



Deputy Town Clerk: Dawn Drury  
15-17 Temple Street,  
Keynsham, Bristol BS31 1HF  
Temporary telephone: 07904 161097  
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)

**REMOTE COUNCIL MEETINGS.**

In accordance with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 (“the 2020 Regulations”), Keynsham Town Council will be holding Council and Committee meetings virtually using the Zoom platform whilst these regulations remain in place during the COVID crisis.

The meeting ID and password specific for the meeting concerned will be available on the agenda posted on the Town Council website, so that members of the public can attend. Details of how to join a meeting using Zoom can be accessed here <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>

The Council will be prioritising and focusing on urgent issues/business. Members of the public wishing to address the Council during Public Participation are asked to bring this to the attention of the Clerk or in any case the Chairman before the start of the meeting and are reminded that the Council cannot make any decision on matters that do not appear on the agenda. If any members of the public have questions about matters not on the agenda, they are requested to contact the Clerk of the meeting by telephoning **07904 161097** or emailing [deputytownclerk@keynsham-tc.gov.uk](mailto:deputytownclerk@keynsham-tc.gov.uk)

**To: - Members of the Planning & Development Committee (Councillors D Brassington, D Cooper, A Crouch (Chairman), 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 **Virtually via Zoom** on **MONDAY 5th October 2020 at 7.30pm.**

Members of the public can attend the meeting via Zoom

**Meeting ID: 852 1389 8152**

**Password: 700277**

Details of how to join a meeting using Zoom can be accessed here

<https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>

**The Agenda for the meeting appears overleaf.**

28<sup>th</sup> September 2020

Dawn Drury  
Deputy Town Clerk

**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 7<sup>th</sup> September 2020 (attached) 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 Deputy 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.

Members of the Public may also speak on one single item only on the Agenda, only per meeting, just prior to that item being discussed, unless otherwise agreed by the Chair, or Chair of a Committee. 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.

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. CONSULTATION ON PLANNING APPLICATIONS

- 8.1 20/03454/VAR – Tesco Stores Ltd, 3 Bristol Road  
Variation of conditions 17 and 21 (plans list) of application 08/04611/EFUL (Erection of new foodstore with associated parking and servicing, and with vehicular access from Charlton Road and Bristol Road; new and improved pedestrian links, landscaping and rationalisation of existing private parking to rear of High Street properties).
- 8.2 20/03174/FUL – 30 Chandag Road  
Loft conversion with hip to gable roof extension to reduction of size of rear and keeping hipped roof to sides, side storeroom and new entranceway with rooflights.
- 8.3 20/03374/FUL – 109 Coronation Avenue  
Erection of two storey rear extension
- 8.4 20/03225/FUL – 53 Lockingwell Road  
Refurbishment of existing garage (new roof). Extension to the side of the property which adjoins an extension to the rear of the property.
- 8.5 20/01038/FUL – The Bungalow, Parkhouse Lane  
Erection of new double garage and storage in the garden of The Bungalow.
- 8.6 20/03202/FUL – 12 Severn Way  
Erection of brick porch (forming new front entrance) and addition of new side door.
- 8.7 20/03152/FUL – Development Site next to Somerdale Pavilion, Trajectus Way  
Erection of 44 no. Extra Care Units (Use Class C2) and ancillary works including landscaping.
- 8.8 20/03135/VAR – IJ McGill Transport Ltd, Unity Road (Northern Part)  
Variation of conditions 2 (Parking) and 3 (Cycle Storage) of application 20/00337/FUL (Retention of building at front of property and installation of new door to retained building. Reduction in size of door to Unit 1 previously approved).

## 9. TREE WORKS NOTIFICATIONS:

- 9.1 20/03158/TCA – Park House, Station Road  
Willow T1 – re-pollard to previous pollard points. Cherry T2 – fell. Cherry T3 – crown reduce

to previous points (up to approx. 1.5m). Yew T4 – crown reduce western portion of crown by up to 2m to allow more light to garden.

