



Dawn Drury – Acting 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, 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 2nd August 2021** commencing at 7.30pm in the Baptist Church, High Street, Keynsham

Signed on 26th 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. 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 12th July 2021 (previously circulated) be confirmed as a true record and signed by the Chairman.

5. PUBLIC PARTICIPATION

In accordance with Standing Order 3(e), Members of the Public will have the opportunity to ask the Chairman any question concerning, or make observations upon, the business of the Council, at the start of the meeting, provided notice of the question along with the name and address of the member of public has been given to the Town Clerk at least four clear days before the meeting where possible, and in any case to the Chairman before the meeting. This also applies to all Committees of the Council.

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 21/03241/FUL – 11 Dunster Road
Erection of single storey rear extension and detached garden store/home office, following demolition of existing garage.
- 8.2 21/03330/FUL – 12 Lytes Cary Road
Erection of single storey front extension and associated works.
- 8.3 21/03156/FUL – 28 Manor Road
Erection of 2 bed dwelling on land adjacent to existing.
- 8.4 21/03336/FUL – River View, Steel Mills
Erection of a new garage building and loft conversion. Re-modelling rear extension and roof terrace. Additional ancillary works to windows.
- 8.5 21/03132/CLEU – Fanshawe, Stockwood Hill
Use of Fanshawe (also known as the Annex of Durley Hill House) as a separate dwelling to Durley Hill House (Certificate of Lawfulness for and Existing Use).

9. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

- 9.1 21/02401/FUL – Units 1-2, Ashmead Park, Ashmead Road

Erection of single storey open sided extension forming new entrance canopy. External alterations to cladding, new windows and doors. Alteration to external landscaping and car parking areas. Repositioned car park entrance. (Support).

- 9.2 21/02945/FUL – 64 Gaston Avenue
Erection of two storey side and single storey rear extensions. (Support).
- 9.3 21/02316/FUL – 5 Princess Close
Erection of rear and side extension. (Support).
- 9.4 21/02545/FUL – 22 Walden Road
Erection of a two-storey rear extension and conversion of garage to utility room. (Support).
- 9.5 21/02302/FUL – 45 Wellsway
Proposed erection of high-level wire mesh fence at rear boundary wall. (Support).

CONSENT

- 9.6 21/02402/AR – Units 1-2, Ashmead Park, Ashmead Road
Installation of building signs indicating the brands of the occupiers (1) attached directly to the building (2) on posts at the entrance to the site. (Support).
- 9.7 21/01930/AR – 13-15 High Street
Installation of one TSB fascia logo, one TSB projecting sign, two ATM surrounds and one double sided A board. (Comments only).

10. EMAIL CORRESPONDENCE - PLANNING APPLICATION 21/02885/CLEU – PARCEL 1977 CHARLTON ROAD

Email correspondence received from case officer dated 13th July 2021.

Please note that it is not possible for the Council to object to a certificate of lawfulness application on the grounds of its planning merits (or lack of).

A certificate of lawfulness application can only consider whether an existing (or proposed) building or use is lawful in line with sections 191 or 192 of the Town and Country Planning Act 1990. In this case, the applicant needs to demonstrate that the mobile home and associated structures have been located on the site for four or more years and that any residential use of the mobile home has also occurred for 4 or more years. If the mobile home were to be considered a moveable “caravan”, the applicant would need to demonstrate 10 years continuous use of the site for residential purposes and / or storage.

I have not yet fully assessed the application; however it is likely that there is insufficient evidence to demonstrate that the use and building is lawful.

If Keynsham Town Council would like to make further representation about the history and use of the site, I can take this into account in my determination, however, unfortunately, I will not be able to consider the issues relating to access that have been raised (although these would become relevant to any subsequent enforcement action).

RECOMMENDATION:

To note.

11. **B&NES COUNCIL – (TH TTC2598 FOOTPATH BA27/28 – BA 27/27, NR BATH ROAD KEYNSHAM) (TEMPORARY PROHIBITION OF USE BY PEDESTRIANS) ORDER 2021 (see attached – page 6)**

For information only.

12. **LIST OF OUTSTANDING PLANNING APPLICATIONS**

See pages 7 - 9.

13. **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 23rd August 2021 at 7.30 p.m.**

BATH AND NORTH EAST SOMERSET COUNCIL

(THTTC2598 FOOTPATH BA27/28 – BA27/27, Nr BATH ROAD, KEYNSHAM)
(TEMPORARY PROHIBITION OF USE BY PEDESTRIANS) ORDER 2021

Notice is hereby given that the Bath and North East Somerset Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984 intends to make an order the effect of which will be to close temporarily to pedestrians that length of Footpaths BA27/28: ST 66532 68226 to ST 66563 68048 Nr Bath Road, Keynsham from a point alongside Withies Farm heading in a southerly direction for a distance of approximately 317 metres, BA27/27: ST 66527 67929 to 66837 67819 from its meeting point with BA27/28 in a easterly direction for a distance of approximately 328 metres.

This order is required because works are being or are proposed to be executed on or near the footpath consequent upon construction works by Crest Nicholson Operations Limited, and will be operative from the 09th August 2021 for a maximum period of 6 months. However, the restrictions may not be effected for the whole of the period but it is anticipated that the footpaths will be restricted as and when traffic signs are in position and only for so long as is necessary to execute the works which it is anticipated will be 6 months.

Applicant details: Emma Geater – Crest Nicholson Operations Limited

Email: gaubrey@dacbeachcroft.com

Telephone number: 0117 918 2115

Alternative Route:

Diversion route on site and signed accordingly

Dated: 22nd July 2021

Bath and North East Somerset Council
Traffic Management Team
Lewis House
Manvers Street
Bath BA1 1JG

Chris Major
Director of
Place Management

PLANNING APPLICATIONS UNDETERMINED BY BATH & NORTH EAST SOMERSET COUNCIL FOR A PERIOD OF 8 WEEKS OR LONGER as of 26th 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.