



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 13th September 2021** commencing at 7.30pm in the Baptist Church, High Street, Keynsham

Signed on 6th September 2021.

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

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 23rd 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 21/03984/VAR – Unit 4 Kier Integrated Services Ltd, Ashmead Road
Variation of Condition 4 (Operational Hours) of application 03/00321/FUL (Change of use from general industrial to materials recycling facility with ancillary stables).
- 8.2 21/03998/RES – 10 Bath Road
Approval of reserved matters with regard to application 19/03050/OUT. (Erection of 1 no. new dwelling with parking and associated works to the rear of no. 10 Bath Road, to follow demolition of 1 no. garage. (Outline Application with all matters reserved)).
- 8.3 21/01741/FUL – 36 Gaston Avenue
Erection of 1 no. bed dwelling and associated car parking/drop kerb. (Resubmission).
- 8.4 21/03845/FUL – 20 Martock Road
Erection of two storey rear extension.
- 8.5 21/03490/FUL – Avon Valley Country Park, Pixash Lane
Proposed change of use of mini-golf area to registered day nursery (Use Class E(f)) with planning permission for the erection of 6 no. yurts and the conversion of 2 no. shipping containers to provide reception, service and toilet facilities.
- 8.6 21/04076/FUL – 12 St. Keyna Road
Erection of single storey extension, new double driveway, dropped kerb and a new boundary wall.
- 8.7 21/04033/FUL – 33 St Ladoc Road
Installation of driveway. Highways are dropping the kerb.

- 8.8 21/04027/FUL – 99 St Ladoc Road
Erection of new side extension and rear extension, alterations to drive following demolition of existing garage to the side and outbuildings to the rear.
- 8.9 21/01841/FUL – Europa House, 3 Wellsway
Demolition of front garden wall for driveway entrance and creation of vehicular access with dropped kerb.

TREE WORKS NOTIFICATIONS

- 8.10 21/03810/TCA – Keynsham Railway Station, Station Road
Crown lift trees on walkway access route by up to 3m.
- 8.11 21/03896/TPO – Keynsham Railway Station, Station Road
Crown lift trees overhanging car parking spaces in adjacent car park by up to 3m.

9. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

- 9.1 21/02625/VAR – Unit 4, Kier Integrated Services Limited, Ashmead Road
Variation of condition 4 of application 03/00321/FUL (Change of use from general industrial to materials recycling facility with ancillary stables). (Retrospective). (Support).
- 9.2 21/02986/FUL – 17 Claudius Road
Erection of single storey rear extension. (Support).
- 9.3 21/03037/FUL – Lock Cottage, Durley Lane
Erection of extensions to west, east and south elevations. Solar photovoltaics to south facing roof slope and glazing replacement. (Support).

WITHDRAWN

- 9.4 21/03156/FUL – 28 Manor Road
Erection of 2 bed dwelling on land adjacent to existing. (Comment Only).

REFUSED

- 9.5 21/01200/OUT – 2 Ellsbridge Close
Outline application (with all matters reserved) for the erection of 1 no. detached house with a private driveway and 2 parking spaces on land to rear of 2 Ellsbridge Close. (Support).

10. LIST OF OUTSTANDING PLANNING APPLICATIONS

See pages 6 - 11

11. 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 4th October 2021 at 7.30 p.m.**

12. EXCLUSION OF PRESS AND PUBLIC

RECOMMENDATION:

In accordance with Standing Order 3(d) to RESOLVE that pursuant to the provision of the Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting for the following item of business by reason of the confidential nature of business to be transacted. Item 13 Email in respect of planning application 21/02778/FUL.

13. OLD BANK PLANNING APPLICATION 21/02778/FUL

RECOMMENDATION:

To consider a response to an email received from the applicants agent dated 24th August 2021.

PLANNING APPLICATIONS UNDETERMINED BY BATH & NORTH EAST SOMERSET COUNCIL FOR A PERIOD OF 8 WEEKS OR LONGER as of 6th September 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 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. 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 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.

10.08.2021 – Target decision date – 07/05/2021 – update requested from Case Officer. The Case officer is awaiting some further landscape information from the applicant. He is hoping this will be received soon. He hopes to be in a position to make a recommendation by the end of the month.

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 recommended 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 recommended 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.

The Case Officer has recommended that application 21/00701/OUT (39 self-contained flats) is refused and we will be defending the appeal.

However, in light of the efforts made by the applicant to overcome the conclusions of the previous appeal inspector he is recommending that application 21/01181/OUT (care home) is permitted. The revised scheme has made a number of changes to address the inspector's previous comments, namely:

- Reduction from 57 to 43 bedrooms
- Reduction in the footprint of each of the three buildings
- Creation of two centrally located outdoor amenity areas
- Reduction in amount of car parking
- Relocation of cycle storage

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.

21/01825/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.

21/02499/FUL - Tying 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.