



Dawn Drury – Deputy Town Clerk  
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To All Members of the Planning and Development Committee: Cllrs Dave Brassington, Deb Cooper, Clive Fricker (Chair), Alan Greenfield, Brian Simmons and Jonathan Wallcroft.

c.c. All other Councillors

Dear Councillor

You are invited to participate in a remote attendance of the **PLANNING & DEVELOPMENT COMMITTEE on Monday 10<sup>th</sup> May 2021 commencing at 7.30pm**

Signed on 5 May 2021

A handwritten signature in black ink, appearing to read "Dawn", enclosed within a circular scribble.

**Dawn Drury**  
By Dawn Drury, Deputy Town Clerk

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This meeting is open to Members of the Public. For telephone dial in details please contact the Deputy Town Clerk.

To Join the Meeting

<https://us02web.zoom.us/j/89354392972?pwd=d0l4SzBnZDAyYURGK1NMaW1QNDgydz09>

**Meeting ID: 893 5439 2972**

**Passcode: 390935**

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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).

## PLANNING & DEVELOPMENT COMMITTEE AGENDA

### 1. APOLOGIES FOR ABSENCE

To receive apologies for absence.

### 2. DECLARATIONS OF INTEREST

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.

#### RECOMMENDATION:

To receive requests for dispensations (for disclosable pecuniary interests) prior to an individual item(s) being discussed, that Members may only become aware of during the meeting itself.

### 4. RECORD OF PREVIOUS MEETINGS

#### RECOMMENDATION:

That the Minutes of the Planning & Development Committee meeting held on Monday 15<sup>th</sup> March 2021 (previously circulated) be confirmed as a true record and signed by the Chairman, together with the notes of the meetings held on Monday 12<sup>th</sup> April 2021 and Tuesday 4<sup>th</sup> May 2021.

### 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.

#### RECOMMENDATION:

That the Chairman respond to any questions/observations. If the matter is not already tabled on the Agenda, the Council may move a motion to refer the matter to be itemised on the Agenda of a successive meeting, but it cannot make any decisions on any matters raised at this meeting unless considered under a further item on this particular Agenda.

## **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 21/01200/OUT – 2 Ellsbridge Close  
Outline application (with all matters reserved) for the erection of 2 no. 3 bedroom houses with a private driveway and 6 parking spaces on land to rear of 2 Ellsbridge Close.
- 8.2 21/01688/FUL – HSBC, 34 High Street  
Installation of 1 no. CCTV camera.
- 8.3 21/01671/FUL – 1 Kelston Road  
Erection of a dormer roof extension.
- 8.4 21/01825/RES – Lays Farm Business Centre, Lays Farm Trading Estate  
Approval of reserved matters to approve appearance, layout, scale, and the landscaping of the site in regards to application 18/05696/OUT (Outline planning application for the demolition of existing industrial buildings and erection B1 Business buildings and 8 no. dwellings).
- 8.5 21/01685/FUL – The Bungalow, Parkhouse Lane  
Erection of single storey extension as extended roof to provide additional room in the existing loft.

## **TREE WORKS NOTIFICATIONS**

- 8.6 21/01617/TCA – 20 Wellsway

3 no. Sycamore – reducing height by approx. 20ft and reducing the branches that overhang the garden of Chew Bridge Cottage as deemed appropriate by the tree contractor.

- 8.7 21/01600/TCA – The Rectory, 1 The Park  
G1 Crown lift by approximately 3-4 metres 2 x conifers.

## 9. APPEAL NOTICES

- 9.1 Appeal Ref 21/00039/RF – Planning application 20/03862/FUL – 1 Back Lane  
Planning Inspectorate Appeal Ref: APP/F0114/Y/21/3268470

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 above (full details in appended appeal notice)

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. If you wish to make additional comments, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to **by the 26 May 2021** quoting the Inspectorate's Appeal Reference: **APP/F0114/Y/21/3268470**. If the Planning Inspectorate receives representations after the deadline stated above, they will not normally be seen by the Inspector and will be returned.