10. **PLANNING APPLICATIONS DETERMINED BY B&NES**

Notification of the following decisions that have been received: -

Permitted:

- 10.1 Re-surfacing access road and pavement, replacing and replacing existing kerbs, installation of new surface drain adjacent to the pavement, new markings to road to match existing and installation of new lighting columns and LED lights (Support).
- 10.2 20/02778/FUL – 60 Chandos Road  
Erection of single storey rear extension, bay window at front, garden building, extension to existing dormers and front drive extension. (Support).
- 10.3 20/02534/FUL – 90 Charlton Road  
Erection of single storey rear extension. (Support).
- 10.4 20/02541/FUL – 191 Coronation Avenue  
Erection of front porch and side extension. (Support).
- 10.5 20/02562/FUL – 63 Queen’s Road  
Proposed change of shopfront. (Object).
- 10.6 20/02570/FUL – 24 St Anne’s Avenue  
Erection of two storey side extension following demolition of existing single storey side extension. (Support).

11.1 **20/00041/RF – PLANNING APPLICATION 19/04598/FUL - AMENITY GREEN GLEBE WALK KEYNSHAM - ERECTION OF TWO SEMI-DETACHED DWELLINGS**

Planning Inspectorate Appeal Ref: **APP/F0114/W/20/3257666** Appeal Start Date: **4 September 2020** - Appellant: **Mr M Davies**.

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. Permission was refused for the reason(s) set out as follows:

1 The proposal by reason of its design, siting, scale, massing and layout results in overdevelopment of the site. The proposal is therefore considered contrary to policy CP6 of the adopted Core Strategy (2014) and policies D1, D2, D4 and D5 of the Placemaking Plan for Bath and North East Somerset (2017) and the NPPF.

2 Given the design, scale, massing and siting of the proposed development the proposal would cause harm to the amenities of any occupiers and adjacent occupiers through loss of light, overbearing impact, and overlooking. The proposal is therefore contrary to policy D6 of the Placemaking Plan for Bath and North East Somerset (2017) and the NPPF.

3 The proposal will result in the loss of an open green space within the densely developed estate that is characterised by pockets of green space. As such the proposal will result in harm to the urban design and character of the estate contrary to Policy D1, D2 and D4 of the Placemaking Plan for Bath and North East Somerset (2017) and the NPPF.

4 The site contributes to the Green Infrastructure Network in this area, its loss with undermine the GI network. As such the proposal is considered to be contrary to policy CP7 of the adopted Core Strategy (2014) and the NPPF. It has been agreed that the appeal should be dealt with on the basis of an exchange of written statements from both parties and a site visit by an Inspector appointed by the Planning Inspectorate.

Any comments made in respect of the original application for development will be forwarded to the Planning Inspectorate, and taken into account by the Inspector deciding the appeal. Should you wish to make any additional comments regarding the appeal, these should be sent to Rae Mepham in Planning Services within 21 days of the starting date quoted above.

**Planning Services Bath & North East Somerset Council**

12. ITEMS FOR INFORMATION

12.1. 20/02562/FUL – 63 QUEENS ROAD

Email received from Dominic Battrick (case officer – B&NES) date 5<sup>th</sup> September 2020 – “I have assessed the application taking regard of Keynsham Town Council’s comments and am recommending approval. Following consideration of my recommendation, Chair and Vice Chair of our Planning Committee have decided to delegate the decision to officers. My delegated report explaining the recommendation will be available in due course”.

13. LIST OF OUTSTANDING PLANNING APPLICATIONS

See pages 6 - 7 of this agenda

14. DATE OF NEXT MEETING

The next meeting of the Committee is scheduled to take place on **MONDAY 2<sup>nd</sup> NOVEMBER 2020** at 7.30pm. virtually by Zoom.

