



Dawn Drury – Acting Town Clerk

15-17 Temple Street,

Keynsham, Bristol BS31 1HF

Office telephone: 0117 9868683

Temp Telephone: 07904 161097

E-mail: [deputytownclerk@keynsham-gov.uk](mailto:deputytownclerk@keynsham-gov.uk)

[www.keynsham-tc.gov.uk](http://www.keynsham-tc.gov.uk)

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 23<sup>rd</sup> August 2021** commencing at 7.30pm in the Baptist Church, High Street, Keynsham

Signed on 16<sup>th</sup> August 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 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 2<sup>nd</sup> August 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 21/03786/FUL – Ashmead Park, Ashmead Road  
Development of disused plot to form new light industrial warehouse unit with ancillary office space (Use Class B8).
- 8.2 21/01545/FUL – 1 Bath Hill – REVISED PLANS  
Conversion of existing store to residential dwelling.
- 8.3 21/03719/FUL – 26 Cadbury Road  
Erection of single storey rear extension.
- 8.4 21/03780/FUL – 47 Chandag Road  
Install new Medpoint prescription collection machine within the existing shop front.
- 8.5 21/03659/FUL – 4 Chewton Place  
Single storey rear extension.
- 8.6 21/03557/FUL – 1 Clyde Avenue  
Erection of two storey side extension.
- 8.7 21/03688/FUL – 9 Cranmore Avenue  
Erection of single storey rear extension.
- 8.8 21/03535/VAR – 2 Mayfields  
Variation of condition 11 (Plans List) of application 19/00590/FUL. (Erection of 4 no. flats on land adjacent to 2 Mayfields).

- 8.9 21/02936/FUL – The Coach House, Stockwood Vale  
Erection of porch extension, creation of garage beneath existing car port and open pergola to parking area.
- 8.10 21/03616/FUL – 42 St Clement’s Road  
Erection of two storey rear extension.
- 8.11 21/03316/FUL – 15B Warwick Road  
Erection of aviary to house Golden Eagle. (Retrospective).
- 8.12 21/03075/FUL – 10 Winscombe Close  
Erection of 3 no. 4 bedroom dwellings with associated works.

### **TREE WORKS NOTIFICATIONS**

- 8.13 21/03522/TPO – Street Record, Somerdale Road  
Various works to trees T56, T54, T47, T44, T42, T40, T39, T37, T35, T33, T32, T31, T30, T29, T28 as per inspection report.

## **9. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL**

Notification of the following decisions that have been received.

### **PERMITTED**

- 9.1 20/3804/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. (Object).
- 9.2 21/01671/FUL – 1 Kelston Road  
Erection of a dormer roof extension. (Object).
- 9.3 21/00435/ERE03 – Ministry of Defence 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 (MRF); (iii) waste transfer station (WTS); (iv) Trader (bulky waste); Trade Waste Transfer Station (TWTS); (v) vehicle fleet storage and maintenance; (vi) MOT centre (public); (vii) BANES Parks and Grounds maintenance storage; (viii) BANES Highways winter service and salt store; and ancillary offices. (Support).
- 9.4 21/02611/FUL – 139 Wellsway  
Proposed first floor side extension above existing garage to create an additional two bedrooms and associated works. (Support).

## **NO OBJECTION**

- 9.5 21/02720/TCA – 1 Wellsway  
Ash (T1) and Apple (T2) – Fell. (Noted).

## **WITHDRAWN**

- 9.6 16/04359/FUL – Parcel 7877, Stidham Lane (removed from 8-week list)  
Replacement of existing mooring pontoons, walkways and access staircase with ancillary replacement of services. (Object with comments).

## **REFUSED**

- 9.7 21/01412/FUL – Unregistered Unit 1-4, Old Station Yard, Avon Mill Lane  
Erection of 3 no. acoustic barriers; permission to allow the filling of concrete mixing vehicles between 6.30am and 5.30pm (Monday-Friday) 8.00am-1.00pm Saturday and 7.30am-5.30pm (Bank Holidays); permission to allow other specified operations at the site between 7.30am and 6.30pm (Monday-Friday) and 8.00am and 1.00pm (Saturday) and 7.30am -5.30pm (Bank Holidays); and permission to store materials in external yard area (re-submission of planning application 20/02008/FUL). (Object).
- 9.8 21/02855/CLEU – Parcel 1977, Charlton Road  
Siting of a caravan for residential use, a container for storage, storage of caravans/mobile homes on the site. (Certificate of Lawfulness of Existing Use). (Noted).

## **10. LIST OF OUTSTANDING PLANNING APPLICATIONS**

See pages 8 - 13

## **11. PLANNING APPLICATION 21/01181/OUT – TREETOPS**

For information, an appeal against non-determination has been submitted for the above application. This means that the decision will now be taken by the Planning Inspectorate rather than the local authority.

However, the authority must still determine what decision it would have made if it had determined the application, so as to adopt a position in respect of the appeal. In accordance with the scheme of delegation the case has been referred to the Chair/Vice Chair of B&NES Council Planning Committee who has decided that the recommendation should remain delegated to officers and does not need to be determined by the B&NES Council Planning Committee.

