



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, 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 10th January 2022** commencing at 7.30pm in the Baptist Church, High Street, Keynsham

Signed on 5th January 2022

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)).



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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 13th December 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



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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 21/05194/FUL – 15 Barnard Walk
Erection of single storey rear extension, two storey extension, loft conversion, porch and garden room.
- 8.2 21/05424/FUL – 26 Bath Road
Change of use from dwelling house (Use Class C3) to a mixed dwelling house (Use Class C3) and provision of medical or health services (Use Class E (e)) to facilitate an osteopathic treatment space with waiting area.
- 8.3 21/05669/FUL – 248 Bath Road
Erection of side and rear extensions.



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- 8.4 21/05503/FUL – 254 Bath Road
Erection of garden room and store.
- 8.5 21/05449/FUL – 20A Charlton Park
Erection of two storey side and front extension and single storey rear extension.
- 8.6 20/03775/FUL – Wooden Sheds, Kelston Road
Construction of proposed new bin store to serve 1-44 Tintagel Close, following demolition of existing garage block.
- 8.7 21/05452/FUL – 69 Lockingwell Road
Hip to gable loft extension/conversion and interior remodel.
- 8.8 21/05471/OUT – Parcel 5159, Minsmere Road
Outline planning application for 70 homes (Use Class C3); new vehicular and pedestrian access on to Minsmere Road, public open space; tree planting and habitat creation; site drainage and associated infrastructure, with all matters reserved except for access.
- 8.9 21/05497/VAR – Wellfield House, Parkhouse Lane
Variation of condition 14 of application 21/00150/FUL (Residential development of 4 dwellings and associated works).
- 8.10 21/05231/FUL – Land Opposite no. 65 Sherwood Road
Erection of one dwelling following demolition of garage.
- 8.11 21/05137/FUL – 65 St Ladoc Road
Erect 1 no. three bedroom attached house.
- 8.12 21/05546/FUL – 8 The Avenue
Erection of first floor side extension.
- 8.13 21/05609/FUL – Pavilion, Keynsham Cricket Club, Wellsway
Extension of existing patio area/timber decking and associated works.
- 8.14 21/04684/FUL – 29 Wellsway
Erection of a two storey rear extension. Erection of decking.
- 8.15 21/05710/FUL – 196 Wellsway
Creation of loft extension.



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9. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

- 9.1 21/02106/FUL – 4 Abbey Park
Demolition of existing garage, to be replaced with a new garage and workshop. (Support with comments).
- 9.2 21/05170/FUL – 77 Charlton Road
Erection of a two storey extension. (Support).
- 9.3 21/04748/FUL – 10 Cherwell Road
Erection of two storey side extension and rear dormer side extension with internal alterations following demolition of the existing garage. (Support).
- 9.4 21/04811/FUL – 25 Oakfield Road
Erection of single storey rear extension to replace existing rear extension. Erection of rear dormer. Widening of existing driveway. Addition of side elevation windows. Removal of existing chimney. Removal of existing side elevation window. Addition of Velux rooflight. (Object).
- 9.5 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). (Comment only).
- 9.6 21/04928/FUL – 113 Wellsway
Installation of drop kerb at front of property onto B3116. (Object).
- 9.7 21/04729/FUL – 28 West View Road
Loft conversion with side pitched and flat roof rear dormer. (Support).

REFUSED

- 9.8 20/02479/OUT – Parcel 1991, Bath Road
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. (Comments only).



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WITHDRAWN

- 9.9 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). (Object).

NO OBJECTIONS

- 9.10 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. (Noted).
- 9.11 21/04884/TCA – 1 Wellsway
Cherry (T1) – Reduce crown by 2m. (Noted).

LAWFUL

- 9.12 21/04898/CLEU – Boat Yard, Broadmead Lane Industrial Estate, Broadmead Lane
The change of use of land for the stationing of a caravan used for residential purposes (Certificate of Lawfulness of Existing Use). (Noted).

10. CORRESPONDENCE

Planning application 21/02346/FUL – Outbuilding Durley Grange - Letter from Mr P Roberts dated 30th November 2021 to Chair of Town Council.

To receive and consider the above letter.

11. ITEMS FOR INFORMATION

SUBMISSION OF THE BATH & NORTH EAST SOMERSET LOCAL PLAN PARTIAL UPDATE.

The Local Plan Partial Update (LPPU) was submitted to the Secretary of State on 17th December 2021. The LPPU will now be examined for its compliance with statutory requirements and on its soundness by an independent Inspector appointed by the



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Planning Inspectorate. In undertaking this task the Inspector will have particular regard to the [representations made on the Draft LPPU consultation document](#).

Details of the examination and supporting document will be available to view from the Council's website: <https://www.bathnes.gov.uk/lppuexamination>
Further details will be added to this page in due course.

Appointment of Planning Inspector

A Planning Inspector will be appointed shortly by the Planning Inspectorate, the appointed Inspector will undertake an independent examination into the soundness of Bath and North East Somerset's Local Plan Partial Update (the Plan).

The Programme Officer

The Programme Officer, Ian Kemp, will act as the contact for any person who has an interest in the Examination and as a liaison between the Inspector, Council and Representors.

He is an independent Officer of the Examination and works on behalf of the Inspector to organise and manage the administrative and procedural elements of the Examination process. Mr Kemp will be contacting all those who submitted representations on the Regulation 19 Draft LPPU with details of the Examination process in due course. His contact details are also available on our website via the link above.

If you have any queries, please contact planning_policy@bathnes.gov.uk or call 01225 39 40 41 (Option 6).

12. LIST OF OUTSTANDING PLANNING APPLICATIONS

See pages 8 - 11

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 7th February 2022 at 7.30 p.m.**



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PLANNING APPLICATIONS UNDETERMINED BY BATH & NORTH EAST SOMERSET COUNCIL FOR A PERIOD OF 8 WEEKS OR LONGER as of 4th January 2022

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.**



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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



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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.

21/01184/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.



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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.