---

**PLANNING APPLICATIONS UNDETERMINED BY BATH & NORTH EAST SOMERSET  
COUNCIL FOR A PERIOD OF 8 WEEKS OR LONGER as at 28<sup>th</sup> September 2020  
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, on 18.12.18 and on 12.08.19. Arboricultural and Ecological information added 04.11.19. Further update requested 14.01.2020. Update requested from Tess Hampden on 13.07.2020**

**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 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. **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. Update received from Case officer on 16<sup>th</sup> January 2020 - The drainage team are meeting with the developer at the end of January to clarify the remedial works are that required to the drainage system. The decision won't be taken until after this has been clarified.**

**Update requested from Chris Griggs-Trevarthen on 13.07.2020.** Update received from case officer on 14.07.2020 – He is awaiting some additional information from the applicant but they have gone very quiet. He will need to review the application in light of the length of time that has passed and see whether any amendments are required.

**20/00606/VAR - Castle Primary School Newlands Road**

Variation of conditions 6 (Implementation of Wildlife Scheme) and 11 (Arboriculture - signed certificate of compliance) of Application 17/02178/REG03 (Extending the permission of existing temporary modular building and erection of single storey detached 4 no. classroom & Hall extension

and single storey entrance with associated works including extension of car park and hard & soft play areas. **Update requested from Sasha Berezina (case officer) on 13.07.2020.** Update from case officer received on 14.07.2020 – B&NES Council Ecologist requested an up-to-date review of the Wildlife Protection and Enhancement Scheme. Her detailed comments were passed to the agent and B&NES are waiting for their response on these matters. The application in its current form cannot be recommended for approval.

**20/00563/FUL - 26 Gaston Avenue**

Erection of 1 no. 1 bed dwelling. **Update requested from Isabel Daone (case officer) on 13.07.2020.** Update received from the case officer on 14.07.2020 – The Case officer contacted the agent regarding this application at the beginning of last week, requesting some more information to satisfy highways and the submission of a sustainable construction check list. To date the case officer has not had any response and is currently unable to progress with the application.

**20/01038/FUL - The Bungalow Parkhouse Lane**

Erection of new double garage and storage in the garden of The Bungalow

**Update requested from Isabel Daone (case officer) on 13.07.2020.** Update received from the case officer on 14.07.2020 – In the opinion of the B&NES Council, this application is unacceptable in its current form. The applicant extended the application until 3<sup>rd</sup> July to submit revisions but these revision have still not been submitted. The case officer will be contacting the agent again, this week, to get an update.

**20/01545/FUL - 1 Bath Hill**

Conversion of existing store to residential dwelling. **Update requested from Emily Smithers (case officer) on 01.09.2020. Update form Case Officer on 07.09.2020** – The case officer is still waiting on the applicant to confirm how they wish to proceed with the application. Currently, they have been advised that it is not acceptable in its current form.

**20/01474/FUL - 20 Avon Road**

Erection of 2 storey side extension, removal of existing door and replacement and enlargement of existing dormer window and new conservation roof light to rear roof slope. **Update requested from Emily Smithers (case officer) on 01.09.2020. Update from the case officer received on 07.09.2020.** She is currently awaiting some amendments for the above applications.

**20/01475/LBA - 20 Avon Road**

Internal and external alterations to include two storey side extension, removal of existing door and replacement and enlargement of existing dormer window and new conservation roof light to rear slope. **Update requested from Emily Smithers (case officer) on 01.09.2020. Update from the case officer received on 07.09.2020.** She is currently awaiting some amendments for the above applications.

**20/01912/FUL - Territorial Army T A Centre Ashmead Road**

Erection of a vehicle workshop and storage extension following demolition of existing vehicle workshop and storage extension building. Replacement of existing adjacent mobile accommodation hut with new. **Update requested from Isabel Daone (case officer) on 01.09.2020. Update received from the case officer on 07.09.2020** The application is still ongoing and I am waiting for revised flood risk documents to submit to the Environment Agency for comment (they currently object to the application).