- 9.2 Appeal Ref 21/00038/RF – Planning application 20/03863/LBA – 1 Back Lane  
Planning Inspectorate Appeal Ref: APP/F0114/Y/21/3270034

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 above (full details in appended appeal notice)

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. If you wish to make additional comments, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to **Room 3/M, Temple Quay House, 2 The Square, Bristol BS1 6PN by the 26 May 2021** quoting the Inspectorate's Appeal Reference: **APP/F0114/Y/21/3268470**. If the Planning Inspectorate receives representations after the deadline stated above, they will not normally be seen by the Inspector and will be returned.

- 9.3 Appeal Ref 21/00041/RF – Planning application 20/03506/FUL – 1 Back Lane  
Planning Inspectorate Appeal Ref: APP/F0114/Y/21/3268466

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 above (full details in appended appeal notice)

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. If you wish to make additional comments, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to **Room 3/M, Temple Quay House, 2 The Square, Bristol BS1 6PN by the 26 May 2021** quoting the Inspectorate's Appeal Reference: **APP/F0114/Y/21/3268470**. If the Planning Inspectorate receives representations after the deadline stated above, they will not normally be seen by the Inspector and will be returned.

- 9.4 Appeal Ref 21/00040/RF – Planning application 20/03506/LBA – 1 Back Lane  
Planning Inspectorate Appeal Ref: APP/F0114/Y/21/3270027

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 above (full details in appended appeal notice)

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. If you wish to make additional comments, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to **Room 3/M, Temple Quay House, 2 The Square, Bristol BS1 6PN by the 26 May 2021** quoting the Inspectorate's Appeal Reference: **APP/F0114/Y/21/3268470**. If the Planning Inspectorate receives representations after the deadline stated above, they will not normally be seen by the Inspector and will be returned.

## 10. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

### PERMITTED

- 10.1 21/00630/FUL – 64 Bath Road  
Erection of a single storey rear extension. (Support).

- 10.2 21/00181/VAR – Former Police Station Bath Hill  
Variation of condition 24 (plans list) off application 20/02506/VAR (Variation of condition 24 (plans list) of application 19/05541/FUL (Demolition of buildings on site and erection of 9 dwellings, together with associated works).
- 10.3 21/00504/FUL – 34 Berkeley Gardens  
Erection of a rear in-fill extension. (Support).
- 10.4 20/04869/FUL 44 Charlton Road  
Erection of single storey rear extension and side and rear dormers to allow for loft conversion. (Support).
- 10.5 21/00157/FUL – 42 Courtenay Road  
Proposed ground and first floor extension over existing garage. (Support with comments).
- 10.6 21/00873/FUL – 14 Dryleaze  
Erection of single storey side and rear extension. (Support).
- 10.7 21/01349/FUL – 111 Park Road  
Erection of a single storey rear extension and internal alterations. (Support).
- 10.8 21/00322/FUL – 23 St Francis Road  
Erection of rear and side extension and conversion of existing garage to allow for office and storage space. (Support).
- 10.9 21/00277/FUL – The Elms, Stockwood Hill  
Conversion of garage into annex with associated works. (Support with condition).
- 10.10 21/00795/FUL – Elmleigh, Stockwood Vale  
Erection of roof extension with dormer windows and roof lights. (Object).

#### **APPROVE**

- 10.11 20/04859/COND – Land adjacent to 19 Courtlands  
Discharge of conditions 5, 8 and 10 of application 15/02508/OUT (Outline application for the erection of 3 no. 2 storey houses. All matters reserved. (Support).
- 10.12 21/00191/DEMA – Land at rear of Old Longreach Nursery Pixash Lane  
Demolition of existing Maintenance facility (2 no buildings), existing agricultural buildings (4 no Buildings ancillary to agricultural holding) and 2 no existing dwellings (Longreach and Downend Farm) (Support).

#### **NO OBJECTION**

- 10.13 21/01022/TCA – Street Record, Abbey Park

Walnut Tree – cut back by 3m – 5m, removal of branches with empty cavities and removal of lower branches to enable crown lift. (Noted).

