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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 Councillor

You are invited to a meeting of the **PLANNING & DEVELOPMENT COMMITTEE** on **Monday 12th July 2021 commencing at 7.30pm** in the Baptist Church, High Street, Keynsham

Signed on 5th July 2021

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

Dawn Drury

By Dawn Drury, Acting Town Clerk

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).

PLANNING & DEVELOPMENT COMMITTEE AGENDA

1. APPOINTMENT OF CHAIRMAN

RECOMMENDATION

To note that Councillor Fricker be appointed as Chairman of the Committee for the Municipal Year 2021-2022, as agreed at the Town Council meeting held on 5th May 2021.

2. APPOINTMENT OF VICE-CHAIRMAN

RECOMMENDATION

To note the appointment of Councillor Cooper as Vice Chairman for the Municipal Year 2021-2022, as agreed at the Town Council meeting held on 5th May 2021.

3. MEMBERSHIP

RECOMMENDATION

To note the Membership comprising the Committee is Councillors D Brassington, D Cooper, C Fricker, A Greenfield, A Ross, B Simmons and J Wallcroft for the Municipal Year 2021-2022, as agreed at the Town Council meeting held on 5th May 2021.

4. TERMS OF REFERENCE (attached – page 11)

To note the Committee's Terms of Reference as agreed at the Annual Meeting of the Town Council on 5 May 2021.

5. APOLOGIES FOR ABSENCE

To receive apologies for absence.

6. 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).

7. 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.

8. RECORD OF PREVIOUS MEETINGS

RECOMMENDATION:

That the Minutes of the Planning & Development Committee meeting held on Monday 21st June 2021 (previously circulated) be confirmed as a true record and signed by the Chairman.

9. 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.

10. 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.

11. 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).

12. CONSULTATION ON PLANNING APPLICATIONS

- 12.1 21/02885/CLEU – Parcel 1977, Charlton Road
Siting of a caravan for residential use, a container for storage, and the storage of caravans/mobile homes on the site. (Certificate of Lawfulness of Existing Use).
- 12.2 21/02986/FUL – 17 Claudius Road
Erection of single storey rear extension.
- 12.3 21/03037/FUL – Lock Cottage, Durley Lane
Internal remodelling and erection of extensions to West, East and South elevations. Structural remediation works to remedy historic movement at NE corner due to tree roots. Thermal upgrading works including external insulation, solar photovoltaics to south facing roof slope and glazing replacement.
- 12.4 21/02945/FUL – 64 Gaston Avenue
Erection of two storey side and single storey rear extensions.
- 12.5 21/01930/AR REVISED INFORMATION – 13-15 High Street
Installation of one TSB fascia logo, two TSB projecting signs, two ATM surrounds and one double sided A board.
- 12.6 21/02778/FUL – The Old Bank, 20 High Street
Erection of large outdoor shed to incorporate outside bar.

TREE WORKS NOTIFICATIONS

- 12.7 21/02720/TCA – 1 Wellsway
Ash (T1) and Apple (T2) – Fell.

13. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

- 13.1 21/0229/FUL – 47 Balmoral Road
Erection of double storey side & rear extension. (Support).
- 13.2 21/02001/FUL – 19 Chandos Road
Erection of single storey rear extension. (Support).
- 13.3 21/02183/FUL – 4 Lyndhurst Road
Single storey rear extension. (Support).

- 13.4 21/02260/FUL – 152 Park Road
Erection of single and double storey rear extension. (Support).
- 13.5 21/02663/FUL – The Elms, Stockwood Hill
Provision of hip-to-gable roof extension with dormer windows to provide additional accommodation with associated works. (Support).
- 13.6 21/02232/FUL – 3 Vandyck Avenue
Demolish existing lobby and construct larger lobby with rendered walls and a flat roof, composite front door and UPVC double glazed window. (Support).
- 13.7 21/00120/FUL – Wellfield House, Parkhouse Lane
Erection of a detached dwelling and associated works. (Support with comments).
- 13.8 21/00150/FUL – Wellfield House, Parkhouse Lane
Residential development of 4 dwellings and associated works. (Support).
- 13.9 21/01827/FUL – 11A Westfield Close
Erection of single storey front extension. (Support)

NO OBJECTION

- 13.10 21/02182/TCA – Land Rear of 56 to 76 Bath Hill
Sycamore (T1) – fell. (Noted).

REFUSED

- 13.11 21/02346/FUL - Durley Grange, Durley Lane
Erection of a new outbuilding to an existing dwelling, incorporating an existing trailer/fuel store with new garden storage. (Support).

14 NOTICE OF APPEALS

- 14.1 Appeal reference 21/00040/RF – Planning application 20/03507/LBA – 1 Back Lane – Erection alterations for the erection of a glazed conservatory to side elevation (Resubmission). (Attached page 12).
- 14.2 Appeal reference 21/00039/RF – Planning application 20/03862/FUL – 1 Back Lane – Erection of glazed conservatory to side elevation. (Attached page 13).

15 LIST OF OUTSTANDING PLANNING APPLICATIONS

See pages 7 - 10.

16 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 2nd August 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 5th July 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.

