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To All Members of the Planning and Development Committee: Cllrs Dave Brassington, Deb Cooper, Clive Fricker (Chair), Alan Greenfield, 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 December 2021** commencing at 7.30pm in the Baptist Church, High Street, Keynsham

Signed on 6th December 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 22nd November 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 21/05376/FUL – 8 Albert Road
Erection of two storey rear/side extension following demolition of existing conservatory and lean to and internal remodelling.
- 8.2 21/05168/FUL – 87 Augustus Avenue
Conversion of rear portion of existing garage to home office. Installation of external door and window to access office from rear garden.
- 8.3 21/05167/VAR – Keynsham Paper Mill, Avon Mill Lane
Variation of condition 11 (Plans List) of application 21/01225/FUL (Erection of a new warehouse).
- 8.4 21/05194/FUL – 15 Barnard Walk
Erection of single storey rear extension, two storey extension, loft conversion, porch and garden room (Resubmission).
- 8.5 21/05340/VAR – Former Police Station, Bath Hill
Variation of condition 18 (Arboricultural Method Statement and Tree Protection Plan (Compliance)) of application 21/00181/VAR (Variation of condition 24 (Plans List) of application 20/02506/VAR (Variation of condition 24 (Plans List) of application 19/05511/FUL (Demolition of buildings on site and erection of 9 dwellings, together with associated works)).

- 8.6 21/05226/NMA – 1 Bath Hill
Non-material amendment to application 20/01545/FUL (Conversion of existing store to residential dwelling).
- 8.7 21/04601/FUL – The Locker Room, Bristol Road
Proposed change of use from C3 (residential garage) to B8 (storage – retrospective) and alterations to the existing roof to provide a mezzanine floor level.
- 8.8 21/05364/FUL – 16 Broadlands Avenue
Erection of front, side and rear extension. Provision of attic conversion and garden room.
- 8.9 21/05170/FUL – 77 Charlton Road
Erection of a two-storey extension.
- 8.10 21/04748/FUL – 10 Cherwell Road
Erection of two storey side extension and rear dormer side extension with internal alterations following demolition of existing garage.
- 8.11 21/05166/FUL – 3 Dene Close
Erection of two storey extension and external covered porch, demolition of existing garage.
- 8.12 21/05299/FUL – 2 Gaston Avenue
Erection of two storey side extension.
- 8.13 21/05347/FUL – 14 Kenilworth Close
Erection of a first-floor extension.
- 8.14 21/05172/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. (Roof form revised).
- 8.15 21/04795/FUL – Former Garden Centre, Whitegate Nurseries, Stockwood Hill
Conversion of existing 5 buildings to from 6 dwellings, with associated parking and internal access road.
- 8.16 21/05047/FUL – Stockwood Vale Golf Club, Stockwood Lane
Erection of extension to existing clubhouse to provide additional toilet facilities.
- 8.17 21/04938/FUL – 35 Walden Road
Erection of one dwelling with parking and associated works. Installation of dropped kerb to form off street car parking.
- 8.18 21/04928/FUL – 113 Wellsway
Installation of drop kerb at front of property onto B3116.

TREE WORKS NOTIFICATIONS

- 8.19 21/05169/TCA – Land South of Edward Court, Dapps Hill
Ash (T12) – Fell. 2 no. Ash (G18) – Fell. 5 no. Elm (dead) (G18) – Remove. Cherry (dead) (G22) – Fell.
- 8.20 21/05332/TCA – Park House, Station Road
Hawthorn (T1) – Fell. Leylandii (T2) – Trim back overhang over driveway by a maximum of 2ft. Robinia (T3) – Crown reduce by up to 3m. Yew (T4) – Reduce western portion of crown by 1m and eastern portion by 2m. Willow (T5) – Re-pollard to previous points.

9. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

- 9.1 21/04763/FUL – 17 Derwent Grove
Erection of two storey side extension, single storey rear extension and associated works including parking provision. (Support).
- 9.2 21/04646/FUL – 42 Rock Road
Erection of rear single storey extension. (Support).
- 9.3 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. Addition of decking to the rear. (Support).
- 9.4 21/02936/FUL – The Coach House, Stockwood Vale
Erection of porch extension and creation of garage beneath existing car-port. (Support).