## 11. ITEM FOR DECISION

VF 86927 – Pre-application Consultation – Base Station Upgrade – Keynsham SW – Land to the south of Water Recycling Centre, Keynsham, Broadmead Lane

Email received from Maxema Limited in respect of works to replace an existing 2.5 m top section of lattice and headframe with new 5 m and 3.5 m top section accommodating 6 no. antennas, plus the installation of ERS unit, the installation of new equipment within the existing cabinet, along with ancillary works. The lattice tower to be increased from 20.1 m to top of the antennas to 23.5 m. (information circulated prior to meeting)

## 12. LIST OF OUTSTANDING PLANNING APPLICATIONS

See pages 8 - 11.

## 13. DATE OF NEXT MEETING

RECOMMENDATION:

That the next scheduled Zoom meeting of this Committee will be held on **Monday 24<sup>th</sup> May 2021 at 7.30 p.m.**

## PLANNING APPLICATIONS UNDETERMINED BY BATH & NORTH EAST SOMERSET COUNCIL FOR A PERIOD OF 8 WEEKS OR LONGER as of 26<sup>th</sup> April 2021

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. Update requested from the case officer on 22.10.2020. Update requested from the case officer on 19.01.2021.

### 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. Update requested from the case officer Samantha Mason on 22.10.2020 The case officer has report that she has been passed this case as Sasha Berezina (case officer) is about to go on maternity leave. She has not yet had chance to go over the case in detail and once she has reviewed Sasha's notes and the application, she will be able to give the town Council a further update, she expects to do this in the next two weeks.

Update requested from case officer on 19.01.2021. Update received on 20.01.2021 - The case officer is still awaiting revised ecology information for the scheme. She understands some further ecology site surveys are required which requires going on site and this is delayed at present. A further extension of time will be secured until this information is forthcoming.

### 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. Update requested from the case officer, Isabel Daone on 22.10.2020. The case officer has been to the site for this application and managed to make contact with the agent two weeks ago after not having heard anything for a few months. She is waiting for a revised site plan and Sustainable Construction Checklist to be submitted before she can proceed. Update requested from case officer on 19.01.2021.

### **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 from 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. **REVISED PLANS RECEIVED**, as per this agenda. Update requested from case officer on 19.01.2021. Update from the case officer received on 25<sup>th</sup> January 2021 – She is just waiting on some further information from the applicant's structural engineer.

### **20/02479/OUT - Parcel 1991 Bath Road**

Outline application for up to 5,950 sqm (GEA) of flexible use commercial development falling within Use Classes B1, B2 and B8 with primary access into Bath Road. All matters reserved except access Update requested from Tessa Hampden (case officer) on 22.10.2020. Update requested from case officer on 19.01.2021.

### **20/02673/OUT - Land Parcel 0005 Bath Road**

Residential and related development comprising approximately 213 dwellings replacement sports pitch to facilitate expanded primary school, means of access thereto, associated open space, landscaping, access roads, footways/cycleways and infrastructure works. Update requested from Tessa Hampden (case officer) on 22.10.2020. Update requested from case officer on 19.01.2021.

### **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. Update requested from Chris Griggs-Trevarthen (case officer) on 05.01.2021. Update requested from case officer on 19.01.2021. Update from the case officer received on 25<sup>th</sup> January 2021 – B&NES have just received some revised plans which are available to view on the website.

### **20/03586/FUL - Land Parcel 7200 Bath Road**

Erection of 53 no. dwellings with associated works (replan of 40 no. dwellings from permission 20/01404/VAR with increase by 13 no. dwellings) Update requested from case officer (Tessa Hampden) on 19.01.2021

### **20/03804/FUL - 124 Bath Road**

Demolition of existing car port and alterations to ancillary accommodation to form workshop, storage and garage space Update requested from case officer (Danielle Milsom) on 19.01.2021. The case officer reported on 22.01.2021 that the application has recently been reallocated to her as Dominic, the original case officer was unable continue with the application. She is currently in the middle of the assessment which involves identifying the

current use of the building. She is in contact with the applicant to discuss an extension of time.

