outline application with access and scale to be determined and all other matters reserved)

Requested an update on 24.09.19 from the Case officer Dominic Battrick

19/02668/FUL - IJ MC GILL Transport Ltd Unity Road

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

Requested an update on 24.09.19 from the Case officer Rae Mepham - Highways have just responded to revised information relating to highway safety. It is likely that now this has been resolved the case officer will be able to move towards issuing an approval.