**12. PLANNING APPLICATION 21/01200/out 2 ELLSBRIDGE CLOSE**

This application has been referred B&NES Committee for determination, see page 7 for information.

**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 13<sup>th</sup> September 2021 at 7.30 p.m.**

Planning Services Date: 13th August 2021

## TOWN AND COUNTRY PLANNING ACTS NOTIFICATION OF COMMITTEE

Application Type: **Outline Application**

Site Location: **2 Ellsbridge Close Keynsham Bristol Bath And North East Somerset BS31 1TB**  
Description of Proposal: **Outline application (with all matters reserved) for the erection of 1no. detached house with a private driveway and 2 parking spaces on land to rear of 2 Ellsbridge Close.**

Name of Applicant: **M Smith**

Application Number: **21/01200/OUT** Case Officer: **Emma Watts**

We are writing to advise you that the above application will be considered by the Planning Committee at its meeting to be held on 25 August 2021 at the **The Guildhall, High Street, Bath** commencing at **11.00 am**.

The papers for this meeting will be available for public inspection on the Council's website at [www.bathnes.gov.uk](http://www.bathnes.gov.uk) 5 working days prior to the date of the meeting. For information about your right to speak at committee, please go to the [Development Management \(Planning\) Public speaking scheme](#) web page. Alternatively, please contact Democratic Services on the number below. If you do not have access to the internet, self-service computers are available at Council Connect Offices at One Stop Shop, 3-4 Manvers Street in Bath, Riverside in Keynsham and The Hollies in Midsomer Norton. Council Connect staff are available help you to use the computers if you need assistance.

Should you wish to discuss this application or seek any further information, please contact the case officer, Emma Watts on 01225 477471 and please inform Democratic Services on (01225) 394414 no later than 5pm on the Monday prior to the meeting if you would like to attend the meeting and speak.

**Planning Services**

**Bath & North East Somerset Council**

**PLANNING APPLICATIONS UNDETERMINED BY BATH & NORTH EAST SOMERSET COUNCIL FOR A PERIOD OF 8 WEEKS OR LONGER as of 16<sup>th</sup> August 2021**

**NOTE: 8 WEEKS FOR MINOR APPLICATIONS AND 13 WEEKS FOR MAJOR APPLICATIONS**

**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.

10.08.2021 – Target decision date now set for 13.08.2021

**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. 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. Revised Planning application received 05.08.2021



10.08.2021 – Target decision date 23.12.2020 – Construction method statement added to case file 22.06.2021. Change of case officer due to maternity cover decision to be released soon

### **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.

10.08.2021 – Target decision date 12.03.2021 – update requested from Case Officer. The Case Officer has reported that there are still on-going negotiations, including ecology but B&NES hope to draw this to a conclusion soon.

### **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.

10.08.2021 – Target decision date - 16.02.2021 – update requested from Case Officer. The Case Officer has reported that there are ongoing negotiations on this in particular application with regards to the impact upon the highway network and ecology.

### **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. Update requested from the case officer Chris Griggs-Trevarthen on 06.05.2021.

10.08.2021 – Target decision date – 07/05/2021 – update requested from Case Officer

### **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. The Case Officer has reported that the s106 is currently being prepared to secure the additional affordable housing and education contributions. She hopes that this will be concluded soon.

10.08.2021 – Target decision date – 01.01.2021 – Delegated decision form to Chair of B&NES Planning Committee 14.06.2021 recommendation delegated to officer decision. Update requested from Case Officer

### **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.

10.08.2021 – Target decision date – 12.03.2021 - Update requested from Case Officer.

### **21/00419/EFUL - Resourceful Earth Limited**

Development of an Anaerobic Digester Facility (including retention of the existing Feedstock Reception Building, Digester Tank (x5), Storage tank, CHP engine (x4) Transformer, GRP Substation, GRP Technical room (x5) and Gas Equipment) to produce both gas and electricity for injection into the local grid networks, alongside the restoration of the former Queen Charlton Quarry Site with ecological and landscape enhancements

10.08.2021 – Target decision date – 01.10.2021 – Case Officer Martin Almond

### **21/00701/OUT - Treetops Nursing Home St. Clement's Road**

Outline application (with landscaping reserved) for the erection of a three-storey building comprising of 39 no. self-contained flats (use class C3) following demolition of care home.

10.08.2021 – Target decision date – 21.05.2021 – Update requested from case officer Chris Griggs-Trevarthen. B&NES have received notification of a non-determination appeal which has been submitted to the Planning Inspectorate. This means that Council will not be making the decision on this application. However, if the Council had determined the application we would recommend refusal on several grounds and will therefore be defending the appeal.

We have not yet received a start letter from the Planning Inspectorate (which will contain the relevant appeal information) and I don't anticipate this arriving until September.

### **21/01181/OUT - Treetops Nursing Home St. Clement's Road**

Outline planning application (appearance and landscaping reserved) for the redevelopment of the existing care home to provide a 43 no. bedspace replacement care home. Associated parking and hard/soft landscape works (Resubmission of outline application 20/01277/OUT).