### **20/03508/VAR - Manor Farm Buildings Chewton Road Chewton Keynsham**

Variation of condition 15 (plans list) off application 17/02270/VAR (Variation of condition 14 (plans list) of application 15/05792/FUL (Erection of rural worker's dwelling ancillary to equestrian use and additional stabling **Update requested from case officer (Isabel Daone) on 26.04.2021.**

### **20/02479/OUT - Parcel 1991 Bath Road**

Outline application for up to 5,950 sqm (GEA) of flexible use commercial development falling within Use Classes B1(b), B1 (c), and B8 with primary access onto Bath Road. All matters reserved except access. **Update requested from case officer (Tessa Hampden) on 26.04.2021.**

### **20/04746/FUL - 67 High Street**

External alterations associated with the conversion of the first floor to residential as permitted under application 20/03747/CLPU, including installation of window on the front elevation, window and door to the rear elevation, wall light and painting of rear elevation. **Update requested from case officer (Danielle Milsom) on 26.04.2021.**

### **20/04931/FUL - 1 Tintagel Close**

Refurbishment of plots 1 - 44 Tintagel Close including: Overclad of the elevation with an insulated rendered and acrylic rick slip system, new handrails and waterproofing to walkways and balconies and new front fire doors, with associated concrete repairs prior to installation. New front main entrance and replacement/refurbished access stairs. Improvements to security and front entrance gates. **Update requested from case officer (Isabel Daone) on 26.04.2021.**

### **21/00120/FUL - Wellfield House Parkhouse Lane**

Erection of a detached dwelling and associated works **Update requested from case officer (Ben Burke) on 26.04.2021.**

### **21/00155/FUL - 20 Bristol Road**

Creation of 5 no. roof windows **Update requested from case officer (Helen Ellison) on 26.04.2021.**

### **20/04944/LBA - 20 Bristol Road**

Internal and external alterations to create 5 no. conservation roof windows to converted lost space and retrospective permission for creation of partitions and other minor works to roof space **Update requested from case officer (Helen Ellison) on 26.04.2021.**

### **21/00150/FUL - Wellfield House Parkhouse Lane**

Residential development of 4 dwellings and associated works **Update requested from case officer (Ben Burke) on 26.04.2021.**

### **21/00341/FUL - New School 35 Fairfield Way**

Erection of a two storey, two form entry primary school at Hygge Park **Update requested from case officer (Tessa Hampden) on 26.04.2021.**

### **21/00400/FUL - 30 Oakfield Road**

Erection of a front and rear singles storey extension with installation of rear dormer, with internal alterations to convert existing bungalow into 1.5 storey dwelling. **Update requested from case officer (Isabel Daone) on 26.04.2021.**

### **20/03804/FUL - 124 Bath Road**

Change of use of an existing ancillary agricultural building to ancillary residential use including alterations to form workshop, storage and garage space REVISED PLANS **Update requested from case officer (Danielle Milsom) on 26.04.2021.**

### **21/00435/EFUL - Ministry of Defense Storage and Distribution Centre Pixash Lane**

Redevelopment and consolidation of existing depot site and adjacent land with associated staff parking and access and landscaping works to include the provision of the following: (i) a public re-use and recycling centre (RRC); (ii) material recovery facility (MRDF); (iii) waste transfer station; (WTS); (iv) Trader (bulky waste); Trade Waste Transfer Station (TWTS); (v) vehicle fleet storage and maintenance; (vi) MOT centre (public); BANES Parks and Grounds maintenance storage; (viii) BANES Highways winter service and salt store; and ancillary offices **Update requested from case officer (Tessa Hampden) on 26.04.2021.**

### **21/00494/FUL - 38 Chandos Road**

Erection of single-storey side extension, two-storey rear extension and porch **Update requested from case officer (Rebecca Robinson) on 26.04.2021.**

### **21/00579/FUL - 8 The Labbott**

Erection of two storey 3-bedroom dwelling attached to the side of the existing terraced house and construction of a single storey rear extension to the existing house **Update requested from case officer (Isabel Daone) on 26.04.2021.**

### **21/00320/FUL - Barn Cottage, Old Bristol Road**

Erection of detached double garage within the curtilage of the property **Update requested from case officer (Isabel Daone) on 26.04.2021.**