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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 25<sup>th</sup> October 2021** commencing at 7.30pm in the Baptist Church, High Street, Keynsham

Signed on 18<sup>th</sup> October 2021.

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

**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.**

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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 4<sup>th</sup> October 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 21/04390/FUL – 54 Charlton Road  
Erection of single storey rear extension and detached single storey store at the end of drive.
- 8.2 21/04081/FUL – 6 Holcombe Grove  
Proposed attached dwelling to side of 6 Holcombe Grove.
- 8.3 21/04646/FUL – 42 Rock Road  
Erection of rear single storey extension.
- 8.4 21/04606/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 21/01181/OUT).
- 8.5 21/04626/FUL – Ashfield, Stockwood Vale  
Proposed ridge height increase and dormer extension to provide further accommodation in roof. Installation of side balcony to master bedroom.
- 8.6 21/04507/FUL – Proposed Café, 223 Trajectus Way  
Erection of no. 4 dwellings (Use Class C3) and associated works.
- 8.7 21/04411/FUL – 1 Trent Grove  
Erection of two storey side extension following demolition of existing garage.

## TREE WORKS NOTIFICATIONS

- 8.8 21/04515/TCA – The Arches, River View, Steel Mills  
Alder (T1) – Pollard to 8m, removing approx. 3m. Ash (T2) – Pollard to 10m, removing approx. 4m.

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

Notification of the following decisions that have been received.

### PERMITTED

- 9.1 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). (Support).
- 9.2 21/03780/FUL – 47 Chandag Road  
Install new Medpoint prescription collection machine within the existing shop front. (Support).
- 9.3 21/02499/FUL – Tynning, Courtenay Road  
Erection of dwelling following demolition of existing dwelling. (Support).
- 9.4 21/03241/FUL – 11 Dunster Road  
Erection of single storey rear extension and detached garden store/home office, following demolition of existing garage. (Support).
- 9.5 21/04033/FUL – 33 St Ladoc Road  
Installation of driveway. Highways are dropping the kerb. (Support).
- 9.6 21/03336/FUL – River View, Steel Mills  
Loft conversion and re-modelling rear extension and roof terrace. Additional ancillary works to windows. (Object).
- 9.7 21/01841/FUL – Europa House, 3 Wellsway  
Demolition of front garden wall for driveway entrance and creation of vehicular access with dropped kerb. (Object).

### CONSENT

- 9.8 21/03896/TPO – Keynsham Railway Station, Station Road  
Crown lift trees overhanging car parking spaces in adjacent car park to 3m above ground level. (Amended description). (Noted).

### WITHDRAWN

- 9.9 21/03075/FUL – 10 Winscombe Close

Erection of 3 no. 4 bedroom dwellings with associated works. (Object).

**10. APPEAL NOTICE REFERENCE 20/03506/FUL, 20/3507/LBA, 20/03862/FUL & 20/03863/LBA – 1 Back Lane, Keynsham (Attached).**

To receive and note the appeal decision on planning applications: -

**20/03506/FUL:**                    *Erection of glazed conservatory to side elevation (Resubmission)*

**20/03507/LBA:**                    *External alterations for the erection of a glazed conservatory to side elevation (Resubmission).*

**20/03862/FUL:**                    *Erection of glazed conservatory to side elevation.*

**20/03863/LBA:**                    *Erection of glazed conservatory to side elevation.*

The appeals against 20/03506/FUL and 20/03507/LBA were dismissed. The appeals against 20/03862/FUL and 20/03863/LBA were allowed.

**11. PLANNING APPLICATION 20/00203/FUL 10 CHELMER GROVE, KEYNSHAM. APPEAL REF: APP/F0114/W/20/3264987 - ERECTION OF A 2 BED, DORMER BUNGALOW TO THE SIDE PLOT (ATTACHED)**

To receive and note the appeal decision on the above planning application.

**12. OLD STATION YARD 20/00146/UNAUTH**

To receive an update in respect of this matter and consider any actions from the update.

**13. LIST OF OUTSTANDING PLANNING APPLICATIONS**

See pages 8 - 12

**14. ITEMS FOR INFORMATION**

**14.1 PLANNING APPLICATION 20/01545/FUL – 1 BATH HILL**

Email received from Caroline Power (B&NES Planning Officer) dated 27<sup>th</sup> September 2020 in respect of the planning application 20/01545/FUL- 1 Bath Hill, Keynsham informing the Town Council that

She has recently submitted a Chair's Referral Report to Councillors Craig and Davies concerning the above application. They have both agreed that the application can be determined by Officers under delegated powers. Consequently, the application will be recommended for approval, subject to Conditions.

14.2 PLANNING APPLICATION 21/01841/FUL – EUROPA HOUSE, 3 WELLSWAY

Email from the case officer dated 28<sup>th</sup> September informing the Town Council that the application above has been referred to the chair of the planning committee in line with the Council's Scheme of Delegation. The chair has decided to delegate the decision to officers, who have recommended permission. The Town Council will be notified when the decision has been formally issued.

15. ITEMS FOR DECISION

PLANNING APPLICATION 21/03156/FUL - 28 MANOR ROAD

Email received from Martin Baker (B&NES) dated 6<sup>th</sup> October 2021 (Attached)

To consider the request made by the applicant's Solicitors.

16. MEMBERSHIP OF THE TOWN AND COUNTRY PLANNING ASSOCIATION (TCPA) – (INFORMATION ATTACHED)

To receive the information and decide whether Keynsham Town Council should join TCPA at a cost of £90.00 for the first year (£110.00 annually thereafter).

17. CONSULTATION ON EXPLORING CHANGES TO PERMITTED DEVELOPMENT (ATTACHED)

This is exploring changes to permitted development rights (PDRs) that were allocated during the coronavirus pandemic. These changes allowed for an increased provision in al fresco dining sites, relaxing of rules around the holding of outdoor markets, and provision of moveable structures such as marquees and additional seating were allowed for the first time in the grounds of listed buildings. The government believes that these measures were a positive benefit for the tourism and hospitality sectors, as well as residents and tourists, and is now seeking to make these changes permanent.

The consultation is seeking views from local authorities, businesses, BIDS, resident groups and other individuals about plans.

The consultation questions can be found on the Government website.

Deadline for submission is **14 November 2021**.

WECA hope that your organisation will consider responding to the consultation.

WECA would appreciate the response to the Government is shared with them, to help them in their work of better understanding the potential futures of High Streets across the region.

## 18. 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 22<sup>nd</sup> November 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 18<sup>th</sup> October 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. 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.

08.10.2021 Email received stating that this application will be heard by the B&NES Panning Committee on 20<sup>th</sup> October 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. 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.

## **21/01785/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.