CONSENT

- 9.5 21/04857/TPO – Keynsham Masonic Hall, 99 Bath Road
2 no. Ash with dieback – Fell to ground level. (Noted).

REFUSE

- 9.6 21/01741/FUL – 36 Gaston Avenue
Erection of 1 no. 1 bed dwelling and associated car parking/drop kerb. (Resubmission). (Object).

- 9.7 21/04081/FUL – 6 Holcombe Grove
Proposed attached dwelling to side of 6 Holcombe Grove. (Object).
- 9.8 21/01790/FUL – 53 Park Road
Erection of 2 no. two bedroom detached bungalows with associated works. (Object).

NO OBJECTIONS

- 9.9 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. (Noted).

10. PLANNING APPEAL NOTICE – 2 ELLSBRIDGE CLOSE – REF 21/00073RF – PLANNING APPLICATION 21/01200/OUT

Town and Country Planning Act 1990

Site Location: **2 Ellsbridge Close Keynsham Bristol Bath And North East Somerset**

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.**

Appeal Ref: **21/00073/RF** Application Ref: **21/01200/OUT**

Planning Inspectorate Appeal Ref: **3285550**

Appeal Start Date: **29 November 2021**

Appellant: **Mrs Jayne Smith**

An Appeal has been made to the Planning Inspectorate in respect of the above development. The appeal is against the decision of the Local Planning Authority to refuse planning permission for the development described above. Permission was refused for the reason(s) set out as follows:

1 The proposed backland development would be contrary to the character of the area and fails to respond appropriately to the site context contrary to the Bath and North East Somerset Development Plan, in particular Placemaking Plan Policies D1, D2, D4, D5 and D7 and the aims of the National Planning Policy Framework.

It has been agreed that the appeal should be dealt with on the basis of an exchange of written statements from both parties and a site visit by an Inspector appointed by the Planning Inspectorate.

Any comments made in respect of the original application for development will be forwarded to the Planning Inspectorate and taken into account by the Inspector deciding the appeal. If you wish to make additional comments, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet,

you can send your comments to **3B Eagle Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN, by the 3 January 2022** quoting the Inspectorate's Appeal Reference: **3285550**. If the Planning Inspectorate receives representations after the deadline stated above, they will not normally be seen by the Inspector and will be returned.

Details of the appeal are available for inspection via the Council's website <http://planning.bathnes.gov.uk/PublicAccess/>. If you do not have access to the internet, you can use the self-service computers at all Council Connect Offices. They are available at The One Stop Shop, 3-4 Manvers Street in Bath, Keynsham Civic Centre, Market Walk in Keynsham and The Hollies in Midsomer Norton. Electronic booklets entitled 'Guide to Taking Part in Planning Appeals' are available for download on the Council's website www.bathnes.gov.uk. Should you require a hard copy, please telephone Council Connect on 01225 394041. Alternatively, you can also access this document via the Planning Inspectorate website at <https://www.gov.uk/government/organisations/planning-inspectorate>.

11. ITEMS FOR INFORMATION

TOWN AND COUNTRY PLANNING ACTS NOTIFICATION OF COMMITTEE

Application Type: **Outline Application**

Site Location: **Parcel 1991 Bath Road Keynsham Bath And North East Somerset**

Description of Proposal: **Outline application for up to 5,700 sqm (GEA) of flexible use commercial development falling within Use Classes B1(b), B1(c), B2, and B8 with primary access onto Bath Road. All matters reserved except access**

Name of Applicant: **Places For People Strategic Land**

Application Number: **20/02479/OUT** Case Officer: **Chris Griggs-Trevarthen**

The above application will be considered by the Planning Committee at its meeting to be held on 15 December 2021 at 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 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, Chris Griggs-Trevarthen on 01225 477572 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.

12. LIST OF OUTSTANDING PLANNING APPLICATIONS

See pages 9 - 13

13. DATE OF NEXT MEETING

RECOMMENDATION:

That the next scheduled meeting of this Committee will be held in the **Baptist Church, High Street, Keynsham on Monday 10th January 2022 at 7.30 p.m.**

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

20/02479/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.

08.10.2021 Email received stating that this application will be heard by the B&NES Panning Committee on 20th 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

21/01785/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.