20/01545/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.

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.

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.

NAME OF COMMITTEE	PLANNING & DEVELOPMENT Committee
MEMBERSHIP WITH VOTING RIGHTS	7 members of the Town Council
FUNCTIONS	<p>(i) Receive planning applications and related matters; consider comments and forward decisions, observations and comments to Bath & N.E. Somerset Council and/or any other appropriate authority.</p> <p>(ii) To make observations/comments on planning policies and detailed local plans appropriate to the Town and make recommendations to the full Town Council.</p> <p>(iii) To make observations/comments on tree preservation orders and listed building consents.</p> <p>(iv) To deal with all matters relating to the creation, diversion and closure of public rights of way and open green spaces.</p> <p>(v) To comment on Traffic Orders to B&NES Council on Traffic Management matters.</p> <p>(vi) Comment on license applications.</p> <p>(vii) Nominate speaker(s) to represent the Town Council at B&NES Council planning meetings/committees.</p>
DELEGATED POWERS	The Planning Committee are authorised to make decisions on behalf of Keynsham. Town Council with regard to all functions
REFERRED BUSINESS	<p>To consider and make recommendations to the Town Council on the following matters -</p> <ul style="list-style-type: none"> • To make observations/comments on the Core Strategy, planning policies and detailed local plans appropriate to the Town <p>.</p>
QUORUM	3 members of the planning committee
FREQUENCY OF MEETINGS	Every 3 weeks

Bath & North East Somerset Council

Planning Services
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Fax: (01225) 394199
DX: 8047 (Bath)
Date: 24th June 2021
Our Ref: 21/00040/RF

Keynsham Town Council
FAO: Dawn Drury
Deputy Town Clerk To Keynsham Town Council
15-17 Temple Street
Keynsham
BS31 1HF

Planning (Listed Buildings and Conservation Areas) Act 1990 **The Planning (Listed Buildings and Conservation Areas) Regulations 1990**

Site Location: **1 Back Lane Keynsham Bristol Bath And North East Somerset**
Description of Proposal: **External alterations for the erection of a glazed conservatory to side elevation (Resubmission).**
Appeal Ref: **21/00040/RF**
Application Ref: **20/03507/LBA**
Planning Inspectorate Appeal Ref: **APP/F0114/W/21/3268470**
Appeal Start Date: **21 April 2021**
Appellant: **Mr and Mrs Brenda & Keith Poulter**

We are again writing to inform you that an Appeal has been made to the Planning Inspectorate in respect of the above development. This notification is being reissued and the one previously sent quoted the incorrect reference numbers. The consultation period is re-opened. You have until **22nd July 2021** to submit comments in respect of the appeal.

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 extension, by reason of its design, size, scale and siting is considered to be an inappropriate design in this location and harmful to the special architectural and historic interest of the listed building and its setting. There is no overriding public benefit to outweigh the identified harm. The proposal is therefore contrary to the aims and requirements of policies D1, D2, D3, and HE1 of the Bath and North East Somerset Placemaking Plan (adopted July 2017) and the National Planning Policy Framework.

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 **Room 3/M, Temple Quay House, 2 The Square, Bristol, BS1 6PN, by the 22 July 2021** quoting the Inspectorate's Appeal Reference: **APP/F0114/W/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.

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>.

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Date: 24th June 2021
Our Ref: 21/00039/RF

Keynsham Town Council
FAO: Dawn Drury
Deputy Town Clerk To Keynsham Town Council
15-17 Temple Street
Keynsham
BS31 1HF

Town and Country Planning Act 1990

Site Location: **1 Back Lane Keynsham Bristol Bath And North East Somerset**
Description of Proposal: **Erection of glazed conservatory to side elevation.**
Appeal Ref: **21/00039/RF**
Application Ref: **20/03862/FUL**
Planning Inspectorate Appeal Ref: **APP/F0114/Y/21/3270027**
Appeal Start Date: **21 April 2021**
Appellant: **Mr and Mrs Brenda & Keith Poulter**

We are again writing to inform you that an Appeal has been made to the Planning Inspectorate in respect of the above development. This notification is being reissued as the one previously sent quoted the incorrect reference numbers. The consultation period is re-opened. You have until **22nd July 2021** to submit comments in respect of the appeal.

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 information submitted with this application is not sufficient to be able to fully assess the impact of the proposed extension, on the listed building or on the character and appearance of this part of the conservation area. The proposal is therefore contrary to the aims and requirements of B4 and CP6 of the Bath and North East Somerset Core Strategy and policies D1, D2, D3, D6, D7 and HE1 of the Bath and North East Somerset Placemaking Plan (adopted July 2017) and paragraph 189 of the National Planning Policy Framework, whereby the applicant has not provided sufficient detail to enable a detailed understanding of the potential impact of the proposals on the significance of the immediate historic environment.

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 **Room 3/M, Temple Quay House, 2 The Square, Bristol, BS1 6PN, by the 22 July 2021** quoting the Inspectorate's Appeal Reference: **APP/F0114/Y/21/3270027**. If the Planning Inspectorate receives representations after the deadline stated above they will not normally be seen by the Inspector and will be returned.

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