



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 7th February 2022** commencing at 7.30pm in the Baptist Church, High Street, Keynsham

Signed on 31st 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 10th January 2022 (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 21/05120/FUL – Land Rear of 56 to 76 Bath Hill
Erection of 7 dwellings.
- 8.2 22/00150/LBA – New Inn, 90 Bath Hill
Internal alterations to main building to include the installation of bar servery works; fixed seating; new lighting; new flooring; refurbishment and full redecoration; and insertion of an opening between the front and back rooms.
- 8.3 22/00133/FUL – 242 Bath Road
Erection of single storey rear extension.



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- 8.4 22/00134/FUL – 244 Bath Road
Erection of single storey rear extension.
- 8.5 21/05364/FUL – 16 Broadlands REVISED PLANS
Erection of front, side and rear extension. Provision of attic conversion and garden room.
- 8.6 22/00138/FUL – Unit 12E Broadmead Lane Industrial Estate, Broadmead Lane
Extension of existing workshop.
- 8.7 22/00359/FUL - 90 Charlton Road
Erection of single storey rear extension.
- 8.8 22/00294/FUL – Durley Grange, Durley Lane
Erection of a new outbuilding to an existing dwelling, incorporating an existing garage with new garden room and garden equipment storage space. (Resubmission).
- 8.9 81-04676/LBA – The Old Bank, 20 High Street
External alterations to restore the front elevation of the property to a pale grey smooth paint.
- 8.10 22/00048/FUL – 2 Holcombe Grove
Erection of extension to rear of property for provision of bedroom and level access shower room within existing single storey extension.
- 8.11 22/00285/FUL – 103 Queens Road
Erection of porch and single storey rear extension.
- 8.12 22/00235/FUL – 6 Summerleaze
Erection of 2 storey side extension.

9. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

- 9.1 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. (Support).



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- 9.2 21/05503/FUL – 254 Bath Road
Erection of garden room and store. (Support).
- 9.3 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). (Object).
- 9.4 21/05166/FUL – 3 Dene Close
Erection of two storey extension and external covered porch, demolition of existing garage. (Support).
- 9.5 21/05299/FUL – 2 Gaston Avenue
Erection of two storey side extension. (Support).
- 9.6 21/05347/FUL – 14 Kenilworth Close
Erection of a first-floor extension. (Support).
- 9.7 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). (Support).
- 9.8 21/04076/FUL – 12 St Keyna Road
Erection of single storey extension and a new boundary wall. (Object).
- 9.9 21/05047/FUL – Stockwood Vale Golf Club, Stockwood Lane
Erection of extension to existing clubhouse to provide additional toilet facilities. (Support).
- 9.10 21/04684/FUL – 29 Wellsway
Erection of a two-storey rear extension. Erection of decking. (Support).

REFUSED

- 9.11 20/00606/VAR – Castle Primary School, Newlands Road
Variation of condition 7 (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 and hall extension and single storey entrance extension with associated works including extension of car park and hard and soft play areas). (Support).



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WITHDRAWN

- 9.12 21/05168/FUL – 87 Augustus Avenue
Conversion of rear portion of existing garage to home office and the installation of an external door and window to access the office from rear garden (retrospective). (Comment only).
- 9.13 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. (Object).

NO OBJECTION

- 9.14 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. (Noted).

LAWFUL

- 9.15 21/04913/CLEU – Residential Moorings, Broadmead Lane Industrial Estate, Broadmead Lane
Continued use as residential riverboat moorings and retention of Shower Block building. (Certificate of Lawful Existing Use). (Noted).

10. APPEAL NOTICES

(i) UNREGISTERED UNIT 1-4 OLD STATION YARD AVON MILL LANE KEYNSHAM – APPEAL REF: 22/0003/RF – PLANNING APPLICATION 21/01412/FUL (pages 9 - 10)

For information an appeal has been received in respect of site locations – unregistered Unit 1 – 4 Old Station Yard, Avon Mill Lane, Keynsham for the erection of 3 no, acoustic barrier and permission to the filling of concrete mixing vehicles between 6:30am and 5:30pm (Monday-Friday) 8:00am-1:00pm Saturday and 7:30am-5:30pm (Bank Holidays); permission to allow other specified operations at the site between 7:30am and 6:30pm (Monday-Friday) and 8:00am and 1:00pm (Saturday) and 7:30am- 5:30pm (Bank Holidays); and permission to store materials in external yard area (re-submission of planning application 20/02008/FUL).



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**(ii) KEYNSHAM CONSERVATIVE CLUB 22 HIGH STREET KEYNSHAM BRISTOL
– APPEAL REF: 22/00008/LBRF – PLANNING APPLICATION 21/01303/LBA
(SEE PAGES 10 - 11)**

For information an appeal has been received in respect of site locations – Keynsham Conservative Club, 22 High Street, Keynsham, Bristol. External alterations to paint the front elevation blue, reverting back to the colour that was in existence when the building was listed in 1975 (Retrospective).