10.08.2021 – Target decision date – 11.06.2021 – Update requested from case officer Chris Griggs-Trevarthen. B&NES have received notification of a non-determination appeal which has been submitted to the Planning Inspectorate. This means that Council will not be making the decision on this application. However, if the Council had determined the application we would recommend approval and therefore we will not be seeking to defend the appeal.

B&NES have not yet received a start letter from the Planning Inspectorate (which will contain the relevant appeal information) and I don't anticipate this arriving until September.

### **21/01184/VAR - Stockwood Vale Golf Club Stockwood Lane**

Variation of condition 7 (floodlighting operation hours) of application 96/02434/FUL (Lighting and external works and landscaping to driving range)

**10.08.2021 – Target decision date – 30.07.2021 – Update requested from case officer Samantha Mason.** I The Case Officer is currently awaiting ecology information and lux lighting plans from the agent. She hopes to receive this in the next week or so and will add it to the file as soon as received. She will then reconsult with the council ecologist on the impacts.

### **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 of land to the rear of 2 Ellsbridge Close.

**10.08.2021 – Target decision date – 27.08.2021 – Case Officer Emma Watts**

### **21/01825/RES - Lays Farm Business Centre, Lays Farm Trading Estate**

Approval of reserved matters to approve appearance, layout, scale and landscaping of the site in regard to application 18/05696/OUT (Outline planning application for the demolition of existing industrial buildings and erection B1 Business buildings and 8 no. dwellings)

**10.08.2021 – Target decision date – 30.07.2021 – Update requested from Case Officer Emma Watts.** The Case Officer is currently in discussions with the agent over revisions to the proposals. There are some revised plans online, but these are likely to be superseded by further revisions.

### **21/02106/FUL - 4 Abbey Park**

Demolition of existing garage, to be replaced with a new garage and workshop

**10.08.2021 – Target decision date – 30.06.2021 – Update requested from Case Officer Dominic Battrick**

### **21/01225/FUL - Keynsham Paper Mill Avon Mill Lane**

Erection of new warehouse.

**10.08.2021 – Target decision date – 29.07.2021 – Update requested from Case Officer Chris Griggs-Trevarthen.** The Case officer reported that there are some outstanding highways queries (relating to pedestrian/cycle routes to the site) which B&NES are awaiting from the applicant. However, The Case Officer is hopeful of being able to determine the application by the end of August/start of September.

### **21/02035/FUL - Park House Station Road**

Proposal for subdivision of the existing house and erection of a two-storey extension to facilitate the creation of a new dwelling.

**10.08.2021 – Target decision date – 21.06.2021 – Case Officer Isabel Daone.** Day time bat assessment added to the 02.08.2021

### **21/01785/FUL - Telecommunications Mast 121577 Broadlands School St Francis Road**

Replacement of the existing 15 m monopole (17.9 m to the top of the antennas) with a new 20m monopole (top of antennas), accommodation 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).

**10.08.2021 – Target decision date – 08.06.2021 – Update requested from Case Officer Dominic Battrick**

### **21/01790/FUL - 53 Park Road**

Erection of 2 no. two bedroom detached bungalows with associated works.

**10.08.2021 – Target decision date – 02.07.2021 – Case Officer Dominic Battrick. Ecology report added 26.07.2021**

### **21/02343/VAR - Taylor Wimpey Residential Development Parcel 4200 Park Road**

Variation of condition 9 of application 12/03589/VAR (Variation of conditions 15, 16, 17 and 18 of application 09/04351/FUL allowed on appeal 22nd July 2011 (Hybrid planning application for a housing led mixed use development comprising 285 dwellings, retail accommodation, flexible business/employment floor space, affordable housing, formation of new vehicular, pedestrian and cycle accesses, pedestrian and cycle improvements to Parkhouse Lane, formal and informal public open space including junior playing pitch and associated changing rooms and parking facilities, together with landscaping and tree planting and ancillary works including drainage (Full Application) and extension to Castle Primary School (Outline Application, All Matters Reserved)) to enable highway works on Park Road to commence prior to the completion of the further contaminated land investigations which will be undertaken upon demolition of buildings on the site).

**10.08.2021 – Target decision date – 13.08.2021 – Case Officer Dominic Battrick.**

### **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 the rear of 2 Ellsbridge Close REVISED PLANS

**10.08.2021 – Target decision date – 27.08.2021 – Case Officer Emma Watts.**

### **21/02499/FUL - Tynning Courtenay Road**

Erection of dwelling following the demolition of existing dwelling

**10.08.2021 – Target decision date – 20.07.2021 – Update requested from Case Officer Ben Burke. B&NES have requested a bat and bird survey as the existing building is to be demolished and there is habitat connectivity to the site. They are currently awaiting this; Once B&NES have the surveys, they will be able to move forward with the case.**

## **21/01841/FUL - Europa House 3 Wellsway**

Demolition of front garden wall for driveway entrance and creation of vehicular access with dropped kerb

10.08.2021 – Target decision date – 27.07.2021 – Update requested from Case Officer Isabel Daone.