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To All Members of the Planning and Development Committee: Cllrs Dave Brassington, Deb Cooper, Clive Fricker (Chair), Alan Greenfield, Alex Ross, Brian Simmons and Jonathan Wallcroft.

c.c. All other Councillors

Dear Members of Planning and Development Cttee

In accordance with the Schedule of Delegation approved by Town Council on April 22nd 2021 the Town Clerk/Deputy Town Clerk is required to exercise delegated power (in consultation with the members of the cttee) to make decisions on the following items:

Consultation on planning applications

Proposed decisions

Decisions on listed planning applications under item 8 on the agenda.

Members are therefore invited to a virtual consultation with the Deputy Town Clerk on Monday 24th May 2021 at time 7.30 p.m. via the following link.

To Join the Meeting

<https://us02web.zoom.us/j/83756302322?pwd=R2xmNVlzMVZVWJHNGF6YlVVQzFqZ2pOZz09>

Meeting ID: 837 5630 2322

Passcode: 590603

All delegated decisions will go to the next meeting of full Council on 22nd June (or later face to face meeting if applicable) for ratification.

Signed on 17 MAY 2021

A handwritten signature in black ink, appearing to read "Dawn", enclosed within a simple, hand-drawn oval scribble.

Dawn Drury

By Dawn Drury, Deputy Town Clerk

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

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 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.

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 4th May 2021 and Monday 10th May 2021 (previously circulated) be confirmed as a true record and signed by the Chairman at the next physical meeting on 21st June 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 21/02106/FUL – 4 Abbey Park
Demolition of existing garage, to be replaced with a new garage and workshop.
- 8.2 21/01225/FUL - Keynsham Paper Mill, Avon Mill Lane
Erection of a new warehouse.
- 8.3 21/02229/FUL – 47 Balmoral Road
Erection of double storey side and rear extensions.
- 8.4 21/00155/FUL – 20 Bristol Road (REVISED PLANS)
Creation of 2 no. roof windows (1 to private courtyard roof slope and 1 to west facing gable roof slope) and 1 no. window to street facing gable.
- 8.5 20/04944/LBA – 20 Bristol Road (REVISED PLANS)
Internal and external alterations to create 2 no. roof windows (1 to private courtyard roof slope and 1 to west facing gable roof slope) and 1 no. window to street facing gable

to serve converted loft space and retrospective permission for creation of partitions and other minor works to roof space.

- 8.6 21/02163/FUL – The Locker Room, Bristol Road
Proposed roof alterations to store building to provide a new first floor mezzanine level for additional storage.
- 8.7 21/01785/FUL – Telecommunications Mast 121577, Broadlands School, St Francis Road
Replacement of the existing 15m monopole (17.9m to the top of antennas) with a new 20m monopole (top of antennas), accommodating 6 no. antennas, 1 no microwave dish, the installation of RRU's, the replacement/installation of equipment within the existing cabin, along with minor ancillary works.
- 8.8 21/02001/FUL – 19 Chandos Road
Erection of single storey rear extension.
- 8.9 21/01952/FUL – Chew Bridge Cottage, Gooseberry Lane
Erection of single storey side extension.
- 8.10 21/01930/AR – 13-15 High Street
Installation of one TSB fascia logo, two TSB projecting signs, two ATM surrounds and one double sided A board.
- 8.11 21/01790/FUL – 53 Park Road
Erection of 2 no. two bedroom detached bungalows with associated works.
- 8.12 21/02260/FUL – 152 Park Road
Erection of single and double storey rear extension.
- 8.13 21/02035/FUL – Park House, Station Road
Proposal for the subdivision of the existing house and erection of a two storey extension to facilitate the creation of a new dwelling.
- 8.14 21/01956/FUL – 2 The Mead
Conversion of garage to form living annexe.
- 8.15 21/02232/FUL – 3 Vandyck Avenue
Demolish existing lobby and construct larger lobby with rendered walls, a flat roof, composite front door and UPVC double glazed window.

TREE WORKS NOTIFICATIONS

- 8.16 21/02182/TCA – Land Rear of 56 to 76 Bath Hill
Sycamore (T1) – fell.

9. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

- 9.1 21/01127/FUL – 9 Chandag Road
Raising of roof pitch to provide additional accommodation in the roof space with dormer windows to the front, together with a rear extension and new front porch. Demolition of existing single garage and associated external works. (Support with comments).
- 9.2 21/00494/FUL – 38 Chandos Road
Erection of single storey side extension, two storey rear extension and porch. (Support).
- 9.3 20/03508/VAR – Manor Farm Buildings, Chewton Road, Chewton Keynsham
Variation of condition 15 (plans listed) of 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). (Object).
- 9.4 21/01146/FUL – 126 Lays Drive
Erection of single storey rear extension including two skylights in roof of extension. (Support with comments).
- 9.5 21/0400/FUL – 30 Oakfield Road
Erection of a front and rear single storey extension with installation of rear dormer, with internal alterations to convert existing bungalow into 1.5 storey dwelling. (Object).
- 9.6 21/01218/FUL – 165 Park Road
Alteration to northern (side) façade to include new primary entrance point with an extension to western (primary) façade, to re-organise the internal layout and provide additional living accommodation. (Support).
- 9.7 21/01073/FUL – 1 St Keyna Road
Erection of garden office to the rear of the property following removal of existing garage. (Support with comments).
- 9.8 21/00916/FUL – 44A Temple Street
Change of use from hot food takeaway (Sui Generis) to tattoo studio (Sui Generis). (Support).

CONSENT

- 9.9 21/01077/TPO – 8B Dunster Road

Ash T1 – Crown reduce by radial 2m to allow light into property below. (Support).