11. PROPOSED CHANGES TO RIGHTS OF WAY NETWORK, SOMERDALE (PLAN ATTACHED)

A proposal to create a Public Footpath at Somerdale, Keynsham Hams, Keynsham, starting at grid reference ST 6531 6915, post code BS31 2DA. The general effect of the proposal is shown on the Plan.

It is proposed that the public footpath will run from a junction with Dryleaze, Keynsham (point A on the attached plan) in a generally north westerly direction for approximately 664 metres to point B, running over an already tarmacked path. The footpath would then turn in a generally westerly direction for approximately 664 metres, across a new bridge at point C, to a junction with Durley Lane at point D. The surface of this section will remain unsurfaced. The proposed route is shown on the attached plan by a dashed green line. The legal width of the path would be 3 metres from point A to B and 2 metres from point B to D.

Any comments regarding the above proposals, should be sent to the **Public Rights of Way, Lewis House, Manvers Street, Bath, BA1 1JG** or by email to prow@bathnes.gov.uk no later than **24th February 2022**. If you wish to discuss the proposal, please phone 01225 394161

12. B&NES JOURNEY TO NET ZERO CONSULTATION (Consultation questions attached – consultation document previously circulated)

RECOMMENDATION

That the Planning and Development Committee respond to the B&NES Journey to Net Zero Consultation.



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13. ITEMS FOR INFORMATION

- (i) Planning application 21/04507/FUL - Proposed Cafe 223 Trajectus Way - Erection of no. 4 dwellings (Use Class C3) and associated works

Notice of B&NES Planning Committee meeting (see notice on page 12)

- (ii) Planning application 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.

Notice of B&NES Planning Committee meeting (see notice on page 13)

14. LIST OF OUTSTANDING PLANNING APPLICATIONS (SEE PAGES 14 – 17)

15. 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 6th March 2022** at **7.30 p.m.**



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APPEAL NOTICES

(i) Town and Country Planning Act 1990

Site Location: **Unregistered Unit 1-4 Old Station Yard Avon Mill Lane Keynsham**

Description of Proposal: **Erection of 3no. acoustic barriers; permission to allow the filling of concrete mixing vehicles between 6:30am and 5:30pm (Monday-Friday) 8:00am-1:00pm Saturday and 7:30am-5:30pm (Bank Holidays); permission to allow other specified operations at the site between 7:30am and 6:30pm (Monday-Friday) and 8:00am and 1:00pm (Saturday) and 7:30am- 5:30pm (Bank Holidays); and permission to store materials in external yard area (re-submission of planning application 20/02008/FUL).**

Appeal Ref: **22/00003/RF**

Application Ref: **21/01412/FUL**

Planning Inspectorate Appeal Ref: **3281221**

Appeal Start Date: **6 January 2022**

Appellant: **4Concrete Bristol Ltd**

We are writing to inform you that 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 extended operating hours would result in significant harm to the amenities of nearby local residents by reason of increased noise, traffic and disturbance. The proposals are therefore contrary to the development plan, in particular policies D6 and PCS2 of the Bath and North East Somerset Placemaking Plan.

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 **Room 3/M, Temple Quay House, 2 The Square, Bristol, BS1 6PN, by the 10 February 2022** quoting the Inspectorate's Appeal Reference: **3281221**.

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



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<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>.

Planning Services Bath & North East Somerset Council

(ii) Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Regulations 1990

Site Location: **Keynsham Conservative Club 22 High Street Keynsham Bristol**

Description of Proposal: **External alterations to paint the front elevation blue, reverting back to the colour that was in existence when the building was listed in 1975 (Retrospective).**

Appeal Ref: **22/00008/LBRF**

Application Ref: **21/01303/LBA**

Planning Inspectorate Appeal Ref:

Appeal Start Date: **18 January 2022**

Appellant: **Mr David Johnson**

We are writing to inform you that 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 listed building or conservation area consent for the works described above. Consent was refused for the reason(s) set out as follows:

1 The redecorated front elevation is considered to be at odds with the character and significance of this listed building and its setting and to the setting of other listed buildings in close proximity as well as to the general character and appearance of the conservation area. This proposal is considered cause less than substantial harm that is not outweighed by any public benefits and fails to meet the requirements of policy HE1 of the Bath and North East Somerset Placemaking Plan 2017 and paragraph 196 of the NPPF.

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.



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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 **Room 3/M, Temple Quay House, 2 The Square, Bristol, BS1 6PN, by the 22 February 2022** quoting the Inspectorate's Appeal Reference:

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>.

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Planning Services Date: 28th January 2022
Lewis House, Manvers Street, Bath, BA1 1JG Our Ref: 21/04507/FUL
Telephone: (01225) 394041
Development_management@bathnes.gov.uk
www.bathnes.gov.uk

TOWN AND COUNTRY PLANNING ACTS NOTIFICATION OF COMMITTEE

Application Type: Full Application
Site Location: **Proposed Cafe 223 Trajectus Way Keynsham Bath And North East Somerset**
Description of Proposal: **Erection of no. 4 dwellings (Use Class C3) and associated works**
Name of Applicant: **Taylor Wimpy**
Application Number: **21/04507/FUL** Case Officer: **Isabel Daone**

We are writing to advise you that the above application will be considered by the Planning Committee at its meeting to be held on 9 February 2022 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, Isabel Daone on 01225 477954 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.

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Planning Services Date: 28th January 2022
Lewis House, Manvers Street, Bath, BA1 1JG Our Ref: 21/04626/FUL
Telephone: (01225) 394041
Development_management@bathnes.gov.uk
www.bathnes.gov.uk

TOWN AND COUNTRY PLANNING ACTS NOTIFICATION OF COMMITTEE

Application Type: **Full Application**

Site Location: **Ashfield Stockwood Vale Keynsham Bristol Bath And North East Somerset**

Description of Proposal: **Proposed ridge height increase and dormer extension to provide further accommodation in roof. Installation of side balcony to master bedroom.**

Name of Applicant: **Mr Mike Bullock**

Application Number: **21/04626/FUL** Case Officer: **Christine Moorfield**

We are writing to advise you that the above application will be considered by the Planning Committee at its meeting to be held on 9 February 2022 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, Christine Moorfield on 01225 477535 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.

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PLANNING APPLICATIONS UNDETERMINED BY BATH & NORTH EAST SOMERSET COUNCIL FOR A PERIOD OF 8 WEEKS OR LONGER as of 31st January 2022

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

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.

18.01.2022 – Revised drawings submitted 12.11.2021 – Highways & Ecology reports submitted December 2021

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 Planning Committee on 20th October 2021.

18.01.2022 – Full B&NES Committee Report dated 13.10.2021 Case officer contact regarded the decision. The case officer has reported that there was a committee resolution to approve, but B&NES are still negotiating the s106 agreement which will need to be signed before any planning permission is issued.



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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

18.01.2022 – Highways' submission added to portal 10.02.22 – Objection.

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.

18.01.2022 Update requested from the case officer. The case officer has reported that this application has been submitted for a non-determination appeal, but B&NES have not yet had confirmation of a start date or the procedure from the Planning Inspectorate. It will appear as pending consideration on our system until we receive the start letter.

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

13.01.2022 – further light spill data submitted by the applicant 15.12.2021. Updated requested from case officer Samantha mason 18.01.2022

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.



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18.01.2022 the case officer reported that the requested ecology information has now been submitted by the agent. This is currently out to consultation with the Council's ecologist, the response should have been with her by now, unfortunately B&NES ecologists have a backlog and are running behind, she is hoping to receive their comments in the next 2 weeks. Once received she should then hopefully be in a position to make a decision.

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.

18.01.2022 – Highways' submission dated 07.01.2022 on portal – no objections but conditions added.

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

18.01.2022 – Update requested from case officer Dominic Battrick -The application is in the process of being referred to the Chair and Vice Chair of the Planning Committee to decide whether the application will be called in to committee or delegated to officers for determination. Once the case officer is informed of the outcome of this referral (within the next few weeks), he will contact the Town Council again.

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,



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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.

18.01.2022 Update requested from case officer Dominic Battrick. The case officer has report that this application is still being assessed and discussed with the Lead Local Flood Authority.

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.

18.01.2022 - Delegated report by case officer to refuse application on portal 08.12.2021. Signed off by Vice Chair 08.12.2021 – updated requested from case officer 18.01.2022

The case officer has reported that this application is scheduled to be presented to the Planning committee on the 9th February 2022. She is recommending refusal due to the cumulative volume increase to this property within the green belt.

21/04507/FUL - Proposed Cafe, 223 Trajectus Way

Erection of no. 4 dwellings (Use Class C3) and associated works

18.01.2022 – Arboricultural and Natural England submissions made to planning portal 10.01.2022. The case officer has reported that the recommendation for the application is permission, contrary to the comments of the Town Council and as such the application was referred to the Chair of the Committee. It has been decided that the decision for the application will be made at the next Planning Committee on 9th February 2022.

21/04872/FUL - Robinia House, 120 Wellsway

Erection of rear and side extensions with new front porch and garage to the front garden.

18.01.2022 – Revised plans submitted to portal 21st December 2021 – KTC supported 23rd November 2021