NO OBJECTION

- 9.10 21/01600/TCA – The Rectory, 1 The Park
G1 – Crown lift by approximately 3-4 metres 2 x conifers. (Noted).

WITHDRAWN

- 9.11 21/01212/AR – 44A Temple Street
Display of 1 no. externally illuminated fascia sign and 1 no. internally illuminated projecting sign. (Object).

10. PLANNING APPEAL

- 10.1 PLANNING APPEAL REF 21/00042/RF (APPLICATION REF 20/00203/FUL – 10 CHELMER GROVE
Erection of a 2 bed bungalow to the side of 10 Chelmer Grove, Keynsham.
Planning Inspectorate Appeal Ref: APP/F0114/W/20/3264987
Appeal Start Date: 28 April 2021
Appellant: Mr Graham Holmes

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 represents over-development of the site and is out of keeping with the local context in terms of, siting, spacing, layout and design. This would have a detrimental impact on the character and appearance of the locality and the scheme is therefore not in accordance with policies D2, D4, D5 and D7 of the Bath and North East Somerset Placemaking Plan (2017).
2. Due to the siting of the proposed bungalow close to the neighbouring boundaries and the extensive use of glazing on the side elevation, the scheme would have significant negative over-bearing and loss of privacy impacts for surrounding neighbours, contrary to policy D6 of the Bath and North East Somerset Placemaking Plan (2017).
- 3 The scheme fails to demonstrate adequate and safe car parking, cycle parking and vehicular access for the existing and proposed property contrary to Policy ST7 of the Bath and North East Somerset Placemaking Plan (2017).

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 **Temple Quay House, 2 The Square, Bristol, BS1 6PN, by the 2 June 2021** quoting the Inspectorate's Appeal Reference: **APP/F0114/W/20/3264987**. If the Planning Inspectorate receives representations after the deadline stated above they will not normally be seen by the Inspector and will be returned.

Details of the appeal are available for inspection via the Council's website <http://planning.bathnes.gov.uk/PublicAccess/>. If you do not have access to the internet, you can use the self-service computers at all Council Connect Offices. They are available at The One Stop Shop, 3-4 Manvers Street in Bath, Keynsham Civic Centre, Market Walk in Keynsham and The Hollies in Midsomer Norton. Electronic booklets entitled 'Guide to Taking Part in Planning Appeals' are available for download on the Council's website www.bathnes.gov.uk. Should you require a hard copy, please telephone Council Connect on 01225 394041. Alternatively, you can also access this document via the Planning Inspectorate website at <https://www.gov.uk/government/organisations/planning-inspectorate>.

11. LIST OF OUTSTANDING PLANNING APPLICATIONS

See pages 8 - 12.

12. DATE OF NEXT MEETING

RECOMMENDATION:

That the next scheduled meeting of this Committee will be held in the **Baptist Church, Keynsham, High Street on Monday 21st June 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 6th May 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 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. 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. Update requested from the case officer Tessa Hampden on 06.05.2021.

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. Update requested from the case officer Samantha Mason on 06.05.2021.

07.05.2021 - The Case Officer has been advised by the agent this week that the ecology surveys are now underway and will be completed this month. The deadline has been extended to June so that once received the council ecologist can be re-consulted. The case officer has made it clear that she cannot indefinitely extend the application deadline and expect the surveys to be forthcoming in the timescales they have now advised.

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.** **Update requested from the case officer Isabel Daone on 06.05.2021.**

07.05.2021 – The Case office is still waiting for an updated site location plan from the agent for this application.

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 25th January 2021** – She is just waiting on some further information from the applicant's structural engineer. **Update requested from the case officer Emily Smithers on 06.05.2021.** **10.05.2021** the case officer reported that she is waiting on some further information from the applicant in relation to the existing structure, I hope to have this shortly.

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.** **Update requested from the case officer Tessa Hampden on 06.05.2021.**

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.** **Update requested from the case officer Tessa Hampden on 06.05.2021.**

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 25th January 2021 – B&NES have just received some revised plans which are available to view on the website. Update requested from the case officer Chris Griggs-Trevarthen on 06.05.2021.

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. Update requested from the case officer Tessa Hampden on 06.05.2021.

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. Update requested from the case officer Danielle Milson on 06.05.2021 – Target decision date 28th May 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. Update requested from the case officer Tessa Hampden on 06.05.2021.

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. Update requested from the case officer Isabel Daone on 06.05.2021

07.05.2021 - The case officer has contacted the agent multiple times on this application requesting further information regarding the fire safety surrounding the cladding but have had no information. Until she has this information, she will not be able to determine the application and she will be chasing again today.

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. Update requested from the case officer Ben Burke on 06.05.2021 – Target decision date 10th May 2021.**

21/00155/FUL - 20 Bristol Road

Creation of 5 no. roof windows **Update requested from case officer (Helen Ellison) on 26.04.2021. Update requested from the case officer Helen Ellison on 06.05.2021. Target decision date 12th May 2021. REVISED PLANS RECEIVED 13.05.2021**

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. Update requested from the case officer Helen Ellison on 06.05.2021. Target decision date 12th May 2021. REVISED PLANS RECEIVED 13.05.2021**

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. Update requested from the case officer Ben Burke on 06.05.2021 – Target decision date 10th May 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. Update requested from the case officer Tessa Hampden on 06.05.2021.**

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. Update requested from the case officer Danielle Milsom on 06.05.2021 – Target decision date 28th May 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. Update requested from the case officer Tessa Hampden on 06.05.2021 – Target decision date 6th May 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. Update requested from the case officer Isabel Daone on 06.05.2021

07.05.2021 – The case officer is waiting for a response from highways regarding revised plans and an accessibility statement which was submitted last week.

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. **Update requested from the case officer Isabel Daone on 06.05.2021 – Target decision date 10th May 2021.**